



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>)

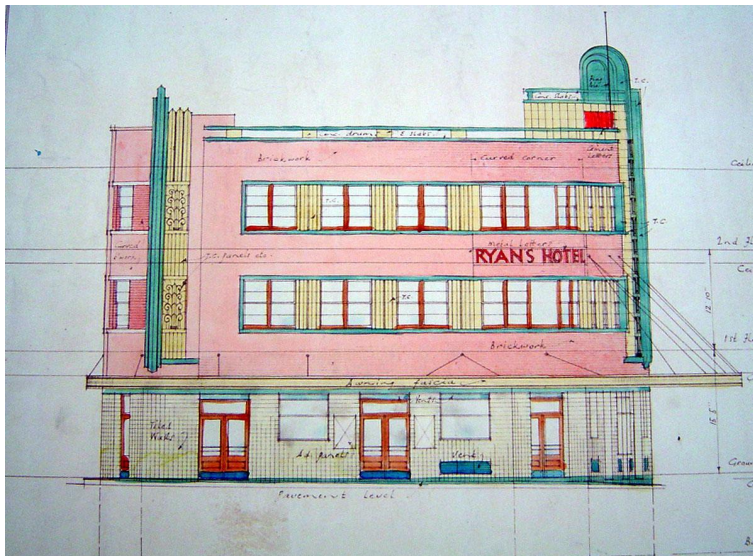


Figure 15. Plan for the Kensington Street elevation of the County Clare Hotel (Copied from Notes on the history of the Clare Hotel by Noel Bell Ridley Smith. Source is referenced as NSW State Records. Nd.)

24 PARRAMATTA ROAD

The westernmost building, adjacent to the main entrance gate to the brewery, was a very modest one-roomed timber shop with a shingled roof first mentioned in the Sydney City Council Rate Assessment Books in 1848. It was owned by John Wilson and tenanted by John Burns, who was to stay at the site until at least 1858. Burn also built a row of two storey, two roomed timber tenements behind the shop which had access only from the brewery's driveway by 1855 (see Figure 6). This row of buildings was shown as mainly empty by the 1861 Assessment Book and appears to have been demolished by 1863, possibly to allow an extension to the shop fronting Parramatta Road, because in that year the shop was described as being a two storey shop with seven rooms (still of timber construction), owned by George Wakeley and occupied by F.K.Oliver. Its assessed value had also risen markedly from 26 to 65 pounds.

By 1865 the building was occupied by Daniel Maher, a hay and corn dealer, (Sands) and was described as being a House and Store of one storey and six rooms built of brick and iron and now owned by Mrs Wakeley (RAB-1865). The 1870 Sands Directory shows the building being used as a produce store by John Maroney, and by 1871 Maroney still tenanted the building (described once again as a two storey, four roomed building built of timber with a shingled roof) although it was now owned by John Smith.

The 1875 and 1880 Sands Directories and the 1880 Assessment Book show the occupant as Duncan Dyson, a furniture dealer, and the 1880 Assessment Book shows the owner once again as Mrs Wakeley.

By 1882 the occupant is shown as L O Carr and the building as a two storey, eight roomed shop of brick with an iron roof owned by Mrs Mackley (likely to be a miss-spelling of Wakely) and valued at more than twice its neighbor at 22 George Street West (Parramatta Road), whereas until this time it was consistently worth approximately the same.

In 1885 the building was occupied by Elias Gerson, a bootmaker, but there is no record of his occupation in the Assessment Books, since by 1891 (the next surviving book), the building is owned by T Walkley (possibly yet another spelling of Wakeley) and occupied by C Whitford. No mention is made of the property in the 1890 Sands Directory.

A photograph in the Sydney City Council Archives (Figure 15) suggests that the building at that time was operated as tea rooms by John and Margaret Manson, but no evidence was found of this in either the Assessment Books or the Sands Directory, and the 1891 Assessment Books show the property still owned by T Walkley and occupied by C. Whitford, and between 1895 and 1901 the restaurant was operated by Bridget and James McKeever. (Bridget: sands and James RAB). An Emily McKiver (possibly a relative) was shown as occupant in the 1902 Assessment Book, with the building now owned by Atkinson and Davis. The 1905 Sands Directory shows the restaurant run by Miss A Read, and then George Tourle (or Towle) by 1910, followed by Frederick Fisher in 1915; Arthur Hockey of 'Hockey's Café' in 1925, by which time the property had been purchased by the brewery.

The building was demolished as part of the Sydney City Council's widening of Parramatta Road to create Broadway in 1939 and the land was then incorporated into the site redeveloped as the County Clare Hotel.



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.



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.)

2.4 THE CLOSURE OF THE BREWERY

Although production levels at the brewery remained significant after WW2, restrictions on building saw general maintenance and the replacement of plant become more piecemeal. With the end of 'tied houses' in the 1970s the company diversified its interests, and in 1980s a significant redevelopment of the brewery complex saw the demolition and replacement of some of the original brewery buildings.

The Tooth and Co. company was also taken over by the Adelaide Steamship Company, who then sold it to Carlton and United Breweries in 1983. By the end of the 20th Century, Carlton and United Breweries decided to close the brewery and dispose of the site. Closure and decommissioning commenced in 2004 and the Brewery finally ceased production of beer in January 2005.

The site was sold and plans for its redevelopment as a major commercial, residential and retail hub were approved in 2006, with a series of modifications for certain elements including the Administration Building and County Clare Hotel.

The site has now been cleared with the exception of the most significant buildings identified in the earlier heritage studies and assessments; and its redevelopment is well underway, with several multistorey buildings under construction.

The main Administration Building and the County Clare Hotel, together with the adjacent internal roadway now known as Carlton Street and its Art Deco gateway to Broadway, remain in situ, continuing to play an important role in defining the quality of the northern edge of the historic precinct within the Central Park redevelopment.

The Administration Building is currently substantially vacant, although part of the ground floor is being used as a site office for the Central Park Project. The County Clare Hotel has continued to trade as a hotel with traditional pub-style basic accommodation on the upper levels. It has remained substantially unaltered since its construction.

2.5 HISTORIC THEMES RELEVANT TO THE FORMER BREWERY SITE

The NSW Heritage Council has developed a suite of Historic Themes that are to be considered when assessing the heritage significance of places. The themes identified in the 2005 CMP as being relevant to the site were as follows:

Land tenure: The CUB site is evidence of early land ownership in Sydney, and the transition from Crown Land and Military Garden leases to private ownership. The site contains remnant evidence of early colonial subdivision patterns, roads and lanes formed by the mid 19th century as part of the early subdivision of Chippendale.

Townships:	The CUB site demonstrates early colonial expansion of Sydney town on its western perimeter for initially industrial and then suburban development, and the subsequent expansion of this use on a large into the surrounding suburban area. This is an example of one of the last remaining large scale industrial sites on the periphery of Sydney.
Transport:	The CUB site demonstrates the importance of locating industry in close proximity to transport routes. It is located on the main colonial transport route between Sydney and Parramatta. This and other nearby industrial sites relied on road transport for the delivery of materials and for the distribution of products throughout NSW.
Industry:	The CUB site is evidence of the growth of the brewery from a small colonial business to an international company.
Labour:	The CUB site demonstrates processes of industrialisation that have reduced intensive labour input through increased mechanisation and improvements in working standards throughout the 19 th and 20 th centuries.
Technology:	The CUB site contains buildings and equipment that demonstrate the evolution of brewing methods and techniques in NSW throughout the 20 th century.
Defence:	The CUB site has early associations with the colonial era Military Garden and was also associated with processed food production in the Second World War.
Housing:	The CUB site contains evidence of the evolution of terrace housing from early Victorian to the Edwardian Period of suburban expansion of the city of Sydney in the Chippendale area.

3.0 PHYSICAL ANALYSIS

3.1 INTRODUCTION: THE CHARACTER OF THE ADMINISTRATION PRECINCT

The 2005 CMP included an extensive analysis of the physical fabric of the precinct. The following description of the fabric should be read with reference to Volume 3 of the 2005 CMP. Extracts relevant to the Administration Building and County Clare Hotel are attached at Annexure B of this CMP.

Although its component buildings were constructed relatively recently, their distinctive architecture and imposing scale and form, combined with their position on the site which allows each to be viewed from multiple perspectives, has meant that the Administration Precinct was one of the most significant in the whole brewery complex.

At the time the earlier CMP was written the majority of brewery structures and buildings were extant and the CMP made extensive reference to them and their contributory values that ways in which they contributed to the character of the precinct even though many had negligible individual heritage value. Notwithstanding this, all of the structures within the precinct with the exception of the Administration Building, the County Clare Hotel, the main entrance gateway and the former Main Avenue have subsequently been demolished in accordance with the approved development and new high-rise structures are being built throughout the redevelopment site, including in close proximity to the Administration Building and County Clare Hotel.

The contemporary redevelopment of the brewery site as Central Park includes the introduction of a range of new uses to the site including commercial, residential and retail. The activation of the public domain has been a priority throughout the planning stages of the project and the conservation and adaptive reuse of the Administration Building and County Clare Hotel has been identified as a priority of the new development.

The Administration Building and the County Clare Hotel may not demonstrate a strong stylistic or functional consistency, but they are linked through their shared relationship with the public domain.

Kensington Street is a narrow thoroughfare that was originally lined with terraces and small commercial buildings, but these were demolished in the late 19th/early 20th century to facilitate the direction of brewery buildings including the Administration Building and its partial predecessor, the Aerated Waters Factory.

One of the most notable characteristics of the Administration Building is its tightly enclosed and guarded form, with the only public entrance being on the brewery side of the building, and no access at all currently available from Kensington Street. This, when combined with the high street wall and dentillated brickwork of the Administration Building, gives the perimeter of the site to the public domain a defensive and functional character. As noted in the 2005 CMP, the buildings along Kensington Street, including the Administration Building, have “coalesced into a continuous boundary structure representing in form and scale a ‘city wall’ characteristic of the insular character of breweries as a building type.”(p43, V3) The character and permeability of this wall is undergoing rapid change as part of Central Park, with the precinct being formally designated as a historic streetscape identified for urban activation.

The County Clare Hotel is more typical of its type and includes multiple doors leading from the public domain surrounding the building into the public bar area and its ancillary spaces, with other doors leading from street level to the more private areas on the upper levels.

The County Clare Hotel in particular can be viewed as a building in the round, having frontages to not only Kensington Street and the internal brewery driveway (Carlton Street), but also important distant views along Broadway towards the site. Its streamlined interwar functionalist form is substantially intact and the hotel forms a highly contributory element in the streetscape of Broadway.

Narrow street alignments (including those of Kensington Street and Carlton Street) mean that the conserved original fabric will continue to be prominent in views over this part of the

Central Park site, and this will help to retain the integrity of their setting notwithstanding that the surrounding area is undergoing such rapid and dramatic change.



Figure 18. View toward the site from Broadway.

The County Clare Hotel is prominently located at the main eastern corner of the Central Park site with the Administration Building tucked behind, being mainly visible from the adjacent Kensington Street. The Art Deco main entrance gate to the brewery complex is adjacent to the hotel and helps to distinguish it from other hotels in the area. It also defines the edge of the historic administration precinct and the entrance to the Central Park redevelopment.



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.



Figure 20. The imposing Administration Building was prominently located within the brewery precinct, close to the main gateway.

The detailing to this elevation is more complex and highly detailed than that to Kensington Street and emphasised the sense of prosperity and authority to visitors.

This view is no longer available due to the development of Central Park.

(Image: Google Streetview 2012).



Figure 21. Looking south from Broadway along Kensington Street to the Administration Building.



Figure 22. The Administration Building forms part of the historic Kensington Street Precinct.



Figure 23 & 24.

The historic precinct is located within an area undergoing rapid and visually dramatic transformation, with the UTS building (L) now being challenged by the new buildings within the Central Park redevelopment (R).

3.2 THE ADMINISTRATION BUILDING

As described in Section 2 above, the form and fabric of the Administration Building evident today is largely not from the 'original' 1910 phase of construction, but has been heavily modified by the layers of alteration and addition that have been undertaken to both the interior and exterior of the building over the years.

The Administration Building is an imposing three-storey industrial commercial building typical of those constructed by prosperous companies at the turn of the 20th century. It is built generally in the Classical Free Style, but the subtle differences and variations evident on close inspection reveal that the contemporary fabric of the Administration Building is the result of at least five major phases of development:

- the original 1910 Administration Building by architects Spain and Cosh, demonstrated by the external walls and basement, ground and first floors of the southern half of the building;
- the 1912 aerated waters factory by Spain, Cosh and Minnett, demonstrated by the basement of the northern half of the building;
- the major alterations and extensions made in 1930-31 by Robinson and Marks, demonstrated by the external walls and ground and first floors of the northern end of the building and the whole of the uppermost floor and roof areas;
- major internal alterations made in the 1950s including reconfiguration of elements such as stairs which were associated with the extension of the building to the south (now demolished); and
- the 1970s demolition of internal offices and the creation of the current open office plan over most of the three aboveground levels of the building.

The primary 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 with a copper hood, it's restrained design and quality construction allows it to play an important part in the composition of the building.

Access to the interior of the building is via a short flight of four steps from street level up to the main ground level of the building. The stairs have been replaced or resurfaced in granite or similar hard wearing material with simple handrails installed either side of the stairs.

The joinery to the main door is simple, with a pair of doors framed in varnished maple. A decorative ironwork grill has been added to protect the glazed arch above the front door.

The southern wall of the Administration Building was demolished in previous years to accommodate an extension to the south. This extension has now been demolished and a lightweight wall has been erected to protect this elevation.

The main street elevation of the Administration Building provides clear evidence of the earlier layers of alteration and addition that have occurred including most notably the neatly butted brickwork marking the join between the 1910 structure and the 1930 extension to the north. Evidence of careful attention to detail can be seen in the workmanship, with both the materials and the techniques matching the original so effectively that the extension can only be read on close inspection.

Careful inspection of the facade from Kensington Street allows the additional floor to be read as such due to indicators such as the flat headed window openings (in contrast to the arched headers on the lower levels), lighter weight timber frames to the windows and the different rhythms used in the spacing of windows to this top level.

Further evidence of modification includes the removal and replacement of several windows on the ground level to create larger openings with a concrete lintel above and the replacement of some of the arched header windows to the first floor at the northern end of the 1910 building by standard rectangular openings. The reason for this is not known given that the alteration would appear from the fabric to have been done as part of the 1930 works which included matching other window forms from the 1910 building.

Other layers have had a more modest impact, such as the infilling of some windows, particularly on the ground level to Kensington Street and the installation of security mesh in frames bolted directly to the brickwork along the ground floor level.

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 potential damage to the brickwork. Some erosion of jointing was seen, but in most places this appears to be superficial.

The sandstone base to the building on the western elevation appears to be in sound condition and free of damage which is notable given the industrial environment within which it was located. The building has remained relatively free of vandalism such as graffiti or malicious damage, including on its long frontage to Kensington Street.

The external fabric of the Administration Building was described in the 2005 CMP as:

Building 10A (northern part)

The current form of the three-story building, with basement, has developed through a series of major modifications since the construction of the original Aerated Waters building to designs by Spain Cosh and Minnett in 1912. The building above the basement level was reconstructed in 1930-31 and is more representative of warehouse classicism of the Interwar period than the Federation Free style of the aerated water building as originally executed.

The facades as existing today are constructed of chestnut brown brickwork laid in cement mortar, in English bond, with contrasting dark brick voussoirs and stringer coursing on the engaged piers. The segmental arched windows on each floor level are paired between each pier.

Basement openings feature Art Nouveau style grills and the same dark voussoirs as the main windows correctly above. Both the north elevation and east elevation facing Kensington Street are similar in their construction and detail to the Main Avenue facade, except that the grilles of the basement openings are simple railings with no Art Nouveau elaboration. The building as it exists today has only a secondary entrance to Main Avenue serving the basement.

The exterior of Building 10B, the earlier part of the Administration Building, was described as:

The Administration Building was originally constructed following approval of the Spain and Cosh drawings in 1910. The design of the building in the Classical Free style differed substantially in technique and materials both from earlier functional brewery

buildings and the slightly Aerated Water building, also by Spain and Cosh. The provision of a large centralised administrative building and its execution in a comparatively expressive and imposing manor style is an indication of the brewery's desire to protect a prestigious image, and to publicly display the level of its recent growth and success.

The construction of the facades, above the ground floor ceiling height, in mid-chestnut brown brickwork laid in English bond and contrasting dark brick voussoirs and stringer coursing and the heavily rusticated sandstone base on the Main Avenue elevation is in contrast to the earlier buildings with the monochromatic brickwork and simple corbelled detailing. The two symmetrically opposing projecting bays established a more comprehensively symmetrical composition than the repetitive rhythm of bays of the earlier buildings, and the battered detail of the stone base provides further emphasis to the symmetry.

The horizontal ordering of the facade is stronger than in the former Aerated Water building with the use of a stone stringer coursing continuing the first floor stone window seals and a dark brick stringer course near the springing line of each first-floor window arch. The rusticated masonry is detailed with dressed reveals and margins and segmental arches over the basement windows are finished with a dressed role. The stone has weathered to an even golden colour with no obvious banding.

The treatment of the east elevation facing Kensington Street is simpler in treatment. In the absence of the stone base, the projecting bays are cantilevered in an Italianate style by corbelled and dentil courses of brickwork.

External modifications to the two parts of the Administration Building were summarised as:

Building 10A

The northern end of the present Building 10 – was originally the Aerated Water Building, with a frontage to the main roadway of the brewery of about 60ft. the original building included a tower, loading dock, store rooms and open area at the south end of the building and an open well in the centre of the building. This was substantially demolished and reconstructed in the 1930's when it was incorporated with 10B, only the cellar remains of the original.

The second floor completed early 1931 maintained the vertical division of each facade into a series of symmetrical bays by the extension of the engaged piers but replicated more closely the style of the slightly later Administration Building. A new hipped roof structure with boxed eaves and eaves guttering was built to cover the entire length of the two buildings.

Building 10B

The original Spain and Cosh drawings show the north and south ends of the building indented to form light wells and the original walls extending as parapets enclosing the flat roof structure. The parapets above the two projecting bays facing the Main Avenue are elaborated with terracotta tiles. Several rooftop pavilions are evident including the lift shaft tower, and adjoining stair access pavilion, the roof lantern above the First Floor General Office, and the chimneys. The 1928 photo confirms the built form was true to these drawings.

The original drawings show the upper sashes of the first floor windows to be detailed with glazing bars. The metal grills over the basement windows on the Spain and Cosh drawings are a geometric design different from the curvilinear Art Nouveau grills still existing.

Robertson and Marks replicated the style of the original building in the second floor completed early 1931, maintaining the classical projecting bays of the front facade and horizontal ordering of the facade with projecting precast stringer mouldings at each floor level. The roof of the new building was continuous with the addition to the Aerated Water Building consisting of a hipped structure clad in corrugated iron roofing