

Attachment 9- Architectural Preservation

This Attachment details the efforts made to preserve select architectural elements for later heritage interpretive reuse, covering three areas of interest:

- The brick and wrought iron entry gates
- The brick and wrought iron entrance portico
- Salvaged hardwood for re-use in the future Legacy House and community park

1 Entry Portico

The Heritage Interpretive Strategy recommendation 1 states:

Retain original brick entrance portico from former Greenslopes ARC Centre Recreation Hall (c.1946). Includes adaptively reusing this original built element in situ, with it forming the basis for a new community park shelter structure, that is to incorporate interpretive content. Undertake conservation works to the existing portico structure, including reconstruction of missing bronze lettering “AUSTRALIAN RED CROSS CENTRE” and reconstruction of the missing building plaque.

DVA took responsibility for the retention of the original brick entrance portico during the demolition of the Main Hall. However, as the demolition progressed it became increasingly clear that retention of the portico *in situ* was both risky and unlikely to be successful without construction of a steel reinforcing framework that itself would prevent the full remediation of the land.

The heritage architect was approached for advice on alternative heritage preservation of the portico. His response is shown in full in Figure 1 below. The architect confirmed that it was an expected problem and that dismantling the portico in a way that allowed it to be reassembled would meet the requirements of the recommendation in the Heritage Interpretive Strategy, noting that the portico would be an interpretive heritage element of a future park feature.

Figure 2 below shows Enviro-Pacific’s acknowledgement of the adjustment to the plan for the portico.

The Brisbane City Council was also asked to advise on whether they believed dismantling and reassembly would be acceptable to them and their agreement (expressing a preference for this approach) is seen below in Figure 3.

Figure 4 shows an email from Catalyst Architects showing more detailed instructions on the deconstruction of the portico and Figure 5 shows a series of emails in which DVA, Enviro-Pacific, and Catalyst Architects are collaborating to ensure a positive outcome for the portico preservation. In addition to the portico bricks, a portion of the matching bricks from other parts of the main hall were also recovered in order provide a supplementary reserve of matching bricks for contingency purposes.

Enviro-Pacific took detailed photos of the portico elements and annotated these with accurate measurements so that the portico could be reconstructed as an interpretive element in the new community park. See *Attachment 7 – Portico Measurements for Reconstruction*.

Reconstruction of the bronze lettering and building plaque falls within the purview of the Brisbane City Council.

Figure 1. EMAIL FROM CATALYST ARCHITECTS CONFIRMING THAT DECONSTRUCTION AND RECONSTRUCTION OF THE PORTICO WOULD MEET THE INTENT OF THE HERITAGE INTERPRETIVE STRATEGY

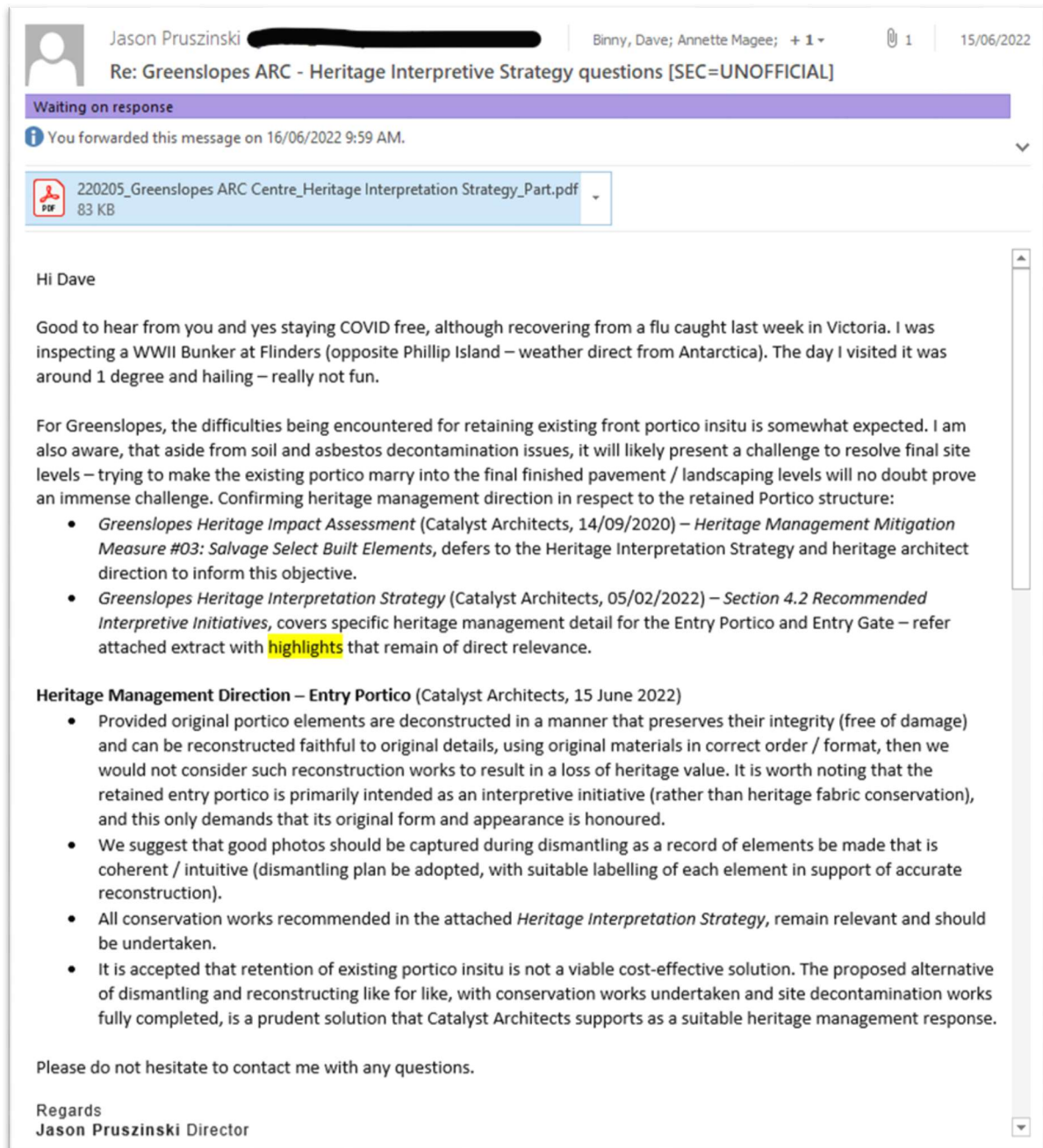


Figure 2. EMAIL FROM ENVIRO-PACIFIC ACKNOWLEDGING THE REQUIREMENTS FOR THE DECONSTRUCTION OF THE PORTICO

Binny, Dave

From: Mick Merriman [REDACTED]
Sent: Thursday, 16 June 2022 11:25 AM
To: Binny, Dave
Cc: Jason Cole; Jack Vahtera; Adrian Scott
Subject: FW: Greenslopes Portico Retention [SEC=UNOFFICIAL]
Attachments: 220205_Greenslopes ARC Centre_Heritage Interpretation Strategy_Part.pdf

Morning Dave,


We will both be happy when this one has been completed, no doubt.
 We acknowledge the request to change the "Heritage listed Portico & gates" from structural retention to manual piecemeal dismantling and storage for future re-assembly / incorporation into the final design of Heritage Park. These potential works will require due diligence and a professional approach with possible trades engaged as opposed to using basic labour.
 Whilst there will be the initial cost savings by removing the Heritage Retention item from our original pricing, the dismantling approach will incur costs of their own; I will price this item up.

Please confirm that the new scope of works is to:

- Numbering / photographic record / documenting all works in a way that allows for ease of reassembly
- Dismantle & retain both brickwork columns and associated head stock
- Dismantle & retain wrought iron balustrading
- Removal of Asbestos infill
- Removal of glazed window(s) / frame(s)

Please confirm that the extent of column length removal i.e., is the brickwork to be retained past the point where the column(s) meet the horizontal base.

Please confirm that the gated entry pillars are to be dismantled or remain insitu but protected during works.



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Kind Regards,

Mick Merriman
Project Manager

ENVIROPACIFIC

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Figure 3. EMAIL FROM BCC STATING PREFERENCE FOR DECONSTRUCTION AND STORAGE OF PORTICO

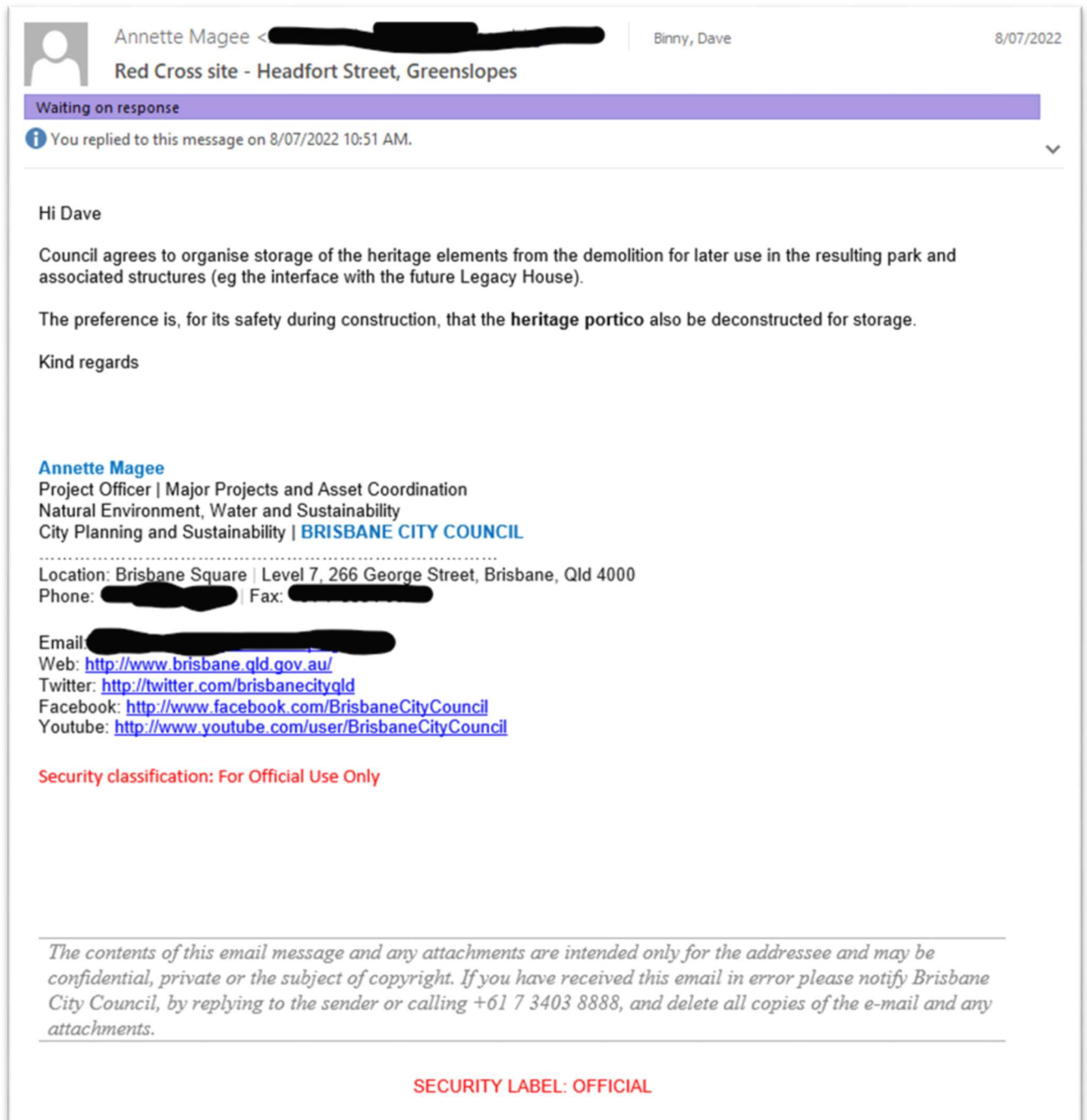


Figure 4. EMAIL FROM HERITAGE ARCHITECT DETAILING STEPS TO DISMANTLE PORTICO

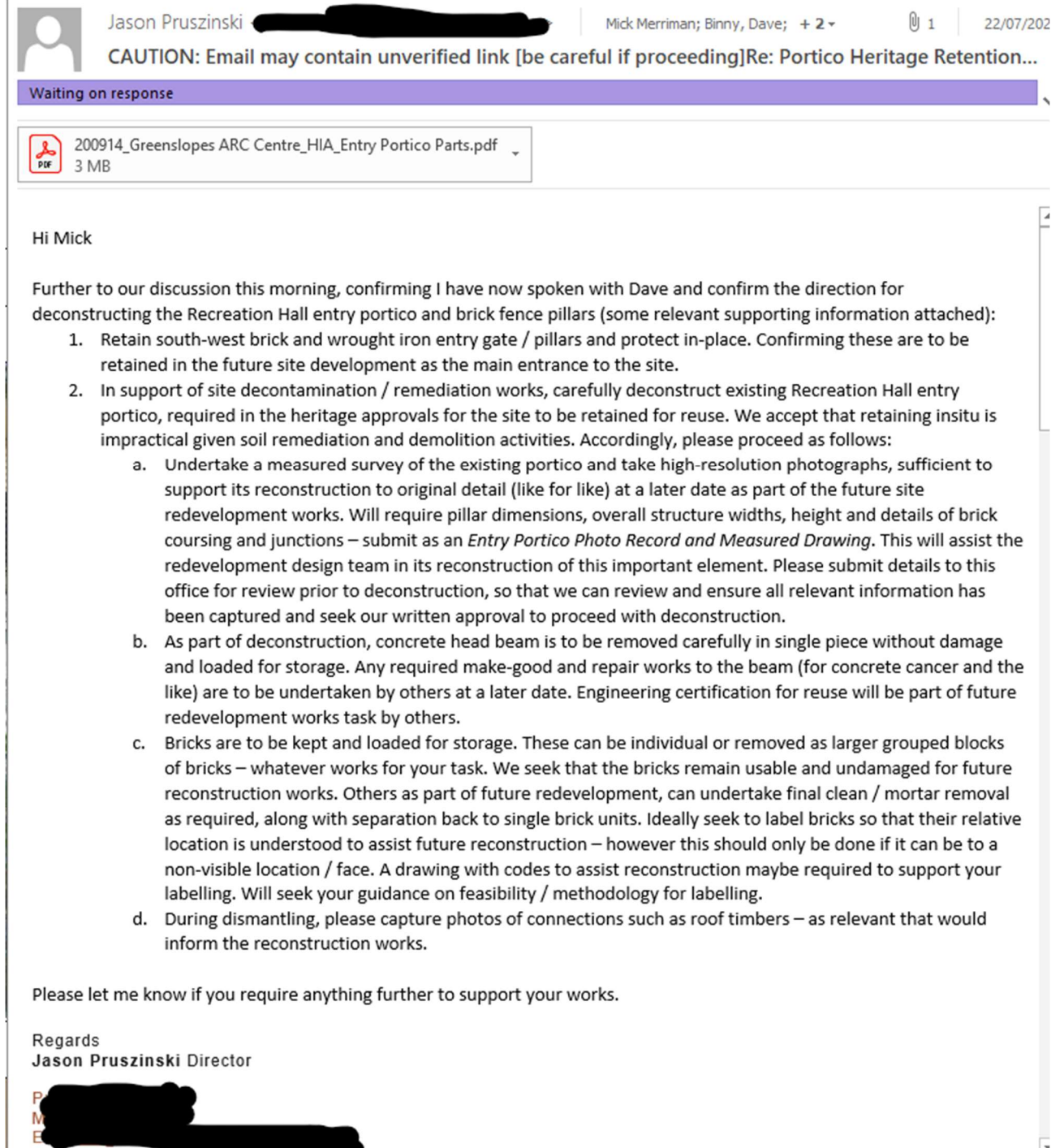
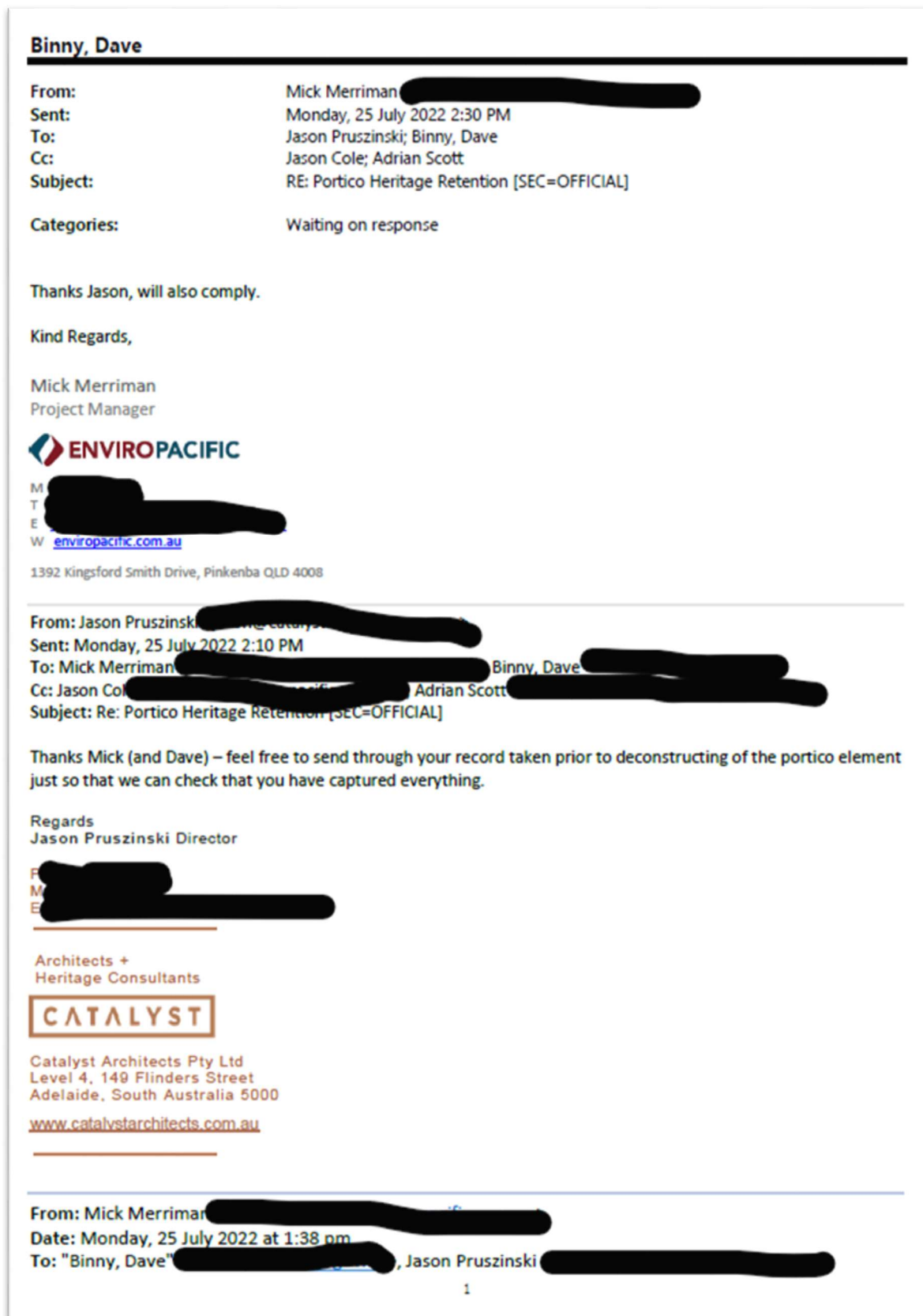


Figure 5. EMAILS BETWEEN CATALYST ARCHITECTS, ENVIRO-PACIFIC, AND DVA DETAILING THE APPROACH TO DECONSTRUCTION OF THE PORTICO.



Cc: Jason Cole
Subject: RE: Portico Heritage Retention [SEC=OFFICIAL]

Cheers, Dave – will comply.

Kind Regards,

Mick Merriman
Project Manager



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1392 Kingsford Smith Drive, Pinkenba QLD 4008

From: Binny, Dave
Sent: Monday, 25 July 2022 1:23 PM
To: Mick Merriman; Jason Pruszinski
Cc: Jason Cole; Adrian Scott
Subject: RE: Portico Heritage Retention [SEC=OFFICIAL]

G'day Mick,

I was talking to Jason P about this on Friday. You really just need to take some photos on your phone, take some measurements with a tape measure and annotate the photo with the dimensions. No need to over-egg the cake here. Just think about what you'd need to know if you were rebuilding it from a palette of bricks:

- some photos of the brick courses so they can be re-laid in the same pattern.
- Height/width/depth of each of the elements..pillars/walls/openings
- Photos of any embellishments with some reference measurements of where they are situated.
- In some cases you could probably just take a photo of the tape measure itself against the item and you wouldn't even need to record the measurements in any other way. E.g phone photo of the tape showing the wide of a pillar would easily be high enough resolution (and many of the dimensions are going to be in 'bricks' anyway for the purpose of reconstruction).

That would just about do it I would think. Any phone is going to produce a high enough resolution image.

Best regards

Dave

Dave Binny
Director – Property Disposals
Portfolio Management and Assurance Branch I CFO Division
Department of Veterans' Affairs

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From: Mick Merriman
Sent: Monday, 25 July 2022 12:55 PM
To: Jason Pruszinsk.
Cc: Binny, Dave ; Jason Cole ; Adrian Scott

Subject: RE: Portico Heritage Retention [SEC=OFFICIAL]

Afternoon Jason,

Thank you for your detailed reply, it certainly gives us a clear direction for future activities regarding the Portico Heritage retention.

I wish to qualify the extent of brickwork that is envisaged to be recovered undamaged; I refer to the attached document "200914_Greenslopes ARC Centre HIA Entry Portico parts" that references Page 104 – section Figure 29 & Figure 30, see below text extract.

#3. Salvage Select Built Elements

Should building demolition works proceed prior to the completion of a site Heritage Interpretation Strategy, then the following built elements shall be retained insitu and made safe in a manner that will not diminish their integrity for future interpretation purposes (refer Figure 29 and Figure 30 for extent):

South-west corner site entry brick pillars, with associated wrought iron elements.

Pedimented brick and concrete porch west façade, with associated metal handrailing and integrated "Red Cross" insignia.

Figure 29 is self-explanatory with the missing decals / symbols being listed as being absent from the existing Portico structure and may be recovered by other efforts.

Figure 30 shows the outline of the expected retention works encompassing the brick framework to the base of the Main Hall entry level; is it anticipated that all highlighted brickwork sections are to be recovered undamaged or just the brick columns?

Jason,

I reference the below extract from your previous email and ask the question, "Would Catalyst be interested in contracting the role, as described below?"

"Undertake a measured survey of the existing portico and take high-resolution photographs, sufficient to support its reconstruction to original detail (like for like) later as part of the future site redevelopment works. Will require pillar dimensions, overall structure widths, height and details of brick coursing and junctions – submit as an *Entry Portico Photo Record and Measured Drawing*"

Looking forward to your reply,

Kind Regards,

Mick Merriman
Project Manager



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1392 Kingsford Smith Drive, Pinkenba QLD 4008

From: Jason Pruszinski
Sent: Friday, 22 July 2022 5:11 PM
To: Mick Merriman
Cc: Binny, Dave; Jason Cole; Adrian Scott
Subject: RE: Portico Heritage Retention [SEC=OFFICIAL]

Hi Mick

Further to our discussion this morning, confirming I have now spoken with Dave and confirm the direction for deconstructing the Recreation Hall entry portico and brick fence pillars (some relevant supporting information attached):

1. Retain south-west brick and wrought iron entry gate / pillars and protect in-place. Confirming these are to be retained in the future site development as the main entrance to the site.
2. In support of site decontamination / remediation works, carefully deconstruct existing Recreation Hall entry portico, required in the heritage approvals for the site to be retained for reuse. We accept that retaining in situ is impractical given soil remediation and demolition activities. Accordingly, please proceed as follows:
 - a. Undertake a measured survey of the existing portico and take high-resolution photographs, sufficient to support its reconstruction to original detail (like for like) at a later date as part of the future site redevelopment works. Will require pillar dimensions, overall structure widths, height and details of brick coursing and junctions – submit as an *Entry Portico Photo Record and Measured Drawing*. This will assist the redevelopment design team in its reconstruction of this important element. Please submit details to this office for review prior to deconstruction, so that we can review and ensure all relevant information has been captured and seek our written approval to proceed with deconstruction.
 - b. As part of deconstruction, concrete head beam is to be removed carefully in single piece without damage and loaded for storage. Any required make-good and repair works to the beam (for concrete cancer and the like) are to be undertaken by others at a later date. Engineering certification for reuse will be part of future redevelopment works task by others.
 - c. Bricks are to be kept and loaded for storage. These can be individual or removed as larger grouped blocks of bricks – whatever works for your task. We seek that the bricks remain usable and undamaged for future reconstruction works. Others as part of future redevelopment, can undertake final clean / mortar removal as required, along with separation back to single brick units. Ideally seek to label bricks so that their relative location is understood to assist future reconstruction – however this should only be done if it can be to a non-visible location / face. A drawing with codes to assist reconstruction maybe required to support your labelling. Will seek your guidance on feasibility / methodology for labelling.
 - d. During dismantling, please capture photos of connections such as roof timbers – as relevant that would inform the reconstruction works.

Please let me know if you require anything further to support your works.

Regards
Jason Pruszinski Director

P:
M:
E:

Architects +
Heritage Consultants



Catalyst Architects Pty Ltd
Level 4, 149 Flinders Street
Adelaide, South Australia 5000

1.1 Portico Deconstruction Work

Deconstruction of the portico proceeded in accordance with the instructions from the heritage architect.

Figure 6. PORTICO SCAFFOLDED AND READY FOR DECONSTRUCTION.



Figure 7. BRICK PORTICO RECOVERY WORKERS IN RPE (P2/P3 HALF FACE) AND TYPE 5/6 DISPOSABLE COVERALLS DUE TO SILICA DUST RISK.



Figure 8. PORTICO LINTEL READY TO BE HOISTED CLEAR INTACT



Figure 9. CEMENT BASED MORTAR (SILICA) BEING CAREFULLY REMOVED USING A WET SAW TO PRESERVE THE HERITAGE BRICKS FOR RECONSTRUCTION OF PORTICO.



Figure 10. PIECEMEAL SEPARATION AND CLEANING OF DECONSTRUCTED PORTICO BRICKS



Figure 11. REMAINING PORTICO FOLLOWING THE SALVAGE OF THE HEAD STOCK BRICKWORK AND THE REMOVAL OF THE ACCESS SCAFFOLDING.



Figure 12. CONTROLLED SEPARATION OF THE BRICK COLUMNS. THESE SECTIONS WERE SEPARATED BY A HORIZONTAL “WET” SAW CUT UNDER SILICA CONTROLLED CONDITIONS AND MANUALLY DIRECTED ONTO SOFT SOILS FOR FURTHER BRICK SEPARATION AND SALVAGE.



Figure 13. “WET” SAW & MANUAL SEPARATION METHODOLOGY OF THE BRICK COLUMN SECTIONS.



Figure 14. THE REMAINING PORTICO STRUCTURE, YET TO BE SALVAGED.



Figure 15. MANUAL CLEANING / RECOVERY PROCESS OF THE HERITAGE LIST BRICKS THAT WILL BE RE-USED IN INTERPRETIVE HERITAGE STRUCTURE IN PARK



Figure 16. 20' SEA CONTAINER OWNED BY BCC DELIVERED TO SITE READY FOR STORAGE OF SALVAGED HERITAGE MATERIAL DESTINED FOR INTERPRETIVE RE-USE.



Figure 17. SALVAGE OF THE OLD MAIN HALL PORTICO BALUSTRADE READY FOR STORAGE



Figure 18. RECOVERED PORTICO BRICKWORK, CLEANED OF MORTAR, AND PALLETISED READY FOR STORAGE.



Figure 19. SHIPPING CONTAINER WITH PORTICO BALUSTRADE IRONWORK STORED ALONG WITH 500M2 OF SALVAGED HARDWOOD FLOOR BOARDS, DE-NAILED AND DESTINED FOR RE-USE IN THE NEW LEGACY HOUSE.



Figure 20. SHIPPING CONTAINER LOADED FOR TRANSPORT TO BCC STORAGE DEPOT



Figure 21. SHIPPING CONTAINER DELIVERED TO BCC STORAGE DEPOT



Figure 22. PALLETISED BRICKS BEING LOADED FOR TRANSPORT TO BCC STORAGE DEPOT



Figure 23. SHRINK-WRAPPED AND LABELLED BRICKS DELIVERED TO BCC STORAGE DEPOT



2 Entry Gate

Retain original entry brick pillars and wrought iron gate elements from the former Greenslopes ARC Centre (c. 1946), located to south-west corner of the site. Reuse these original built elements in situ, as the new pedestrian side entrance. Undertake conservation works to these existing elements.

Retention of the brick and ironwork entry gate did not pose the same difficulties as the portico and the gate was left in situ during the demolition and remediation activities. It was protected with a plywood box covering during the works.

Figure 24. ENTRY GATES PROTECTED BY PLYWOOD HOARDINGS DURING NEARBY EXCAVATION WORKS



Figure 25. GATE PROTECTED BY PLYWOOD HOARDING



Figure 26. PLYWOOD HOARDING AND SUB SURFACE BRICK AND CONCRETE FOUNDATIONS OF GATES PRESERVED



Figure 27. GATE FOUNDATIONS – BRICK ON 100MM CONCRETE SLAB (ALL SUB-SURFACE)

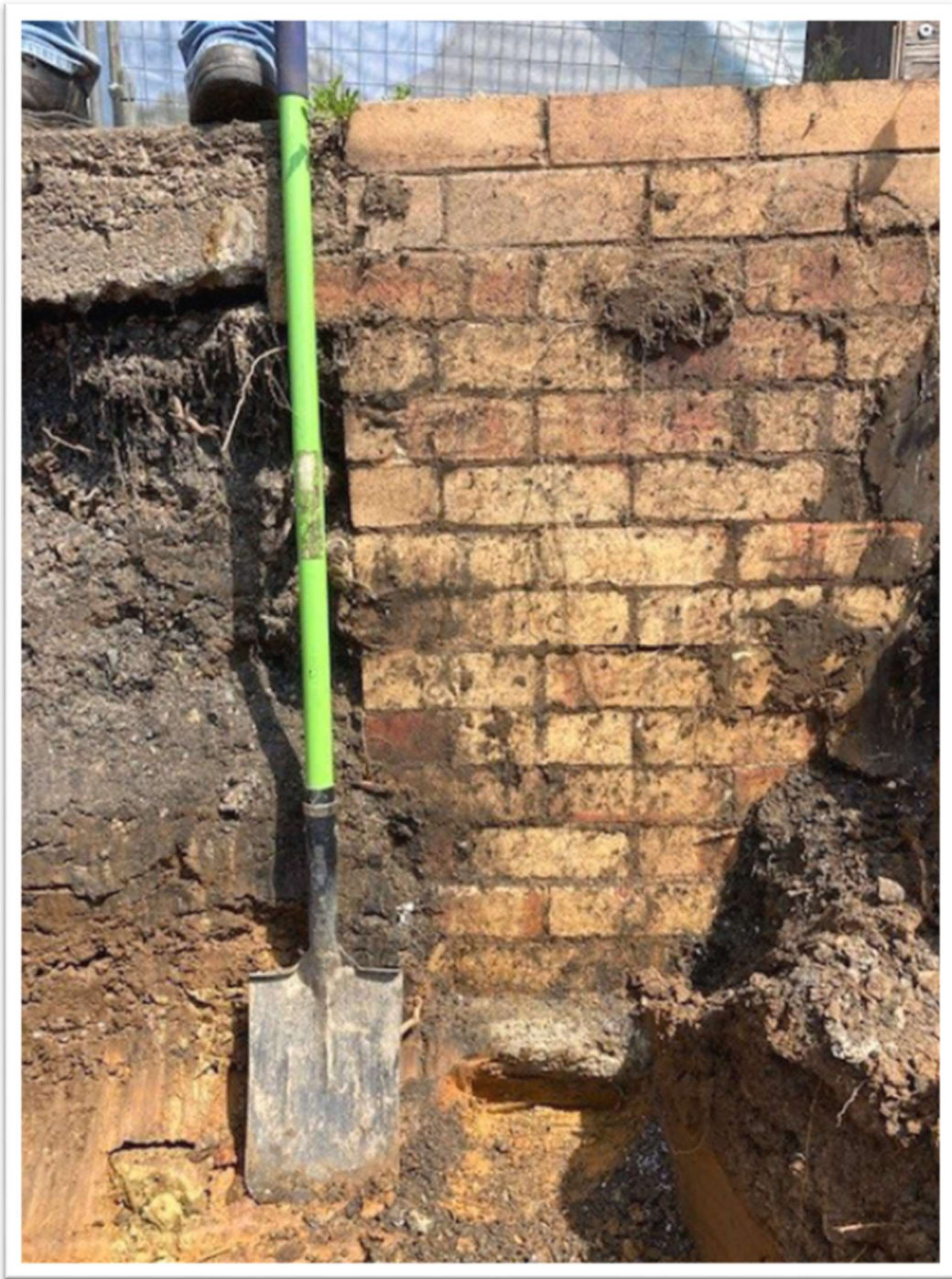


Figure 28. POST REMEDIATION – PLYWOOD HOARDING RETAINED FOR ONGOING PROTECTION OF GATES



3 Legacy House and Urban Commons Interpretive Elements

***Legacy House Interpretive Initiatives:** Proposed Legacy House design should seek to honour the former site use and function by the Australian Red Cross through creative expressions.*

***Urban Elements:** Urban elements within the proposed Brisbane City Council community park should seek to honour the former site use and function by the Australian Red Cross through creative expressions.*

While these elements of the Heritage Interpretive Strategy “are beyond the scope of the Commonwealth Government to control or manage” (See Attachment 3 Heritage Interpretive Strategy, s.5, p.40) DVA sought to support heritage interpretive re-use of suitable material from the Australian Red Cross Hall by recovering over 500m² of hardwood timber flooring for use in the construction of elements in Legacy House and the new BCC public park.

An example of the re-use of this material is Legacy’s intention to construct the board room doors in Legacy House out of this hardwood.

Figure 29. SALVAGE OF HARDWOOD FLOORBOARDS FOR INTERPRETIVE RE-USE IN LEGACY HOUSE AND COMMUNITY PARK



Figure 30. NON-DESTRUCTIVE METHOD OF FLOORBOARD RECOVERY



Figure 31. SALVAGED T&G FLOORING, STACKED AND WRAPPED READY FOR DELIVERY TO BCC OFF-SITE STORAGE.



Figure 32. SALVAGED FLOORING TIMBER FOR RE-USE IN LEGACY HOUSE, READY TO BE DE-NAILED



Figure 33. DE-NAILING OF SALVAGED FLOORING.

