



Figure 36. Interior: Level 2 has the same structural configuration as the ground floor with the riveted beams and columns aligned with those below. Arched bays sit along the eastern wall with fittings for gas lanterns built into two of the bays. The lift bay is lined to c1200mm above floor level with heavy steel mesh above. A small sign is attached to the lift doors warning of load capacities in hogsheads. Floors are timber: they are mainly sound, although the scratched surface provides evidence of heavy loads being dragged. Floorboards have been replaced in places. The stair to this level is not meshed or gated.



Figure 37. Within the roof space. A simple king post truss timber construction with corrugated iron sheeting. A timber walkway provides access to the roof exterior and the lift motor room.



Figure 38. The floor to the ground level is a poured concrete slab with a separate poured slab where a turntable was previously located (note that this was offset to the door openings). There is also small area of patching near Dwyer street. The floors to the upper levels are timber tongue and groove boards — mostly intact, but patched in places. Neatly painted numbers survive to the storage areas on the upper floors. The boards throughout are worn, providing evidence of the use of the space; but appear to be sound.



Figure 39. Staircases are banked on the southern wall, although the configuration varies between floors. All are open timber tread, but evidence such as grille doors and caging provides evidence of use as secure (bonded) storage area. The stair between ground and first floors is open tread and rail to a mid-way landing, and fully enclosed (with timber boarding and welded mesh overlay) to the upper part. Evidence of heavy grille (likely to be fixed or possibly a gate) to the stair (a lighter gate with welded mesh is extant).



Figure 40. A small office area has been formed on each level between the lift and windows overlooking Dwyer Street. This area is not reinforced and has a ripple iron ceiling lining, and tongue and groove timber lining has been fixed to the wall of the adjacent lift cage.



Figure 41. Looking up to the underside of the floor above showing riveted steel girder construction.



Figure 42. The large goods lift at the eastern end of building is a distinctive feature of the building. Its size is sufficient to carry an early 20th century motor vehicle.

Garage-style doors have been fitted to the lift cage at ground floor, with timber lining boards to the northern (administrative) area. The southern side of the structure is lined to c1500mm, and is caged above with heavy wire.



Figure 43. Marking on floor at ground level providing evidence of an earlier vehicular-scaled turntable set into floor (the mechanism has been removed and the area infilled with concrete slab). The position of the turntable does not align with either the door opening or the lift.

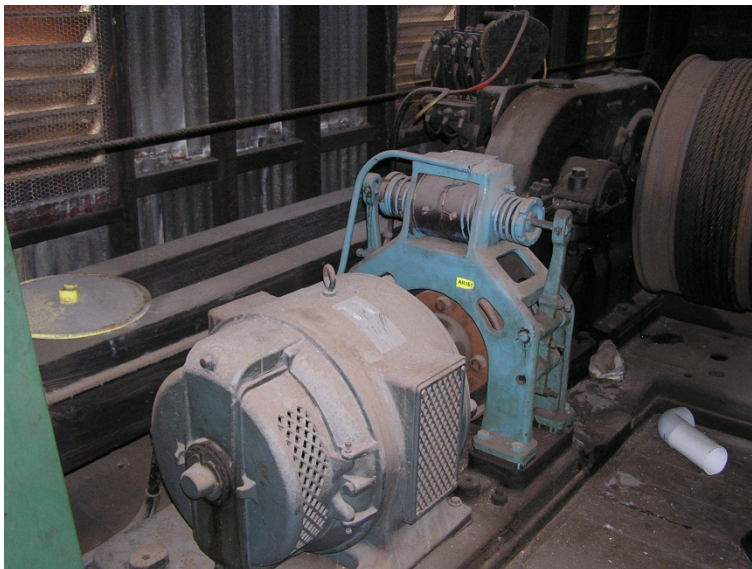


Figure 44. The lift motor room is set above the roof in a small shed. The motor and winching machinery appears to be intact. It is understood to still be operational, but does not comply with current safety requirements. The GML HIS identified industrial archaeological potential of this equipment.



Figure 45. Fittings for safety lights have survived throughout the building with raw wiring to the ground floor in administrative area.



Figure 46. (left) original sign on the door to the lift identifies its six hogshead cask capacity – evocative of the former use of the building.

Figure 47. (centre) the timekeeping, or bundy, clock was a characteristic element of mid-late 20thC businesses but is now increasingly rare.

Figure 48. (right) The storage of spirits in the building necessitated effective protection against fire. A sprinkler system control board is set on the southern wall near the entrance to the property along with an electrical distribution box.

REVIEW OF THE HERITAGE SIGNIFICANCE OF 2-10 KENSINGTON STREET

The 2005 CMP identified the significance of 2-10 Kensington Street (identified in that CMP as Building 46A) as follows:

Criterion (a) Historic significance

Building 46A has historical significance in demonstrating the early 20th Century incursion of the Kent Brewery into the surrounding streets.

Criterion (b) Significance for association with important persons or places

The building at 2-10 Kensington Street has had a continuous supporting role to the Kent Brewery over nearly a century, but was designed by a lesser-known architect who operated as a sole practitioner.

Criterion (c) Aesthetic significance

Building 46A has aesthetic significance as a substantially intact and representative example of a Federation Arts and Crafts Warehouse Style building with a prominent corner location. The building makes a substantial contribution to the Kensington Street Streetscape. Significant fabric includes Building 46A's street facades, timber intermediate floors & roof structure, and car sized goods elevator..

Originally the front of this building aligned with the original Aerated Waters Building on the opposite side of Kensington street with both built in similar styles. The subsequent rebuilding of Building 10A (the northern end of the main Administration Building) diminished the streetscape value of the original scheme.

Criterion (d) Social significance

There are no indications that the building holds particular significance for a defined group of people within the terms of the criterion.

Criterion (e) Technological/research potential

The old cask store goods lift is an unusually large, purpose-designed good lift which is a relic of the early use of this building, illustrating the size and volume of [the] goods typically handled. Its lifting mechanism has a relatively sophisticated hoisting

and balancing arrangement to cater for the large loadings but it is otherwise a representative example of a lifting mechanism of the early twentieth century. The lift car is of an unusually large size. (the industrial archaeological potential of the building has been assessed in the Kent Brewery Machinery Update October 2004 by Godden Mackay Logan Heritage Consultants, Page 54)

Sites 46 A, B & C have been identified as having high archaeological potential in the Carlton & United Brewery Archaeological Zoning Study 2005, by D. Mider.

Criterion (f) Rarity

Built as a Motor Garage, this building has potential significance for rarity as an early, purpose built three-storey motor garage. Such significance would need to be demonstrated through a wider comparative study.

Criterion (g) Representativeness

Site 46A is an intact representative warehouse / store building in Federation (Arts and Crafts) Warehouse style.

Comment:

Item 46A was identified in the 2005 CMP as having high significance at a local level. This assessment has been confirmed by the inspection of fabric and additional research undertaken for this CMP.

CONTRIBUTORY ELEMENTS: 2-10 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The elements of the building at 2-10 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic	High	Evidence in the fabric- such as the markings on floors or walls.
Massing	Historic, aesthetic	High	Exterior walls.
Architectural style and detailing	Historic, aesthetic	High	Exterior of building – street elevations in particular.
Rhythms of the elevations including spacing and proportions of openings	Aesthetic	High	Exterior walls – fenestration, bays, materials and the decorative parapet typical of the Arts and Crafts style.
External fabric - original	Historic, aesthetic	High	Brickwork, lintels, early concrete blocks (imitation stone) at base of building, large timber sash windows and arched heads.
External fabric - inserted	Historic, layering	Little-intrusive	Roller shutters to ground level (although these interpret the former Motor Garage use)
Roof form (parapet)	Aesthetic	high	Whole parapet plus pattern integration with arched windows on the level below.
Roof	n/a	Little	
Walls (brickwork)	Historic, aesthetic	High	Brickwork throughout
Joinery (windows)	Historic, aesthetic, technological	Moderate	Original timber framed large sash windows including arched headers in centre of street elevations on upper level.
Ceilings/floors (timber)	Historic, technological	Moderate	Hardwood timber boards laid over timber

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Steel reinforcing to interior to accommodate additional loads	Historic, technological	Moderate	frame to upper levels. Reinforced concrete to lower levels.
Staircases	Technological, historic	Moderate	Expressed clearly throughout interior of building.
Fittings and detailing associated with use as a motor garage	Historic, aesthetic, technological	Moderate	Evidence of being 'turned' can be seen on close inspection. Gated stair associated with secure storage areas.
Fittings and detailing associated with use as Bonded Spirit Store	Historic, aesthetic, technological	Moderate	Includes vehicular lift, motor room and evidence in floor of earlier vehicular turntable (built into the ground floor near the lift)
Fittings and detailing associated with other uses	Historic, technological	Not able to be read	Security mesh fitted around stair to upper level – location of boded liquor storage area. Evidence of bonded store (grilles and gates) is significant. Also markings on the floors and walls locating storage areas.
Streetscape values	Historic, aesthetic	High	Bundy clock fixed to wall.
Services	Technological	Moderate	Scale, form, materials and detailing. The building works with the former Administration Building to act as a 'gateway' at the northern end of the Kensington Street Precinct.
			Substantial emergency services equipment – updated components, but markings on the wall etc reveal that this has been an important element since at least the War years and potentially since the building was first built providing evidence of the flammable nature of the former use (storage of casks of rum and other sprits)

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 2-10 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the former Rum Store building's fabric. It also notes any areas of repair and maintenance required that were noted during site inspections.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact although sheeting has been replaced. Periodic replacement of roof sheeting will be required in the future.
Walls	Exterior brickwork and parapet – fabric and configuration intact. Evidence of lean to parapet on Kensington Street elevation. Previous stabilisation works noted. Structural review and repair/stabilisation works may be required.
Joinery	Exterior windows: large timber-framed, including a paired semi-round window at centre of upper level. Form is significant – fabric could be replaced with like if repairs required. Sashes and glazing to upper level on Dwyer Street need to be reinstated. Timber surround and garage-style doors to lift appear to be in sound condition.
Ceilings	Intact. Mostly unlined ceilings – painted underside of joists for floor above reflect industrial purpose. The use of the area beside the lift as an administrative area is evident in part by its ripple iron ceiling. Upper level ceiling is lined – sheets of ripple iron and some timber lining boards (near lightwell). Some later plain sheeting also evident. All have been painted white.
Floors	Ground floor is poured concrete slab: includes evidence of vehicular turntable Floors are original timber.

Element	Comment
Staircases	Open tread industrial/functional form and materials.
Evidence of earlier use - Industrial archaeology	Vehicular/goods lift enclosure with garage-style doors. Do not use until inspected for operational potential and safety. Substantially intact motor/winch/cable system. Do not use until inspected for operational potential and safety. Evidence of turntable (infilled) on ground floor. Safety light fittings on eastern wall. Bundy clock near lightwell on ground floor.
Streetscape	Strong streetscape presence. The building addresses both Kensington and Dwyer Streets and provides a high quality entrance to the precinct that is visible from Broadway. Has aesthetic integrity and visual prominence.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	Early (and maintained until industrial use ceased) fire protection system. Maintain fire protection systems in working order while current use remains.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 2-10 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The exterior form and footprint of the building should be retained.
- The strongly expressed architectural forms of the Federation Arts and Crafts Warehouse style should continue to be able to be read and interpreted as part of any new works.
- Retention of significant interior fabric and spatial qualities should be a priority in any adaptive re-use.
- The parapet line should continue to define the skyline when viewed from within the immediate Kensington Street Precinct.
- Any new openings should be constrained to fit within existing structural bays.
- Structural damage needs to be arrested and repaired.

4.5 WAREHOUSE AT 12 KENSINGTON STREET



Figure 49. The façade of 12 Kensington Street is similar to that of the adjoining Motor Garage/rum cask store at 2-10 Kensington Street. Minor differences in scale reflect the narrower lot and lower height of the building. Detailing is consistent with 2-10 Kensington Street. The form of the parapet is similar to that of the adjacent building at 2-10 Kensington Street but is smaller in scale and simpler in detailing.



Figure 50. The interior of the building has been gutted, including the removal of the upper level, to create a single large space. Door openings have been cut in the walls to the north and south to provide direct access between the three buildings by the Brewery. (Photo: Nat Hughes)

The building at 12 Kensington Street was built in 1909 for use as a warehouse by Thomas Taylor Ltd, a business that was not associated with the Brewery, but it was purchased by Tooth's soon after its completion and has been used by the Brewery for additional storage since 1914. It is a simple, Federation-style warehouse that pre-dated but is similar in design to the adjoining larger Rum Store Warehouse at 2-10 Kensington Street through its façade

proportions and the scalloped parapet. The interior was originally two stories but the upper floor has been removed (1964) and the space is now a large void. Pedestrian-scaled openings have been cut at ground level to the two adjacent buildings.

THE HISTORICAL DEVELOPMENT OF 12 KENSINGTON STREET⁵

The first recorded building on No. 12 Kensington Street was a single storey cottage to which a second cottage and workshop was added by 1890. In 1909 the owner, James Serbutt, demolished the buildings and engaged architect D.T. Morrow to design the current building, a two-storey factory for Thomas Taylor Limited. Tooth's purchased this factory in 1914 and it was used in association with the adjoining motor garage at 2-10 Kensington Street.

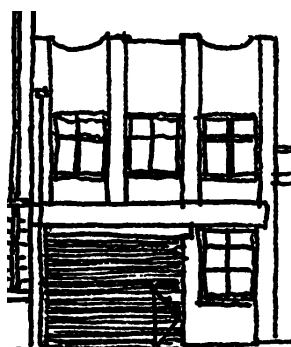
In 1964 new footings and major alterations were undertaken to a design by Architects Lemont, Niblett & Daubney to create a large column-free double storey space linked to the adjoining property at 2-10 Kensington Street (after the original first floor was gutted) through a door cut through the common wall.

An opening was also created (date unknown) to create a large vehicular opening and roller door to the Kensington Street façade. The building has most recently been used in conjunction with 2-10 and 14 Kensington Street as rehearsal and studio space.

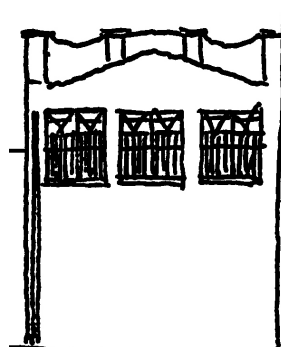
DESCRIPTION OF THE FABRIC OF 12 KENSINGTON STREET

The 2005 Heritage Inventory Sheet for 12 Kensington Street (Building 46B) described the fabric of the building as follows:

46B is a two-storey building located on Kensington Street to the south of Building 46A, sandwiched between it and 46C in a style similar to Federation (Arts and Crafts) Warehouse Style. The plain, simple exposed brickwork façade is similar to the adjacent building 46A with windows only on the upper level. It now comprises one large column-free double-storey space, after the original first floor was gutted. Street access is via a large roller-shuttered opening on the front facade. The construction comprises external load bearing brick walls supporting a timber frame pitched roof with metal sheeting. It is presently used as a materials store. The building is in good condition but has lost the first floor structure entirely. Very little of any original fitments & fittings remain to suggest earlier uses.⁶



Kensington Street Elevation



Rear elevation

⁵ ibid

⁶ ibid