

SPECIFIC ELEMENT  
CONSERVATION MANAGEMENT PLAN  
FOR THE  
FORMER CARLTON UNITED BREWERY  
ADMINISTRATION BUILDING  
AND  
COUNTY CLARE HOTEL



CENTRAL PARK, BROADWAY

PREPARED FOR

FRASERS BROADWAY PTY LTD

NOVEMBER 2012

Cover image: c1925 aerial photograph showing the original Administration Building with the Aerated Water Factory to its north. The roof of Ryan's Hotel, which was demolished to build the County Clare Hotel, can be seen beyond. Collection of the Powerhouse Museum.

# CONTENTS

|      |  |    |
|------|--|----|
| 1.0  | Introduction .....   | 1  |
| 1.1  | Background .....   | 1  |
| 1.2  | Objectives .....   | 1  |
| 1.3  | The brief .....  | 2  |
| 1.4  | Site location .....  | 2  |
| 1.5  | Previous studies .....   | 3  |
| 1.6  | Statutory listings and controls .....  | 4  |
| 1.7  | Heritage listings .....  | 6  |
|      | State Heritage Register .....  | 6  |
|      | Sydney Local Environmental Plan 2005 and draft Local Environmental Plan 2011 ..... | 6  |
|      | Central Sydney Archaeological Zoning Plan .....                                    | 6  |
|      | Other heritage listings .....  | 6  |
| 1.8  | Methodology .....  | 6  |
| 1.9  | Research method .....  | 7  |
| 1.10 | Limitations .....  | 7  |
| 1.11 | Authors .....  | 7  |
| 1.12 | Acknowledgements .....   | 7  |
| 1.13 | Terms and abbreviations .....  | 7  |
| 2.0  | Historical overview of the site .....  | 8  |
| 2.1  | Introduction .....   | 8  |
| 2.2  | Development of the brewery site .....  | 8  |
|      | Administration Building (1910) and Aerated Waters Factory (1912) .....             | 12 |
| 2.3  | Development of the land between the Brewery and Parramatta Road .....              | 14 |
|      | 20 Parramatta Road: the hotel site .....   | 14 |
|      | 24 Parramatta Road .....   | 17 |
| 2.4  | The closure of the Brewery .....   | 19 |
| 2.5  | Historic Themes relevant to the former Brewery site .....                          | 19 |
| 3.0  | Physical analysis .....  | 21 |
| 3.1  | Introduction: the character of the administration precinct .....                   | 21 |
| 3.2  | The Administration Building .....  | 24 |
|      | Condition of the fabric of the Administration Building .....                       | 43 |
|      | Archaeological potential .....   | 45 |
| 3.3  | The County Clare Hotel .....   | 46 |
|      | Condition of the fabric of the County Clare Hotel: .....                           | 54 |
| 4.0  | Review of heritage significance .....  | 56 |
| 4.1  | Introduction .....   | 56 |
|      | Administration Building .....  | 57 |
|      | County Clare Hotel .....   | 59 |

|     |  |    |
|-----|--|----|
| 4.2 | Comments on the 2005 Assessment of Heritage Significance.....  | 60 |
| 4.3 | Contributory values of the building elements within the precinct.....  | 60 |
| 5.0 | Conservation and management principles.....  | 63 |
| 5.1 | Introduction.....  | 63 |
| 5.2 | Opportunities and constraints.....   | 63 |
| 5.3 | Opportunities for future uses.....   | 65 |
| 5.4 | Constraints on future uses.....  | 65 |
| 5.5 | Other relevant issues.....   | 65 |
|     | Principles of Australia ICOMOS' Burra Charter.....   | 65 |
|     | Management responsibilities.....   | 65 |
|     | Statutory obligations.....   | 65 |
| 5.6 | Archaeological potential.....  | 66 |
| 6.0 | Conservation policies.....   | 67 |
| 6.1 | Introduction.....  | 67 |
| 6.2 | Current Conservation and management policies.....  | 67 |
|     | Administration Building:.....  | 67 |
|     | County Clare Hotel.....  | 68 |
| 6.3 | Policies endorsed in the 2005 CMP.....   | 69 |
| 6.4 | Approach to the identification of policies for the conservation of the site in the context of its adaptive re-use..... | 71 |
|     | Principles.....  | 71 |
|     | Policies.....  | 71 |
| 7.0 | CONCLUSION.....  | 74 |
| 8.0 | Select Bibliography.....   | 74 |

# FIGURES

Figure 1. Location of the site. The former Tooth's Brewery (known later as the Carlton United Brewery) is situated to the southwest of Sydney's Central Station adjacent to Broadway. The area being redeveloped reveals the original extent of the Brewery. Source Google Maps 2012.....2

Figure 2. Detail showing the location of the former Administration Building and County Clare Hotel at the north-western corner of the site.....3

Figure 3. Surveyor Thomas Stubbs' map of the Kensington Estate at Chippendale which was prepared for its proposed sale in 1842. The map has been drawn with north to the bottom of the page. The final form of the subdivision was amended by shifting the alignment of Kensington Street slightly to the west (towards the brewery) and by deleting the second row of lots and the lane ("Kensington Place") which had been proposed adjacent to the brewery site. "Brewery Road" provided access from the brewery to Parramatta Road and approximates the alignment of today's Carlton Street. Source: National Library of Australia.....9

Figure 4. Detail from 1845 plan of Sydney showing the area after the establishment of the brewery but prior to subdivision. (Francis W Shields Plan of Sydney, 1845. Sydney City Council Archives Collection: Historical Atlas of Sydney) ..... 10

Figure 5. Extract from the 1854 Woolcott & Clarke's Map of the City of Sydney showing the development along Kensington Street. Most of the western side is occupied by what appears to be a terrace row, but the eastern side remains largely undeveloped with the exception of the four single storey cottages that have survived in Kensington Street. The rookery (row of very small attached timber dwellings) built opening onto Kent Road (to be known as Carlton Street) near the entrance to the brewery can be seen in this plan. (Sydney City Council Archives)..... 10

Figure 6. Composite extract from the 1865 Trigonometric Survey of Sydney showing the pattern of development along Kensington Street. Parramatta Road has not been widened, with three separate buildings shown between Kensington Street and the Brewery driveway (1). The rookery seen in Figure 6 was no longer occupied, but the footprint suggests that the structures may have remained on the site. The western side of Kensington Street (now mostly occupied by the Administration Building) was lined by modest terrace and small industrial buildings (2). The location of the service lane between the two buildings is suggested on this plan by the spacing of the buildings (3), but no evidence was found that it was reserved for a lane at this time. (Trigonometrical Survey of Sydney 1855-1865. Sheets U1 (west side of Kensington Street) and S2 (east side). Sydney City Council Archives..... 11

Figure 7. The Sydney Water Board Plans of 1888 reveal that there had been little change to the area following its construction. The building situated beside the main gate on Parramatta Road has been replaced (1); and an additional entrance created to the brewery from Kensington Street (2). (NSW Department of Lands. Sydney Metropolitan Detail Series. State Library of NSW-Mitchell Library.)..... 11

Figure 8. The London Lodging House was demolished to allow construction of the Aerated Waters Factory. (Sydney City Council Demolition Photographs (dated c1909). Sydney City Council Archives Collection. )..... 12

Figure 9. Aerial photograph taken c.1925 showing the original form of the Administration Building with the separate Aerated Waters Factory to the north. Note the two-storey form and flat roof to the Administration Building and the tower to the Aerated Waters Factory. The Aerated Waters Factory was built in the Federation Free Style with a prominent curved parapet facing the Parramatta Road elevation, although the elevation to Kensington Street was more consistent with the traditional 'house' style for brewery buildings. The Aerated Waters Factory building included a cart dock that provided direct access to Kensington Street from the factory – the entrance can be seen at ground level between the two chimneys above the terrace houses. (Tooths Collection: Powerhouse Museum)..... 13

Figure 10. The Administration Building viewed from the main Gateway entrance soon after its completion (c1935). ..... 14

Figure 11. The main vestibule after its remodelling as part of the 1930s works..... 14

Figure 12. Looking south-west along George Street (Parramatta Road) from Kensington Street prior to the demolition of the buildings to allow the widening of Parramatta Road in 1939. Ryans Hotel is on the left side, and the Restaurant can be seen adjacent to the original entrance gates. (Sydney City Council Demolition Photographs (dated c1933). Sydney City Council Archives Reference Collection. NSCA 51/4572) ..... 16

Figure 13. Ryan's Hotel. Building works associated with the major extension to the Administration Building can be seen in the background. (Australian National University. Archives of Business and Labour. Tooth & Company Collection. Ref. N60-YC-6. Image date Aug 1939. <http://hdl.handle.net/1885/46193>) ..... 16

Figure 14. Ryan's Hotel prior to demolition. The form of the extended Administration Building can be seen behind. The adjacent restaurant building at 24 Parramatta Road has been demolished. (Australian National University. Archives of Business and Labour. Tooth & Company Collection. Ref. N60-YC-6. Image date Aug 1939. <http://hdl.handle.net/1885/48787>) ..... 17

Figure 15. Plan for the Kensington Street elevation of the County Clare Hotel (Copied from Notes on the history of the Clare Hotel by Noel Bell Ridley Smith. Source is referenced as NSW State Records. Nd.) ..... 17

Figure 16. This 1888 photograph shows John and Margaret Manson and their children and staff on the footpath beside the property in 1888. The entrance gates in the background are bare of the later arched "Tooths" sign. Sydney City Council Archives Collection. SRC20214. .... 18

Figure 17. View of the restaurant showing its relationship to the main gateway entrance to the brewery and the brewery's Administration Building to the rear. The shops and gates were demolished in 1939 to facilitate the widening of George Street (Parramatta Road). (Sydney City Council Demolition Photographs (dated 1930s). Sydney City Council Archives Reference Collection 3323.) ..... 19

|  |    |
|--|----|
| Figure 18. View toward the site from Broadway. ....  | 22 |
| Figure 19. The Main Entrance Gateway to the brewery is located immediately to the west of the County Clare Hotel and defines the edge of the historic precinct. ....   | 22 |
| Figure 20. The imposing Administration Building was prominently located within the brewery precinct, close to the main gateway. ....   | 22 |
| Figure 21. Looking south from Broadway along Kensington Street to the Administration Building. ....  | 23 |
| Figure 22. The Administration Building forms part of the historic Kensington Street Precinct. ....   | 23 |
| Figure 23 & 24. ....   | 24 |
| Figure 25. The main facade of the Administration Building faces what was originally the main brewery driveway and is now to be known as Carlton Street. The main phases of the development of the building are shown. ....   | 27 |
| Figure 26. Eastern elevation of the Administration Building showing the major phases in its development. The upper level was added at the same time as the northern extension but noticeably less care was given to ensuring that the fenestration patterns are consistent with those on the lower levels on this side of the building, although the overall rhythms and disciplined character of the facade are retained. ....  | 27 |
| Figure 27 and 28. The northern elevation of the Administration Building is largely hidden in views from Broadway by the adjacent County Clare Hotel due to the narrow driveway and the bulk of the County Clare Hotel. The facade is dominated by the external fire escape. ....   | 28 |
| Figure 29. Looking north along Kensington Street towards Broadway. ....  | 28 |
| Figure 30. The Administration Building forms an important edge to the northern end of Kensington Street due to its imposing scale and strong patterning created by the rhythms of the fenestration and projecting moulding which direct the eye along the street. The building is also notable for its lack of access from the public domain, reinforcing the prominence in the streetscape. Although the building reads as intact on casual inspection, closer interrogation reveals a wealth of layering and adaptation over the years. .... | 29 |
| Figure 31. The western side of Kensington Street was dominated by the 3-4 storey scale of the brewery buildings that lined it and dwarfed the adjacent terraces on the eastern side. This photograph was taken prior to the demolition of most of the structures on the site. The building in the middle distance is the later extension to the Administration Building which has now been demolished. ....  | 29 |
| Figure 32. Southern elevation of the Administration Building showing the temporary wall erected to protect the Administration Building following the demolition of the earlier extension. ....   | 30 |
| Figure 33. The 1930 addition was designed to sit comfortably with the earlier part of the building, and this has been so successfully achieved that the two parts are only readily discerned on close inspection. Indicators include the clearly defined joint (no attempt was made to key the brickwork) and the subtle differences in the modelling and fenestration of the two sections. ....   | 30 |
| Figure 34. The formal entrance to the building is positioned at the centre of the western facade of the building and opens into the internal road. Protected by a simple Romanesque style arch and a copper hood, its restrained design and quality construction allow it to play an important part in the composition of the building. ....   | 30 |
| Figure 35 and 36. ....   | 31 |
| Figure 37. The Carlton Street elevation is set on a rusticated stone base into which the basement windows are set, the openings finished neatly with a dressed roll. The basement windows are protected by worked iron grilles in the Art Nouveau style. ....  | 31 |
| Figure 38. The building turns its back on the adjacent Kensington Street, with no door openings and groups of windows set high above the footpath level to allow light. The windows to the basement have been infilled with brickwork at the southern (1910) section and protected by utilitarian heavy grilles to the northern (below). ....  | 31 |
| Figure 39. The 1930s extension provided gridded windows to the basement on Kensington Street. ....   | 32 |
| Figure 40. The condition of the external fabric appears to be generally sound, with the main areas of damage noted being limited to the PVC downpipes used to the lower levels of the building, and which have now cracked and broken allowing water penetration and some deterioration of brick jointing. ....  | 32 |
| Figure 41. The main entrance was lined in granite to walls and treads, and the door and its frame replaced as part of the 1930s works. ....  | 35 |
| Figure 42. The floor of the vestibule area was replaced by a concrete slab and Carrara marble tiles were laid in the 1930s. ....   | 35 |
| Figure 43. The ground floor has been converted into an open plan office space. Little evidence of the original fabric can be seen. ....  | 35 |
| Figure 44. The stair to Level 1 is simple and not lined. It is likely, given its prominent position next to the access to the main lift that led to the Boardroom, that it was originally panelled. ....   | 35 |
| Figure 45. Entrance to the main lift. ....   | 35 |
| Figure 46. The Show Bar is an impressively presented room built in 1931 for the tasting and promotion of the company's products. The room is lined in Queensland Maple and features a large parquet bar in front of a display cabinet and built-in refrigerator facilities. ....   | 36 |
| Figure 47. Parquet bar in the Show Bar – early photographs reveal that the floor was also parquet laid in the same pattern. It is not known if it survives under the carpet. ....  | 36 |
| Figure 48. Fitted fridges and display cabinet in the Show Bar. ....  | 36 |
| Figure 49. Detail of carved panel frieze. ....   | 37 |
| Figure 50. The contemporary entrance to the Show Bar is through the general office space. ....   | 37 |
| Figure 51. The main area of Level 1 has also been gutted and open plan office style fitout. Note the low ceilings created by the suspension of services under the timber ceilings which limit natural illumination and give the space a claustrophobic air. ....   | 37 |
| Figure 52. Looking to the south from the Level 1 vestibule. This area also reads as a late 20 <sup>th</sup> Century office space. ....   | 38 |

|  |    |
|--|----|
| Figure 53. Level 1 – partitioned offices near stair core.....  | 38 |
| Figure 54 and 55. The richly lined stair between Levels 1 and 2 is a part of the heritage significance of the Administration Building and forms part of the visual differentiation of the 'Executive Route' to the Boardroom.....  | 38 |
| Figure 56. The panelling continues along the corridor to the Boardroom. A different timber has been used to that found elsewhere in the building, suggesting that it was installed at a different time.....  | 39 |
| Figure 57. Ante room to the Boardroom on Level 2. ....   | 39 |
| Figure 58. Doors to the Ante Room.....   | 39 |
| Figure 59. The Boardroom is a visually impressive space. Although it was constructed as part of the 1930s alterations and additions, its stylistic approach is conservative and references earlier eras, consistent with the popular desire for companies to present themselves as solid, dependable bodies. ....  | 40 |
| Figure 60. Boardroom – looking to the windows on the eastern elevation. ....   | 40 |
| Figure 61. The original fireplace with miniature brick lining and carved timber surround. ....   | 40 |
| Figure 62. (left) The pendant light fittings are from the 1930s refurbishment of the building.....   | 41 |
| Figure 63. (right) This window originally opened to a light well, but became a blind opening when the extension was added to the south in the 1950s. ....  | 41 |
| Figure 64. and 65. The windows to the Boardroom are double-glazed sash windows set into separately operable tracks.....  | 41 |
| Figure 66. Detail of the ceiling of the Boardroom. ....  | 41 |
| Figure 67. The floor to the Boardroom is richly laid parquetry. ....   | 42 |
| Figure 68. The parquetry, although visually rich, is limited to a band around the perimeter of the room, with the centre area (and concealed by the large carpet area) laid in simple unfinished floorboards. ....   | 42 |
| Figure 69 and 70. A private bathroom was provided for board members. The room and its fittings are also intact. ....   | 42 |
| Figure 71. The former executive dining room has been refitted as a contemporary office space. It is not known whether panelling survives behind the contemporary finishes. Note also the adverse impact of the lowered ceilings relative to the sill height. ....  | 43 |
| Figure 72. Most of Level 2 has been stripped and converted to a large open plan office. ....   | 43 |
| Figure 73. Northern elevation of the County Clare Hotel showing the robustly expressed Art Deco form.....  | 47 |
| Figure 74. Eastern elevation (to Kensington Street).....   | 47 |
| Figure 75. Western elevation (to Carlton Street).....  | 47 |
| Figure 76. Exterior of the County Clare Hotel as it is seen from Broadway.....   | 48 |
| Figure 77. Exterior of the Hotel viewed from the minor elevation of Kensington Street. The composition of the building is dominated the elevations seen from Broadway. The rear elevations are utilitarian.....  | 48 |
| Figure 78. The County Clare Hotel is substantially intact, with the only significant loss of fabric being the external wall tiles at street level. This part of the facade has now been clad in grey render. The multiple entrances are typical of the inner city hotel of the era. The main door addresses the corner, with secondary doors and windows on each frontage. Separate entrances are also provided to the bottle shop, saloon bar and access to the upper levels of the building. ....  | 49 |
| Figure 79. The robustly constructed timber keg and case chute to the cellar has survived intact.....   | 49 |
| Figure 80. The main Public Bar is a very good example of its type. The space was originally dominated by a long elliptical counter in the centre of the room (which was intended to maximise serving efficiency), the curve of which was reflected in the detailing still seen in the ceiling above the space. The use of the streamlined, curving element as the underlying design theme is typical of Art Deco and is used throughout the hotel. The curve of the exterior wall is reflected in the interior, creating an intimate sense of space... | 50 |
| Figure 81. The original Saloon Bar has been converted to a gaming room, although the dramatically modelled curvilinear ceiling is intact. Wall finishes may remain under later applied finishes.....   | 50 |
| Figure 82 and 83. The take-away bottle shop area expresses strong Art Deco themes in its diminutive space.....   | 50 |
| Figure 84. (left) Internal doors have retained their original deco lettering.....  | 51 |
| Figure 85. (right) The bathroom areas on the ground floor are in original condition. ....  | 51 |
| Figure 86. The original phone booth has survived in the corner of the former saloon bar. ....  | 51 |
| Figure 87 and 88. Main stair to the upper residential levels. The stair is marked by the glass tiles that follow the radius of the wall. The lower half is lined in dark timber veneer. ....   | 51 |
| Figure 89. Decorative elements include niches placed regularly up the stair fitted with simple semi-cylindrical lights. ....   | 52 |
| Figure 90. The detailing of the stair decreases as it rises, but it retains a simple elegance in form. ....  | 52 |
| Figure 91. The two upper levels provide simple residential accommodation, with the Art Deco form and detailing evident throughout.....   | 52 |
| Figure 92. The dining room on level 1.....   | 52 |
| Figure 93. The kitchen fitout appears original.....  | 53 |
| Figure 94. Landing to the upper level.....   | 53 |
| Figure 95 and 96. Typical modest bedrooms on levels 1 and 2.....   | 53 |
| Figure 97 and 98. Bathroom areas. Evidence of water damage can be seen.....  | 53 |
| Figure 99. Looking into the lightwell from the roof terrace. Note the skylight to the saloon bar that is now blocked.....  | 54 |
| Figure 100. The exit stairs include winders and do not comply with current building codes.....   | 54 |

# EXECUTIVE SUMMARY

Paul Davies Pty Ltd was commissioned to prepare a Conservation Management Plan (CMP) for the Administration Building and County Clare Hotel of the Former Carlton and United Brewery site.

This CMP forms one of the Specific Element Conservation Management Plans required by the 2007 Concept Plan Approval (modified 2009) for the redevelopment of the former Brewery Precinct, now known as Central Park. The two buildings are located within the part of the site known as the Administration Precinct, which includes the area between the internal road formerly known as Main Avenue, and more recently, Carlton Street; and Kensington Street at the eastern end of the site.

This Conservation Management Plan draws on both original research and fieldwork and on earlier research and reports undertaken prior to the granting of development consent for the former Brewery site.

The purpose of this CMP is to provide the owners of the site with an understanding of the heritage significance of the two buildings and their contribution to the heritage significance of the former Carlton United Brewery, now being redeveloped as Central Park and from this understanding, to present a comprehensive policy framework which will be capable of providing a sound basis to guide current and future owners on the management of its historic fabric in the light of the recent evolution of the site.

The plan is presented in six sections:

**SECTION 1.0 INTRODUCTION.** This section introduces the two buildings within the context of their location at one of the most prominent corners of the Central Park site and provides an overview of the physical, historic and statutory context for the Conservation Policy.

**SECTION 2.0 HISTORICAL BACKGROUND.** This section presents an overview of the role of the Administration Building and County Clare Hotel within the overall development of the Brewery precinct.

**SECTION 3.0 PHYSICAL DESCRIPTION.** This section provides an illustrated description of the existing fabric of the two buildings.

**SECTION 4.0 SIGNIFICANCE.** This section establishes the overall significance of the former Administration Building and County Clare Hotel both as individual buildings and as part of the wider Brewery complex and provides the basis for developing policies for the future. It synthesises the findings of the site evaluation, historic and documentary research and detailed fabric research and assesses them against the NSW Heritage Assessment Criteria.

**SECTION 5.0 CONSERVATION AND MANAGEMENT PRINCIPLES.** This section is presented as a practical document to be used in the management of heritage significance through both conservation works and change. Its development took into account the needs of the owner of the site and the requirements of the recent development approval to identify a set of principles to guide the future management of the two buildings.

**SECTION 6.0 POLICY.** The Policy section provides recommendations for the conservation of the heritage significance of the former Administration Building and the County Clare Hotel. This includes detailed policies that reflect the overall significance of the two buildings, the contribution the internal and external fabric of each makes to this significance and the needs of the owners, all within the statutory planning context established by the recent consents for the redevelopment of the former Brewery site.

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

Paul Davies Pty Ltd has been commissioned by Frasers Broadway Pty Ltd to prepare a Specific Element Conservation Management Plan (SECMP) for the Administration Building of the former Carlton and United Brewery (known originally as Tooth's Brewery) and the County Clare Hotel. This SECMP was required by the Conditions of Approval issued by the Minister for Planning in 2007 (and modified in 2009) for the redevelopment of the brewery precinct.

The terms of the earlier Concept Plan Approval and its Modifications require that any future works to the site are to comply with the earlier heritage studies that have been prepared for the former brewery site, including the Conservation Management Plan prepared by Noel Bell Ridley Smith Pty Ltd in 2005 (CMP 2005) and a series of Heritage Impact Statements (2007, 2008). The conservation management policies presented in this SECMP have been prepared in recognition of the commitment to conservation of the significant buildings and elements in the group by the owner and the State Government.

The former Carlton United Brewery/ Kent Brewery site, now known as Central Park, is located at the south-western end of Sydney's CBD and is bounded by Broadway, Abercrombie Street, O'Connor Street, Wellington Street and Kensington Street. The site area is approximately 6 hectares.

The CUB precinct has local significance as the site of one of Sydney's most important breweries. It was, until its closure, the largest and oldest continuously operating brewery in New South Wales, having been operational at this site for 170 years. The precinct contained a large number of buildings and associated structures related to the brewing process from a variety of periods arranged along a network of streets and lanes which were incorporated into the site as it expanded. Most of these buildings have now been demolished to facilitate the redevelopment of the site, although those identified as being of heritage significance, including the Administration Building and the County Clare Hotel, have been retained and are being conserved as part of this redevelopment.

The Administration Building was a relatively late addition to the complex, and was built in two stages. The southern end (known in recent studies as Building 10B) was constructed in 1910 by architects Spain & Cosh; and the northern section (Building 10A) was designed by architects Robertson and Marks in 1930 to replace a 1912 Spain, Cosh and Minnett aerated waters factory. This 1930-31 work included the demolition of the factory to ground level (the cellar was retained) and the construction of an extension in a style very similar to that of the existing Administration Building with an additional floor level over the entire building. Further modification was made in 1954, including the addition of a major extension to the south of the building. A summary of the chronology of the fabric can be found in Section 2 of this CMP with more detailed information in the 2005 Conservation Management Plan prepared by Noel Bell Ridley Smith (2005 CMP) and Council's Heritage Inventory Sheets.

The County Clare Hotel is the most recent in a series of hotels to have occupied its site since the mid 19<sup>th</sup> Century. It was built in 1939 following the widening of Parramatta Road into today's Broadway and continues in operation as a public hotel.

The two buildings now provide the gateway to both the redevelopment precinct on the main brewery site and to the historic Kensington Street precinct to their east.

This SECMP will provide a sound platform for the conservation works required to protect the significance of the Administration Building and the County Clare Hotel.

### 1.2 OBJECTIVES

This SECMP has been commissioned as part of the planning process for the redevelopment of the former Carlton United Brewery site known as Central Park and is intended to provide an understanding of the Administration Building and the County Clare Hotel to facilitate their conservation through this planning process.

Through a sound understanding of the fabric and history of the two buildings, the heritage significance of the Administration Building and the County Clare Hotel will be re-assessed and

recommendations made about appropriate heritage listing and conservation policies to guide the ongoing management of the precinct.

The analysis, policies and recommendations of the SECMP are intended to stand independently of any particular development proposal although it must be recognised that it is being prepared within the context of a major redevelopment project for the entire precinct, and further, that an approval for major alterations and additions predates this SECMP.

### 1.3 THE BRIEF

The brief for this stage of the project required the preparation of a Specific Element Conservation Management Plan for the two buildings. The purpose of this CMP is to provide a more detailed assessment of the heritage significance of each building and policies for the conservation of significance that was included in the earlier 2005 CMP, which included the whole of the former brewery site.

A separate HIS has been prepared to accompany the Project Application for this work for the adaptive re-use of these two buildings as a boutique hotel.

### 1.4 SITE LOCATION

The former CUB (Carlton and United Brewery), now known as Central Park, is located at the south-western end of Sydney's CBD and is bounded by Broadway, Abercrombie Street, O'Connor Street, Wellington Street and the eastern boundary of the properties fronting Kensington Street. The site area is approximately 6 hectares. The County Clare Hotel is located at the north-eastern corner of Broadway and Kensington Streets adjacent to the main entrance to the former brewery and the Administration Building is sited immediately to its south with street frontages to Kensington Street and the main former internal roadway, now known as Carlton Street. Figure 1 and 2 show the position of the two buildings in relation to the overall site.

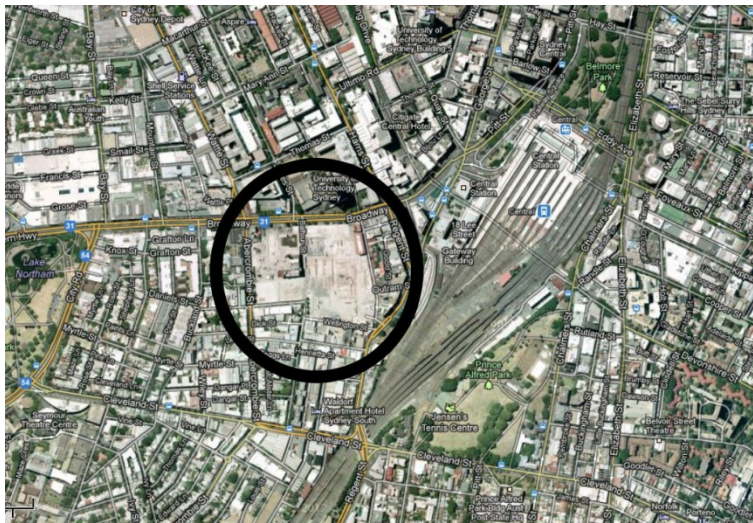


Figure 1. Location of the site. The former Tooth's Brewery (known later as the Carlton United Brewery) is situated to the southwest of Sydney's Central Station adjacent to Broadway. The area being redeveloped reveals the original extent of the Brewery. Source Google Maps 2012.



Figure 2. Detail showing the location of the former Administration Building and County Clare Hotel at the north-western corner of the site.

## 1.5 PREVIOUS STUDIES

There have been numerous previous studies, reports and documents prepared in relation to the former brewery site. Those of particular relevance to the preparation of this SECMP are as follows (listed chronologically):

- Planning Workshop and Conybeare Morrison + Partners *Kent Brewery. Conservation Plan* July 1991
- Noel Bell Ridley Smith & Partners Pty Ltd *Former Carlton and United Brewery Site 26 Broadway, Broadway NSW 2007: Conservation Management Plan*, May 2005
- Noel Bell Ridley Smith & Partners Pty Ltd *Former Carlton and United Brewery Site 26 Broadway, Broadway NSW 2007: Conservation Management Plan, Volume 4 Part 1 – Inventory Sheets Kensington Street Precinct* May 2005
- Noel Bell Ridley Smith & Partners Pty Ltd *Former Carlton and United Brewery Site 26 Broadway, Broadway NSW 2007: Conservation Management Plan, Volume 4 Part 2 – Inventory Sheets Administration Precinct* May 2005
- Godden Mackay Logan *Former Carlton and United Brewery Site – Conservation Management Plan Executive Report*, July 2005
- Degotardi, Smith & Partners Consulting Surveyors *Letter and survey plans* 3 July 2006
- Heritage Council of NSW Minutes of the Meeting of 6 July 2005, Item 7.2: CUB (Kent Brewery) Site CMP, Broadway, Sydney
- Godden Mackay Logan *Former Carlton and United Brewery: Building 13A Construction Analysis Report* August 2006
- *Carlton United Brewery Expert Advisory Panel Report to Hon. Frank Sartor Minister for Planning*, August 2006
- Godden Mackay Logan *Former Carlton and United Brewery Site, Broadway: Heritage Impact Statement* October 2006
- Godden Mackay Logan *Former Carlton and United Brewery Site, Broadway: Archaeological Assessment and Research Design* October 2006
- Godden Mackay Logan *Frasers Broadway Site Demolition and Recycling: Heritage Impact Statement* October 2007

- Coffey Environments Pty Ltd *Asbestos Re-inspection & Hazardous Materials Survey Frasers Broadway – Kensington Street Broadway NSW 2007* 2 January 2008
- Godden Mackay Logan *Frasers Broadway Site Remediation and Transitional Works – Heritage Impact Statement*, February 2008
- HBO & EMTB Heritage Pty Ltd *Frasers Broadway Heritage Impact Assessment Review: Concept Plan Amendment Kensington Street Precinct* 2 May 2008
- Urbis *Heritage Impact Statement: Amended Concept Plan Frasers Broadway* May 2008
- JBA Urban Planning Consultants *Frasers Broadway, 26 Broadway, Chippendale NSW 2008: Concept Plan Modification* July 2008
- Godden Mackay Logan *Former CUB Site, Broadway: Archaeological Excavation Strategy* October 2008
- JBA Urban Planning Consultants *Preferred Project Report: Modification to Concept Plan Frasers Broadway (Formerly CUB site)* October 2008
- Minister for Planning, the Hon. Kristina Keneally MP *Modification Approval: Modification of Major Project Approval (MP 06\_0171 MOD 2)* dated 5 February 2009
- Urbis *Interpretation Strategy Frasers Broadway, Sydney* July 2009
- Godden Mackay Logan *Former Carlton and United Brewery Site Chippendale, Sydney: Interim Archaeological Excavation Report (Volumes 1 and 2)* February 2010
- JBA Planning *Draft Letter: Request for Director Generals Requirements: Block 3A, Central Park* 23 June 2011
- JBA Planning *Draft Letter: Request for Director Generals Requirements: Blocks 3B and 3C, Central Park* 23 June 2011
- JBA Planning *Draft Letter: Request for Director Generals Requirements: Blocks 6, 7 and 10, Central Park* 24 June 2011

## 1.6 STATUTORY LISTINGS AND CONTROLS

This SECMP has been prepared within an atypical and somewhat complex statutory context. The former Carlton United brewery complex is the subject of a major redevelopment proposal known as Central Park. The Minister for Planning approved a Concept Plan in 2007 for the redevelopment subject to a range of conditions including compliance with a range of earlier reports and the need to enter into formal Statements of Commitments to ensure the conservation of significant historic elements of the site, including the Administration Building and the County Clare Hotel.

The site was then purchased by Frasers Broadway and the proposed development was modified, including the adaptive re-use of the Administration Building and County Clare Hotel as a hotel, the two buildings to be linked with associated restaurants and leisure facilities. The amended proposal was resubmitted to the Minister in 2008 and a revised Concept Plan Approval was issued in 2009 (MP 06\_0171 MOD 2).

The statutory planning context of the Central Park precinct has continued to change leading up to the preparation of this SECMP. The earlier approvals have been granted under Part 3A of the Environmental Planning and Assessment Act 1979; which was repealed in 2011. The replacement policy, State Environmental Planning Policy (State and Regional Development) 2011, confirmed the State importance of the Central Park project, meaning that any future applications or amendments will be determined under the provisions of this SEPP. However, this application will be determined under the Part 3A of the Environmental Planning and Assessment Act 1979.

This lengthy site planning process has been informed by extensive research, analysis and policy development that covered the whole of the Central Park site. Many of these reports

have been referenced in earlier approvals and endorsements and thus have statutory status. These include the following documents:

- Conservation Management Plan prepared by Noel Bell Ridley Smith in 2005 (CMP 2005); which was endorsed by the NSW Heritage Council at its meeting of 6 July 2005;
- Executive report prepared by Heritage Consultants Godden Mackay Logan (October 2006).
- Archaeological study by Godden Mackay Logan (October 2006).
- Heritage Impact Statements prepared by Godden Mackay Logan (2006),
- Heritage Impact Statements for the Modification to the Concept Plan prepared by HBO & EMTB (2008) and Urbis (2008).

The previous heritage studies included an assessment of the significance of the buildings within the group, and all those that have been retained within the Central Park development have been identified as being at least of local heritage significance according to the NSW Heritage Council's adopted criteria.

The final Modification Approval (MP06\_0171 MOD 2) approved the adaptation of the two buildings for use as a hotel including the addition of floor space above the existing buildings subject to agreement with a formal Statement that would commit the owner to a series of actions including the conservation of those buildings and component elements that had been identified in the earlier studies as being significant and worthy of retention, identified as:

High significance:

Building: The County Clare Hotel

Building: Administration Building

Interior: suite of administration rooms including boardroom located in the Administration Building

Streetscape: the Kensington Street streetscape

Moderate significance:

Industrial heritage: executive passenger lift in the Administration Building

(Former Carlton and United Breweries Site, Broadway – Heritage Impact Statement, October 2006, Gordon Mackay Logan. Pp50-53)

Under the terms of this commitment, the owner is able to propose interventions to the fabric or changes of use for the buildings but is required to ensure that any project applications or other applications will have regard to the Heritage Council endorsed Conservation Management Plan, prepared by Noel Bell Ridley Smith and Partners with Executive Report and Heritage Impact Statements by Godden Mackay Logan and the Expert Advisory Panels Report released on the 30 August 2006: (requirement 20) and that any impacts on items or places of archaeological significance will be managed under the relevant legislation and the Archaeological Assessment and Research Design Report prepared by Godden Mackay Logan. If any archaeological relics are discovered during construction, the proponent will cease work on that part of the site and the Heritage Council will be notified in accordance with section 146 of the Heritage Act. If required by the Heritage Council, the remains will be recorded by a suitably qualified archaeologist prior to the recommencement of works (requirement 22).

The Director-General of the Department of Planning and Infrastructure issued his Requirements for the preparation of the Environmental Assessment Report for the proposed development of Central Park on 12 August 2011 and amended them on 16 November 2011. These Requirements identify the key environmental and planning issues that must be addressed in the documentation accompanying the proposal and nominates the Sydney Local Environmental Plan 2005 (Sydney LEP 2005) as one of the relevant Environmental Planning Instruments and policies for the project. The LEP includes provisions relating to the assessment of applications for development including heritage items. The Minister for Planning and Infrastructure remains the consent authority for any development.

## 1.7 HERITAGE LISTINGS

### STATE HERITAGE REGISTER

There are currently no State Heritage Register listings affecting the Administration Building or the County Clare Hotel and none of the earlier studies have found that either building demonstrates the state-significant qualities that suggest that they should be considered for listing.

### SYDNEY LOCAL ENVIRONMENTAL PLAN 2005 AND DRAFT LOCAL ENVIRONMENTAL PLAN 2011

Both buildings have been identified as local built heritage items under the Sydney Local Environment Plan 2005; the Administration Building listed as the Administration Building (part of Carlton United Brewery Site), Kensington Street (item 187); and the County Clare Hotel as the County Clare Inn, 20-24 Broadway (item 38).

The buildings are also in the vicinity of several other locally listed heritage items, including the main formal gateway to the Brewery (listed in the Local Environmental Plan as a heritage item (townscape) and which is currently undergoing conservation works; the main internal roadway leading into the brewery precinct from the gateway (townscape item) and a pair of terraces (46-48) that form part of the row of terraces and industrial buildings on the eastern side of Kensington Street that are also within the Kensington Street Precinct of Central Park.

The recently exhibited Draft Sydney Local Environmental Plan (LEP) 2011 did not include any of the structures or elements within the site because it is within the area affected by the transitional provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (as amended).

### CENTRAL SYDNEY ARCHAEOLOGICAL ZONING PLAN

The whole of the former brewery site has been identified as a 'partially disturbed archaeological site' in the Central Sydney Archaeological Zoning Plan 1992, and includes several significant elements associated with the early European occupation of the site including an ovoid drain and a cistern. Neither of these are in the vicinity of the subject site.

The Sydney Local Environmental Plan 2005 does not include any archaeological site in the vicinity of the County Clare Hotel and Administration Building.

### OTHER HERITAGE LISTINGS

The Kensington Street Precinct has been identified as a significant streetscape by the NSW National Trust. This listing can be considered a marker of community esteem but does not have any statutory implications for the proposed development.

No other bodies (such as the Art Deco Society or the Royal Australian Institute of Architects (RAIA) have listed or formally identified either of the buildings or the precinct.

## 1.8 METHODOLOGY

This SECMP has been prepared in accordance with the requirements of the NSW Heritage Council for conservation management plans and the principles established in Dr James Semple Kerr's publication *The Conservation Plan* (2000). The underlying principles and terminology are those outlined in Australia ICOMOS' *Charter for the Conservation of Places of Cultural Significance* 1999 (the Burra Charter).

The provisions of the earlier consents and approvals for the development require also that earlier reports identified in the statement of commitments must be respected in any future work, including conservation work, and this CMP therefore builds upon the findings and recommendations of these reports.

## 1.9 RESEARCH METHOD

This report has extensively utilised existing histories from the endorsed CMP (NBRSP 2005) and the accompanying inventory sheets as well as the other reports and studies identified in Section 1.6 above (Statutory Listings and Controls).

The preparation of this report has also involved:

- a series of site visits and site photography to document and analyse the condition and integrity of the interior and exterior fabric of all buildings and structures;
- development of detailed fabric analysis for each building with reference to the site research and the earlier fabric analyses; and
- detailed review of the design development and approvals process and documentation for the site since 2005.

Original Building Approval drawings and historic photographs of the two buildings have also been sourced where available to inform conservation recommendations.

No additional archaeological investigation has been carried out.

The site visits included visual inspections only. No demolition, opening up or clearing was carried out for the purpose of research.

## 1.10 LIMITATIONS

The historical information within this report was sourced primarily from the previous research and studies of the former brewery complex. No original plans or drawings that have not been noted in earlier studies were found. This does not limit the validity of this CMP however.

The complex statutory context of the CMP means that although the policies have been designed to stand independently of any particular development proposal, the amount of fabric that can be retained has been determined by earlier approvals and the scope for departure from the legal parameters of these reports and approvals is limited.

## 1.11 AUTHORS

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Heritage Specialist Robyn Conroy (BTP, M.Built.Env (Building Conservation)) and Paul Davies.

## 1.12 ACKNOWLEDGEMENTS

The assistance of City of Sydney Archives and the Powerhouse Museum in preparing this report is gratefully acknowledged.

## 1.13 TERMS AND ABBREVIATIONS

Terms and abbreviations used in this report are either evident from the text (abbreviations given after full term at first use in the text), or are as defined in Australia ICOMOS' *Charter for the Conservation of Places of Cultural Significance* 1999 (the Burra Charter).

## 2.0 HISTORICAL OVERVIEW OF THE SITE

### 2.1 INTRODUCTION

The endorsed Noel Bell Ridley Smith & Partners Pty Ltd *Carlton United Brewery Site Conservation Management Plan 2005* (2005 CMP) includes a comprehensive historical analysis of the Brewery and its associated sites; and it, as well as the 1991 Conservation Plan for the Kent Brewery prepared by Planning Workshop and Associates, are considered to form a sound basis for assessing the role of the Administration Building and the County Clare Hotel within the context of the evolution of the site since first European settlement.

The following Historical Summary does not attempt to revisit the history of the site as a whole. It focuses on the significant stages in the development of the two buildings and their historic relationship to the Brewery and Kensington Street precincts and draws heavily from and should be read in conjunction with Volume 2 of 2005 CMP. The Heritage Inventory Sheets for the Administration Building and County Clare Hotel are attached at Annexure A. These include a summary of the historical development of the brewery as a whole as well as the relevant building.

Please note that the name of the road known locally as Broadway has been known by many different names over the years, including Parramatta Road, George Street West, Parramatta Street and the Western Road. It has recently (October 2012) been formally designated State Road 31. In the summary below it is generally referred to as Parramatta Road unless the context requires otherwise.

Reference should also be made to Shirley Fitzgerald's *Chippendale: Beneath the Factory Wall* (1990, 2008) which provides a comprehensive contextual summary of the development of the area and describes in detail the historically, socially, economically and physically significant links between the Brewery and the local community.

### 2.2 DEVELOPMENT OF THE BREWERY SITE

The site is situated within the traditional lands of the Cadigal band of what is now known as the *Eora* people. Because of the site's location close to a watercourse the area is likely to have been used for hunting and gathering purposes.

In the first decades of the 19<sup>th</sup> Century, land on the outskirts of Sydney along the road to Parramatta was granted to early settlers such as William Chippendale, Robert Cooper and Major George Druitt. Druitt was granted 8 acres of land on the southern side of Parramatta Road in 1819, and named it "Cassino".

In November 1834, John Tooth purchased part of the grant, and in 1835 John Tooth and Charles Newnham announced their intention of opening the 'Kent Brewery'. The site of the brewery did not have a formal frontage to Parramatta Street and relied on a driveway access over the property fronting Parramatta Road and was approached by a private road over a right of way along the eastern boundary of the site which followed the alignment of today's Carlton Street. The brewery buildings were set well back on the property.

In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street [now Broadway] and Botany Road [now Regent Street] to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this area shortly after, it became apparent that there was a mistake in the written description of the land in the deed and Druitt's holdings actually encroached upon Government land to the east, leading to an amended plan being prepared that was smaller in area and deleted a row of lots along its western edge.

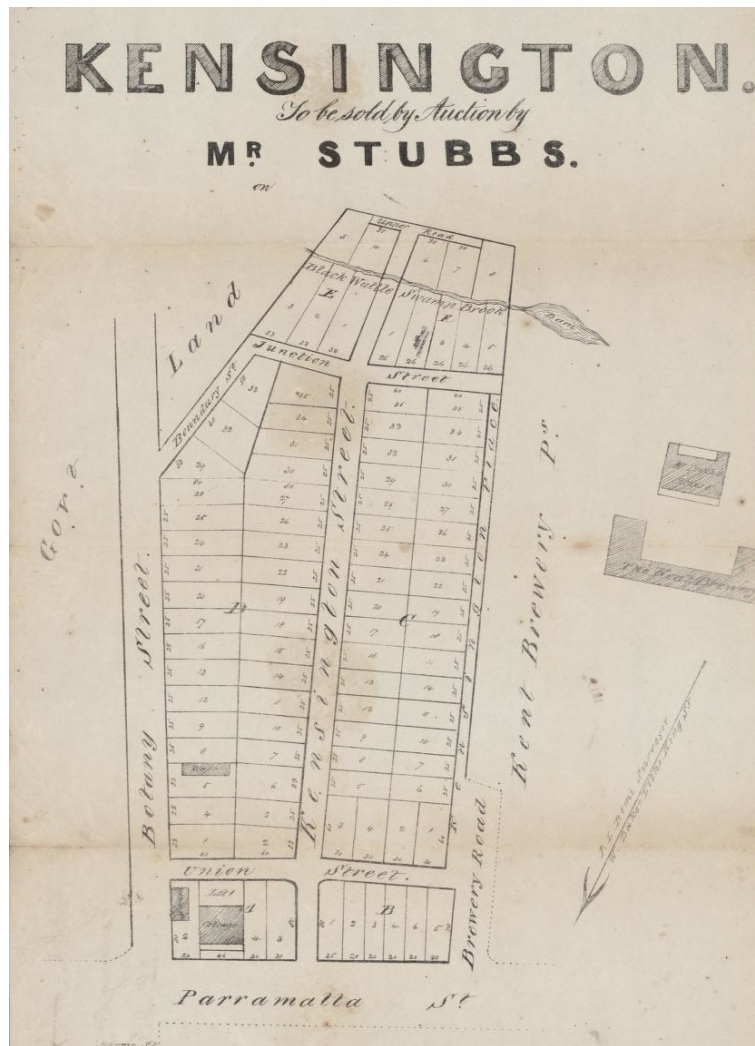


Figure 3. Surveyor Thomas Stubbs' map of the Kensington Estate at Chippendale which was prepared for its proposed sale in 1842. The map has been drawn with north to the bottom of the page. The final form of the subdivision was amended by shifting the alignment of Kensington Street slightly to the west (towards the brewery) and by deleting the second row of lots and the lane ("Kensington Place") which had been proposed adjacent to the brewery site. "Brewery Road" provided access from the brewery to Parramatta Road and approximates the alignment of today's Carlton Street. Source: National Library of Australia.

The allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those along the eastern side sold more slowly, with several being purchased by the Tooth Brothers. All parcels on the western side of Kensington Street had been sold by 1850. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1853 Kensington Street was described as being a leading thoroughfare to Chippendale and Botany.<sup>1</sup>

In common with much of the rest of the developing suburb of Chippendale the "Kensington Estate" consisted of poor quality rental housing. In the 1850s the City Health Officer described the houses in Kensington Street as being "in the most wretched condition, so far as ventilation and cleanliness are concerned". By 1865 the Kensington subdivision was completely occupied. Further development in the later years of the 19th century and the early years of the 20th century consisted of demolition and rebuilding of all of the structures on the western side of Kensington Street and many of those on the eastern side for brewery and other industrial uses.

Early City of Sydney Rates and Assessment books for the Phillip Ward (which includes Kensington Street) show no street numbering in Kensington Street (1841 and 1848 Rates books). Confusingly, in the 1856 Rates book houses on the east side of Kensington Street were shown with odd numbers, and in the 1858 Rates book the eastern side of the street had been re-numbered with even numbers. These were however not the current numbers. In the

<sup>1</sup> Sydney Morning Herald, Friday 8 April 1853 Letter to the Editor, page 2 Monday 4 July 1853 Letter to the Editor, p. 2

1867 Rates book the street numbering on the eastern side of Kensington Street had settled down to the current numbering (with a few anomalies).

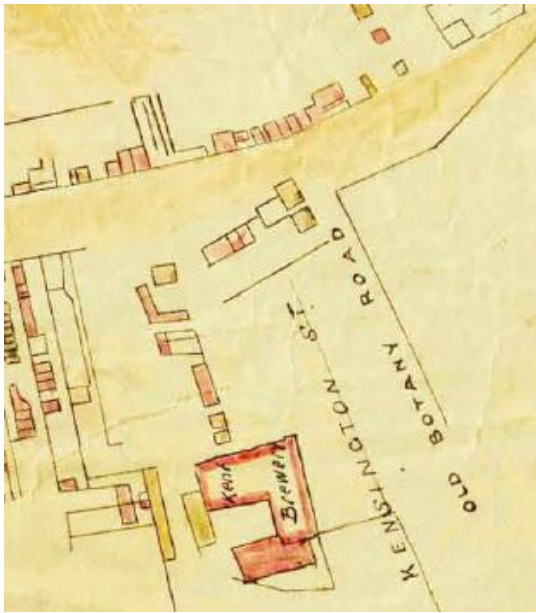


Figure 4. Detail from 1845 plan of Sydney showing the area after the establishment of the brewery but prior to subdivision. (Francis W Shields Plan of Sydney, 1845. Sydney City Council Archives Collection: Historical Atlas of Sydney)

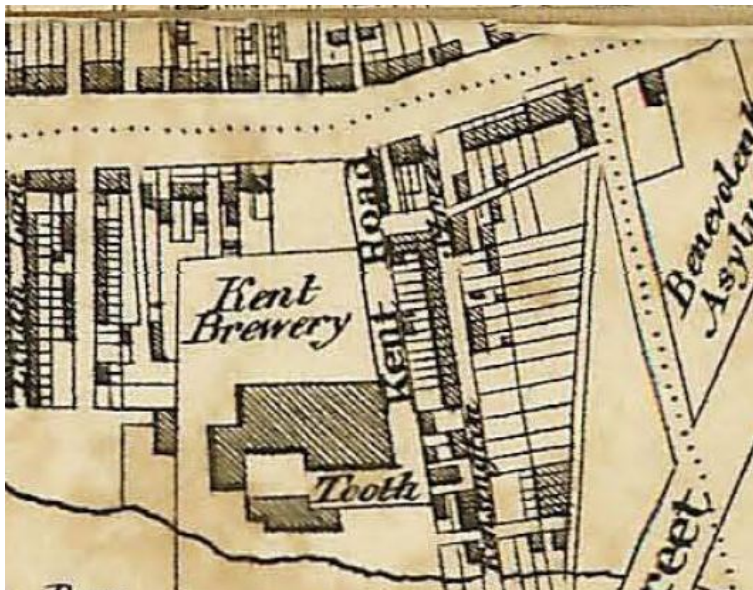


Figure 5. Extract from the 1854 Woolcott & Clarke's Map of the City of Sydney showing the development along Kensington Street. Most of the western side is occupied by what appears to be a terrace row, but the eastern side remains largely undeveloped with the exception of the four single storey cottages that have survived in Kensington Street. The rookery (row of very small attached timber dwellings) built opening onto Kent Road (to be known as Carlton Street) near the entrance to the brewery can be seen in this plan. (Sydney City Council Archives)



Figure 6. Composite extract from the 1865 Trigonometric Survey of Sydney showing the pattern of development along Kensington Street. Parramatta Road has not been widened, with three separate buildings shown between Kensington Street and the Brewery driveway (1). The rookery seen in Figure 6 was no longer occupied, but the footprint suggests that the structures may have remained on the site. The western side of Kensington Street (now mostly occupied by the Administration Building) was lined by modest terrace and small industrial buildings (2). The location of the service lane between the two buildings is suggested on this plan by the spacing of the buildings (3), but no evidence was found that it was reserved for a lane at this time. (Trigonometrical Survey of Sydney 1855-1865. Sheets U1 (west side of Kensington Street) and S2 (east side). Sydney City Council Archives.)



Figure 7. The Sydney Water Board Plans of 1888 reveal that there had been little change to the area following its construction. The building situated beside the main gate of Parramatta Road has been replaced (1); and an additional entrance created to the brewery from Kensington Street (2). (NSW Department of Lands. Sydney Metropolitan Detail Series. State Library of NSW-Mitchell Library.)



Figure 8. The London Lodging House was demolished to allow construction of the Aerated Waters Factory. (Sydney City Council Demolition Photographs (dated c1909). Sydney City Council Archives Collection.)

Kensington Street Chippendale was described in 1864 as consisting of “private residences of persons who have a decent but not very wealthy position in society.”<sup>2</sup> This contrasts with the 1850s description (cited earlier) of the condition of houses in Kensington Street as being “wretched”, and clearly reflects the impact of new housing in the street built in the early 1860s.

In the 1880s and 1890s Tooth & Co. began to acquire residential land around the brewery and absorbed the properties into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 all properties on the west side were owned by Tothos. The earlier buildings (including dwellings and the Napoleon Inn at 61 Kensington Street) had been demolished for the construction of new buildings that were to form a “wall” to the western side of Kensington Street, many of which were designed by the brewery’s architects Spain & Cosh (later Spain Cosh and Minnett) using the distinctive, yet simple, device of dentillation of brickwork set in bays between engaged piers.

### ADMINISTRATION BUILDING (1910) AND AERATED WATERS FACTORY (1912)

One of the most significant and prominent buildings to be constructed in the brewery precinct was the Administration Building. This was built in 1910 to plans by Spain and Cosh in the Classical Free Style, a departure from the more utilitarian design of their earlier structures on the site. Its original footprint was significantly smaller than the building appears today, with a large light well at the northern end and land to the north reserved for the imminent erection of the aerated waters factory.

<sup>2</sup> Sydney Morning Herald, Friday 1 July 1864 *Rambles through Sydney Part 1* p. 2



Figure 9. Aerial photograph taken c.1925 showing the original form of the Administration Building with the separate Aerated Waters Factory to the north. Note the two-storey form and flat roof to the Administration Building and the tower to the Aerated Waters Factory. The Aerated Waters Factory was built in the Federation Free Style with a prominent curved parapet facing the Parramatta Road elevation, although the elevation to Kensington Street was more consistent with the traditional 'house' style for brewery buildings. The Aerated Waters Factory building included a cart dock that provided direct access to Kensington Street from the factory – the entrance can be seen at ground level between the two chimneys above the terrace houses. (Tooths Collection: Powerhouse Museum)

The brewery had diversified into the production of aerated waters and cordial in the latter part of the 19<sup>th</sup> Century, and in 1912 a dedicated factory for their production was established at the north-eastern corner of the site near the main entrance gateway, abutting the recently completed Administration Building. This factory was also designed by Spain Cosh and Minnett, but is in the Federation Free Style. It was distinguished by the curved parapet line facing Parramatta Road that is similar to the character of the Rum and Bond Store buildings on the site of opposite on Kensington Street. The elevation to Kensington Street was more consistent with the more utilitarian form of most of the earlier brewery buildings. The ground level of the building included a cart dock along the southern boundary to the Administration Building which provided a link through the building between Kensington Street and the main internal driveway.

The Aerated Waters Factory was decommissioned in the late 1920s and the building was demolished to ground level to allow a major extension to the adjacent Administration Building in 1930, although the cellar space was retained under the new building. This extension was designed by architects Robertson & Marks to match the style of the Administration Building. The new work was abutted to the existing, allowing the join between the two sections to remain clearly visible. The extension also included an additional storey over both sections to create a third level to the building which was then covered by the simple hipped roof seen today. The main feature of this new level was the large Executive Suite at its south-eastern end, which included the fully paneled Boardroom, private dining room, bathroom and kitchen.

Comparison of the available plans for the original Administration Building reveal that its interior layout was quite different from it is today, with core elements such as the stairs and services in different positions within the space. The 1930s works included extensive modification to the interior of the original Administration Building, including the laying of a new reinforced concrete slab to the entrance vestibule which was then tiled in Carrara Marble, the replacement of the entrance door with a new Maple-framed glazed door with sidelights, new polished granite coverings to the walls and stair treads to the exterior. The copper canopy over the entrance was also added at this time.

Further alterations were made in 1954 to the interior of the building in association with the conversion of the adjacent Office Store Building to additional office space. The building continued to be used by the brewery for sales, administration, office and scientific functions until its closure in the 1980s.

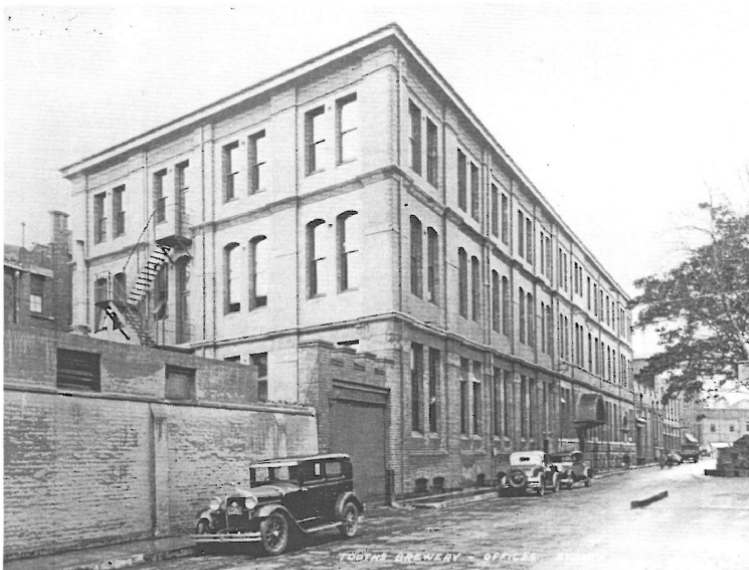


Figure 10. The Administration Building viewed from the main Gateway entrance soon after its completion (c1935).

Image ANU Archives of Business and Labour. Z223/13 (sourced from 1991CMP by Planning Workshop and Associates)



Figure 11. The main vestibule after its remodelling as part of the 1930s works.

Image Museum of Applied Arts and Science (Powerhouse Museum) PH 28 86/3769. (Sourced from 1991 CMP by Planning Workshop and Associates)

## 2.3 DEVELOPMENT OF THE LAND BETWEEN THE BREWERY AND PARRAMATTA ROAD

The early plans of the area, including the detailed 1865 Trigonometric Survey of Sydney, show three separate buildings between Kensington Street and the main entrance to the Brewery. These were developed and have evolved in separate ownership and occupation to the brewery until recent years, when the County Clare Hotel (which occupies the whole of the aggregated site) was purchased by Tooth & Co; and is now incorporated within the Central Park development.

### 20 PARRAMATTA ROAD: THE HOTEL SITE

The north-eastern corner of the Central Park site has been used as a hotel since soon after the land was first offered for sale in 1842 as part of the "Kensington Estate". By 1848

Council's Rate Assessment Books record it as a substantial, two storey, 8 roomed public house owned and operated by John M Henley.

The earliest mention of a hotel on the corner of Parramatta Road and Kensington Street in the media is found in the 1 August 1853 edition of the Sydney Morning Herald, which names the premises as the California Inn. (p.3) The only contemporary records found describing the built form of the first hotel, the California Inn, describes how the entrance was some five foot above the footpath and was accessed via five steep stone steps (1862), and that it may have been re-roofed in galvanized iron tiles in June 1856. (SMH; Trove)

By 1885 the hotel had expanded to include the adjoining property at 22 Parramatta Road and it is likely from the evidence of photographs of the building prior to its demolition that the earlier Inn was demolished and replaced by the Victorian hotel shown in the photos at this time.

The following licencees and owners of the hotel have been identified:

| YEAR   | LICENCEE   | OWNER                                      | SOURCE* AND COMMENTS   |
|--|--|--|--|
| California Inn   |  |  |  |
| 1848   | John M Henley  |  |  |
| 1855-6   | William Stapleton<br>(and George Walkley)            | Thomas Frost                               | George Walkley/Wakely occupied the adjoining building at 22) (Previously granted to William Stapleton – who had let the licence lapse and applied to the Court to transfer his share to the Glebe Area, only to have his application be refused at first on the grounds that “another public house was not required at the Glebe” (trove 7 July 1855: Inspector Connor). Approval was later granted and George Wakley became licencee of the California Inn, although Stapleton was referred to in later matters as also being licencee (Trove SMH Wed 5 Dec 1855. P2). The 1855 Court of Petty Sessions (who were responsible for the issuing of Licences) confirmed the licence to operate the Inn to George Wakely. By December of that year (1855) Stapleton's licence had been transferred to Harriett Clark, and she worked with George Walker.) |
| 1857-1860  | George Walkley                                       | Thomas Frost                               | SMH licensing court report   |
| 1861   | George Walkley<br>then transferred to<br>Henry Blay  | Thomas Frost                               | (SMH licensing Court report, RAB and Sands)  |
| 1863-7   | William Coman  | Thomas Frost                               | (RAB and (SMH licensing court report)  |
| 1868   |  |  | Inn advertised in SMH to let   |
| 1870-1   | Charles Quiney                                       | William Dwyer                              | Sands/ Quorney in RAB  |
| 1875   | Jeremiah Ryan  | William Dwyer                              | Sands and RAB  |
| 1882   | Jeremiah Ryan  | George Dwyer                               | Sands and RAB  |
| By 1885 the site had incorporated the adjacent property at 22 Parramatta Road. |  |  |  |
| 1885-91  | William Ryan   | George Dwyer                               | Sands and RAB  |
| 1895-1905  | Mrs Eugene Ryan                                      | George Dwyer                               | Sands and RAB (Re-named Ryans Hotel.1897)  |
| 1910   | Joseph Wallace                                       | George Dwyer                               | Sands and RAB  |
| 1911-25  | Denis Moloney  |  | Sands and 2005 CMP   |
| 1925   | Margaret Emily<br>Maloney (Denis<br>Maloney's widow) | by 1927 owned by<br>Tooth & Company<br>Ltd | Sands and RAB  |

\* Sources:

Sands: Sydney Sands Directories

RAB: Sydney City Council's Rate Assessment Books

SMH: Sydney Morning Herald

The land was resumed in 1939 by the City Council for demolition for the widening of Parramatta Road into Broadway, with a simple shed built on the eastern corner of Parramatta Road and Kensington Street to allow the hotel (and the similarly affected Westminster Hotel) to continue to trade during the construction works.

Margaret Maloney purchased the residue of the site and engaged architect Sidney Warden to design a new hotel in the Inter-War Functionalist style.

As noted in the earlier histories prepared for the Hotel, the new hotel was acclaimed at the time as an excellent example of a modern hotel, with many favourable comments made praising its streamlined form, sophisticated use of materials and tasteful décor including the sweeping oval bar and the sophisticated saloon and other areas. The architect Sidney Warden was well known for the quality of his work, having designed the nearby Broadway Hotel immediately prior to being engaged for this project.

Malonony tied the hotel to Tooth & Co almost immediately after completion of the building (in 1941) and named it the County Clare after her (and husband Denis') birthplaces in Ireland. It remained in family ownership for the next 25 years, only being sold to Tooth & Co in 1965.



Figure 12. Looking south-west along George Street (Parramatta Road) from Kensington Street prior to the demolition of the buildings to allow the widening of Parramatta Road in 1939. Ryans Hotel is on the left side, and the Restaurant can be seen adjacent to the original entrance gates. (Sydney City Council Demolition Photographs (dated c1933). Sydney City Council Archives Reference Collection. NSCA 51/4572)



Figure 13. Ryan's Hotel. Building works associated with the major extension to the Administration Building can be seen in the background. (Australian National University. Archives of Business and Labour. Tooth & Company Collection. Ref. N60-YC-6. Image date Aug 1939. <http://hdl.handle.net/1885/46193>)