Image caption	Kensington streetscape looking north.				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



CUB SITE - INVENTORY/ASSESSMENT SHEET- NO.10

			ITEM DET				
Name of Item	Kensington	Kensington Street Garage, 50-58 Kensington Street					
CUB Precinct	Kensington Street Precinct						
CUB Asset No.	50						
Other Name/s	Motor Gara	Motor Garage from 1920					
Former Name/s	Spirit Bond	Store from	1939				
Item type	Built						
(if known) Item group							
(if known)							
Item category (if known)							
Area, Group, or Collection Name	Kensington	Street Preci	nct				
Street number	50-58						
Street name	Kensington						
Suburb/town	Chippendale	Э				Postcode	2007
Local Government Area/s	City of Sydney Council						
Property description	Lot 6 DP 33	953					
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		•	Northing	
Owner	Carlton & U	nited Brewe	ries (NSW)				
Current use	A temporary	A temporary car repair workshop					
Former Use	Motor Garage Spirit Bond Store General Store						
Statement of significance	Criterion (e) Site 50 has high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) on the site will be high.¹ Criterion (g) Building 50 is representative of the policy of expansion of a Brewery in response to changing needs and has associations with the evolution of the Brewery and its surroundings over a period of time. Due to its corner location the building makes a modest contribution in the context of the adjacent Chippendale Conservation Area as a brick industrial building.						
	Building 50 has some significance under the assessment criteria, however it does not reach the threshold for local listing. Its significance would justify recording in the event that demolition is proposed.						
Level of Significance	State Local L						

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

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		DESC	RIPTION			
Designer	Architects Office Ke	ent Brewery				
Builder/ maker	Unknown					
Physical Description	A single storey building bound by Goold, Outram and Kensington Streets with the entrance on the south facade through a large roller-shuttered opening.					
	It is built to the boundaries and comprises one large double-height, column-free space. The building is quite ordinary in appearance, not typical of any particular style but seems loosely inspired from Federation freestyle and follows the architectural language of some of the buildings inside the brewery complex evidenced by the Comb-toothed pattern in brickwork at base course of the parapet, lintel beams, splayed window sills and engaged brick piers. The construction comprises external load bearing brick walls, reinforced concrete lintel beams and a pitched roof of metal sheeting supported by steel trusses spanning the width of the plan. The building was originally used as a garage before conversion to a spirit Bond Store in 1939. From					
			store. The building is p			
Physical condition and Archaeological potential	walls, especially are places. Window frather oof in some place filling-in of original was archaeological Zorwith a small sectio	ound the point of I imes and sashes aces. The buildin vindows. al potential has ning Study, 2005 n at the corner of	ly good condition apar load transfer from the tr are in bad condition. T ag is fairly intact excep been separately ass by D. Mider as being g Outram Street and Ke chaeological potential.	russes, and surface here are signs of rate for creation of a number of the creation of a number of the control	discoloration in sainwater ingress ew door opening & United Breweshaeological pote	from g and eries ential
Construction years	Start year	1920	Finish year	1920	Circa	
Modifications and dates	N/A					
Further comments	N/A					

	HISTORY
Historical notes	The land at 50 to 58 Kensington Street was purchased from the Kensington Estate in 1843 by Daniel Outtrim. In 1855 Outrim enlarged his land holding with the purchase of the adjoining land in Goold Street which he purchased from William Lamb.
	By 1861 the 5 terraces fronting Kensington Street and the 5 terraces in Goold Street had been constructed on this land and were in use as low cost rental properties.
	The Outrim family owned the cottages until 1912 when they were purchased by Tooths. The cottages were demolished in 1916 and in 1920 a single storey brick garage was constructed across the whole site.
	From 1939 this property was used by Tooths as the Spirit Bond Store and from 1948 it was in use as a bulk general store. The building is presently in use as a temporary car repair workshop.

	THEMES
Australian historical theme	Developing local, regional and national economies
New South Wales historical theme	Industry - brewery
Local historical theme(s)	Supplying the city- Industry

	COMPARABLE ITEMS
Location and description, stating why they are comparable	N/A

	ASSOCIATED ITEMS
Location and description, stating what the association is with the comparable items	Former Tooth Brewery site building.

	CURTILAGE
Describe the	Lot boundary.
physical curtilage of the item	The building is located adjacent to the Kensington Street Terraces group, which is considered to be a highly significant streetscape. The former garage building is a relatively revival element in that streetscape though it complements other industrial buildings in the immediate context.

Historical significance SHR criteria (a)	APPLICATION OF CRITERIA Building 50 conforms to a common pattern of land acquisition and subdivision, with no identifiable historical significance.
Historical association significance SHR criteria (b)	There are no evident associations requiring assessment under this criterion. The building demonstrates the expansion of the Brewery into the surrounding suburban areas.
Aesthetic significance SHR criteria (c)	Building 50 has some significance for its modest contribution in the context of the adjacent Chippendale Conservation Area in terms of its materials and industrial character. This would not be sufficient to justify listing under this criterion.
Social significance SHR criteria (d)	There is no identifiable association with a particular group.

Technical / Research significance SHR criteria (e)	The site has high archaeological potential relating to provisional use of the site as small scale residential Terrace. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) on the site will be high. The building is otherwise standard in its construction and potential for further research.
Rarity SHR criteria (f)	The building type and features are common for their age.
Representativeness SHR criteria (g)	The building has low values for the representativeness criterion.
Integrity	The exterior openings have been modified.

	HERITAGE LISTINGS
Heritage listing/s	N/A

		INFORMATION SOURCES		
	Include conservation an	d/or management plans and	d other herit	age studies.
Туре	Author/Client	Title	Year	Repository
Written	Rosemary Annabel Historian	Carlton & United Breweries Conservation Plan	1991	Various
Written	S Fitzgerald	Chippendale: Beneath the Factory Wall	1990	
	S Fitzgerald & H Golder	Pyrmont & Ultimo Under Siege	1994	
Records	Land & Property Information	Primary Application No. 21876	1919	Department of Lands/
		CT Vol 2952 Folio 86	1919	Lands Titles Office
		CT Vol 6203 Folio 118	1950	
Archives		Various Maps & Plan	1800-2004	State Records
		Various Maps & Plans	1800-2004	Mitchell Library
		Various Maps & Plans	1800-2004	City of Sydney Archives
		Rate Assessment Books	1845-1980	City of Sydney Archives
		City Council Resumption Files		City of Sydney Archives
		Tooths Records		Noel Butlins Archives
		Tooths Records		Brewery Archives
Directories	John Sands	Sands Sydney & Suburban	1858-1932	
		Directory		
		Francis Low City of Sydney	1844-1845	Mitchell Library
		Directory		,

	RECOMMENDATIONS
Recommendations	The building has some significance as part of the expanding Tooth Brewery site but should not be heritage listed.
	Any further development of the site should be compatible with adjoining heritage items in Kensington Street.

	SOURCE OF THIS INFORMATION			
Name of study or report	Carlton & United Brewery Site – Conservation Management Plan	Year of or repor	•	2005
Item number in study or report	50			
Author of study or report	Noel Bell Ridley Smith and Partners P/L			
Inspected by	Colin Israel/ Rajat Chaudhury			
NSW Heritage Manual guidelines used		Yes 🔀	1	No 🔲
This form completed by	Noel Bell Ridley Smith and Partners P/L	Date	May 2	2005

IMAGES

Image caption	Outram Street. Façade (Composite Photo).				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Interior View. Composite Photo).				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



`CUB SITE - INVENTORY/ ASSESSMENT SHEET- NO. 2

			ITEM DE	TAILS				
Name of Item	Kensington	Street Sto	ore, 2-14 Kensi	ngton Stre	et			_
CUB Precinct	Kensington Street Precinct							
CUB Asset No.	Buildings 4	SA, 46B, 4	16C					
Other Name/s	46A - 2-10	Censingto	n Street – Moto	r Garage	& Workshop			
Former Name/s		nsington	Street – Thoma	ıs Taylor L	imited			
Item type (if known)	Built							
Item group (if known)								
Item category (if known)	Factory/ Wa	ehouse						
Area, Group, or Collection Name	Kensington	Street Prec	cinct					
Street number	2-14							
Street name	Kensington							
Suburb/town	Chippendale					Postcode		2007
Local Government Area/s	City of Sydn	ey Council						•
Property description	Lot 1 DP339	53						
Location - Lat/long	Latitude				Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing		
Owner	Carlton & Ur	ited Brewe	eries (NSW)			1		
Current use	Materials St	ore						
Former Use	Motor Garage and Workshop – 46 A and 46B Storage Yard – 46 C							
Statement of significance	Brewery into Criterion (b) It had a con this building street with b The subseq Criterion (c) Building 46, Warehouse contribution Significant	tinuous su aligned woth built in uent rebuild has aestl Style built to the Ken	pporting role to to the vith the original assignificance lding with a prosington Street States.	he Kent Br Aerated W 10A diminis e as a repre minent con treetscape.	rewery over ne attention a	early a century on the opposition that is cape value ample of a Feat The buildings street faca	osite sof the ederating ma	cursion of the Kent iginally the front of side of Kensington original scheme. Ion Arts and Crafts ikes a substantial imber intermediate eet facade & roof

	expansion through acquisition. It was built 1914 for general storage purposes. Item 46B has been identified as having sor Building 46C Building 46C is a mid 20th Century function assessment criteria. Criterion (e) Sites 46 A, B & C have been identified as having Brewery Archaeological Zoning Study 2005, by D	lemonstrating the broad process of continuing for owners before being acquired by Tooths in me significance at local level all enclosure with neutral significance under the high archaeological potential in the Carlton & United Mider.
	Item 46C has been identified as having neutra	
Level of Significance	State	Local 🔼

	DESCRIPTION
Designer	46A – Thomas J Darling 46B – D.T. Morrow 46C – Lemont Niblett & Daubney
Builder/ maker	Unknown
Physical Description	Building 46A Building 46A is a three-storey building in Federation (Arts and Crafts) Warehouse Style, prominently located on the corner of Dwyer& Kensington Street set back from Broadway. Apart from a small light well in the southeast corner, the building is built to the boundaries with its entrance through open, roller-shuttered bays on Kensington Street. The two elevations are very similar with the post and beam structure expressed on the facade by engaged piers. The facades are modulated by brick spandrels, lintel beams and the parapet with a scalloped profile. The face brickwork is in shades of brown-red and liver-red. Roughcast render piers on ground floor are moulded to resemble split-face sandstone. Fenestration includes double timber framed wooden windows. The middle bay has a pair of quadrant windows together under a common round arched brick lintel. Construction comprises load bearing external brick walls, steel columns& beams supporting wooden floors with herringbone braced joists and tongue & groove flooring. The pitched roof consists of timber trusses supporting metal sheeting. Steel girder beams were added to ground floor ceiling in 1948 to strengthen the structure. A deep goods lift is situated on the eastern side extending through all levels. This lift is indicated on the original drawings, together with a turntable suggesting a multi-story garage. Although the building was originally designed to function as a motor garage it has undergone a series of changes in its function from a cask store to RAAF canteen store, followed by a Spirit Bond Store to now finally being partly occupied as a materials store. The building is in good condition& well maintained apart from cracks in plaster & surface discoloration in some places. The window frames & sashes on Dwyer Street facade are in poor condition. The brick parapet has been braced with steel in recent years. The elevator system along with its platform, swing gates and equipment are believed to be in

working condition but do not satisfy present standards and are currently not in use. The lintel beams & walls of the shaft area have structural cracks. Both exterior and interior of the building are substantially intact although very little of the original contents remain apart from the elevator. Building 46B 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. Building 46C 46C is a plain two-storey exposed brickwork building located on Kensington Street towards the north end sandwiched between buildings on both sides. The front facade consists of only a large rollershuttered opening. The construction comprises load bearing external walls with attached piers and exposed steel beams supporting flat corrugated metal sheet roof. The building was earlier used for Quality Control but is presently used as a store. Physical condition Condition and 46A - is in good condition and well maintained apart from cracks in plaster and surface discoloration Archaeological in some places. The window frames and sashes on Dwyer Street facade are in poor condition and potential would need replacement. The parapet was subject of stabilisation. 46B - Fair condition 46C - N/A Archaeological potential The archaeological potential has been separately assessed in the Carlton & United Brewery Archaeological Zoning Study 2005, by D. Mider. Sites 46 A, B & C have been identified as being of high archaeological potential. Industrial Archaeological Potential has been assessed in the Kent Brewery Machinery Update October 2004 by Godden Mackay Logan Heritage Consultants. Site 46A contains the old cask store goods lift identified as being of low significance. The lift is believed to be in working order but it is not currently in service. X Construction years Start year 46A - 1913 Finish year Circa 46B - 1909 46C - 1964 46A Modifications and dates 1913 - Motor Garage and workshop 1930's - Cask Store Used for storage of 5-gallon beer casks, spirit hogs heads and malt sacks. It was inspected by representatives of American Army Corps with a view to use of part of this building as a morgue 1 but not used for this purpose. 1944-47 Used by RAAF as canteen store (March 1944 to June 1947) 'Marching-out certificate' gives detailed description of the building. 2 Conversion to spirit bond store to replace the Outram Street Bond store, which was too small for this purpose. Structural alterations made including structural steel for reinforcing floors 3. Bricking up of openings and alteration to stairs. Architects: Tooth & Co. 4

¹ ABL N60 / 10125 Memo: 19 October 1942

² ABL N60 / 10126

³ ABL N60 / 10126 Memo: 16 June 1948 and Council of the City of Sydney Plan Custodian Plans 592/48

⁴ Council of the City of Sydney Plans Custodian Plans 592 / 48

	1962-3 Roof over existing storage areas.
	Architects: Lemont, Niblett & Daubney
	Engineers: Woolacott, Hale, Bond & Corlett ⁵
	1964 New footing and alterations including extension on south side.
	Architects: Lemont, Niblett & Daubney ⁶
	46B
	1909 – constructed as a two-storey factory and occupied by Thomas Taylor Limited.
	1914 - purchased by Tooths, usage became associated with the adjoining factory at 2-10
	Kensington Street. General Storage
	1964 – New footings and alterations. No 12 Kensington Street was almost completely guttered at this time. Architects Lemont Niblett & Daubney
	46C
	1962 – Enclose the storage areas No. 14 Kensington Street
	· · · · · · · · · · · · · · · · · · ·
	Architects Lemont Niblett & Daubney
Further comments	The three assets have a linked history since c1914 as part of the operation of the former Tooth
	Brewery.

	HISTORY
Historical notes	The land at 2-10 Kensington Street was purchased from the Kensington Estate by George Renwick in 1842 and five cottages constructed on the site soon after. Following George Renwick's death in 1899 the properties were inherited by his son Sir Arthur Renwick and sold to builder Christopher Robinson in 1900. When Tooths purchased the properties in 1911 they demolished the cottages and engaged architect Thomas J Darling to design a three storey brick Federation (Arts and Crafts) style factory, the present building, for the site. This was originally used by Tooths as a motor garage and depot, later as the Rum Bond Store. During Second World War it was requisited by American Tooth's as a canteen store and is currently partly occupied as a materials store. 46B No 12 Kensington Street initially housed a single storey cottage and by 1890 was also occupied by a cottage and workshop. 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 the site, which was initially occupied by Thomas Taylor Limited. Tooths purchased this factory in 1914 and it became associated with the adjoining motor garage at 2-10 Kensington Street. The properties at 2-14 Kensington Street have both been owned by the Brewery since the purchase of 46B by Tooths in 1913/1914 46C No 14 Kensington Street was occupied by a cottage and stables until purchased by Tooths in 1914 At this time all the structures on the site were demolished. Tooths used the land for many years as a storage yard and this too became associated with the two adjoining buildings. In 1962 Tooths constructed a building, to designs by architects Lemomt Niblett & Daubney, which enclosed the storage yard.

	THEMES
Australian historical theme	Developing local, regional and national economies
New South Wales historical theme	Industry

⁵ Council of the City of Sydney Plan Custodian Plans 1791/ 62 & 134 / 63 6 Council of the City of Sydney Plan Custodian Plans 210/ 64 & 594/ 64

Local historical theme(s)	Supplying the city- Industry

	COMPARABLE ITEMS
Location and description, stating why they are	Similar warehouse/factory buildings exist throughout the inner Sydney suburbs dating from an expansion in industrial uses around the time of the 20th Century. No comparable multi-storey garage/workshop from this period is known to have survived intact.
comparable	The comparable mail disrey garage, noncorep nem and period to known to have our modernization.

	ASSOCIATED ITEMS
Location and description, stating what the association is with the comparable items	Building 46A is associated with the Former Aerated Water Building (Building 10A) having been built together.

CURTILAGE				
Describe the physical curtilage of the item	46A has high visibility to Broadway in the context of the open lot fronting Broadway. Its visual curtilage extents to Broadway and in Kensington Street. The Physical curtilage is its lots boundaries.			

	APPLICATION OF CRITERIA
Historical significance SHR criteria (a)	46A has Historical significance as part of the Federation Period expansion of the Kent Brewery though property acquisition on both sides of Kensington Street. An early example of the garage/workshops as a building type and its original role within Tooths would justify additional research.
	46B has some significance historically in demonstrating the broad process of continuing expansion through acquisition. It was built for owners before being acquired by Tooths in 1914 for general storage purposes.
	46C was in the possession of Tooths from 1914 when a cottage and stables were demolished. Used as a yard until enclosed in 1962, the building has low historical significance.
Historical association significance SHR criteria (b)	Although each of these buildings was designed by architects, the historical associations of these buildings with those architects do not meet the criteria for associational significance. No 46A is the work of a sole practitioner of little note while 46B & 46C are pedestrian examples of the work of better known architects of their period.
,	46A has a strong association with the operation of the Kent Brewery in the early 20th Century and in particular the increased use of motor wheels.
Aesthetic significance SHR criteria (c)	46A is a substantially intact representative example of Federation (Arts and Crafts) Warehouse Style architecture, this three storey building was purpose built for Tooth & Co and formed part of a cohesive frontage with the original Aerated Waters Building (Building 10A). It retains a relationship with the rebuilt Building 10A. It is the work of architect Thomas J Darling who is not known as a prominent designer but is listed in the Sands Directory as an Architect practicing from offices in Spring Street between 1900 and 1925.
	46B a small warehouse building now substantially degraded by removal of the first floor. This is a modest functional building type with little pretension. Designed by D.T. Morrow in his period of private

	practice before the reconstitution of the Morrow & De Putron practice, it is not of particular merit in the opus of Morrow. The building has low aesthetic significance. 46C is a pedestrian functional enclosure of a previously open yard to provide basic storage. Noted as the work of Lemont Niblett & Daubney, it does not compare favourably with their other work either on the Tooths Kent Brewery site or elsewhere and has little aesthetic significance.
Social significance SHR criteria (d)	There are no indications that these buildings hold particular significance for a defined group of people within the terms of the criteria.
Technical / Research	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.
significance	Site 46A
SHR criteria (e)	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 good 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. ⁷
Rarity SHR criteria (f)	Site 46A 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.
Representativeness SHR criteria (g)	Site 46A is an intact representative warehouse / store building in Federation (Arts and Crafts) Warehouse style.
	Site 46A has high integrity as a building with only minimal changes to its original fabric.
Integrity	Site 46B has low integrity due to the radical internal modifications involving the removal of the entire first floor.

HERITAGE LISTINGS							
Heritage listing/s	N/A						

 $^{^7}$ Industrial Archaeological Potential has been assessed in the Kent Brewery Machinery Update October 2004 by Godden Mackay Logan Heritage Consultants, Page 54

		INFORMATION SOURCES					
Include conservation and/or management plans and other heritage studies.							
Type	Author/Client	Title	Year	Repository			
Written	Planning Workshop with	Carlton & United Breweries	1991	Carlton United Brewery			
	Conybeare Morrison and	Conservation Plan		Archive			
	Partners, Godden Mackay						
	P.L. and Rosemary Annable						
Written	S Fitzgerald	Chippendale: Beneath the	1990				
		Factory Wall					
	S Fitzgerald & H Golder	Pyrmont & Ultimo Under Siege	1994				
	Land & Property Information	Primary Application No. 11175	1899	Department of Lands/ Land			
Archival	NSW	CT Vol 1332 Folio 182	1900	Titles Office			
		CT Vol 6203 Folio 118	1950				
Archival		Various Maps & Plan	1800-2004	State Records, Mitchell Library, City of Sydney Archives			
		Rate Assessment Books		City of Sydney Archives			
		City Council Resumption Files	1845-1980	City of Sydney Archives			
	Rate Notices Sydney Council	Tooths Records		Noel Butlins Archives			
		Tooths Records		Brewery Archives			
Published	John Sands Pty Limited	Sands Sydney & Suburban	1858-1932	Mitchell Library			
		Directory					
		Francis Low City of Sydney	1844-1845	Mitchell Library			
		Directory					

RECOMMENDATIONS					
Recommendations	Building 46A should be listed on schedule 1 of HLEP 2000 A Conservation Management Plan should be prepared Further research be undertaken in regard to early garage buildings of a similar nature. The car lift enclosure be recognised in any future adaptation of the building.				

	SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site - Conservation Management Plan	Year of or report	•	2005
Item number in study or report	46A, 46B, 46C –Kensington Street Precinct			
Author of study or report	Noel Bell, Ridley Smith & Partners Pty Limited			
Inspected by	Robert Staas/ Colin Israel/ Rajat Chaudhury			
NSW Heritage Manua	guidelines used	Yes 🔀	1	No 🗌
This form completed by	Noel Bell, Ridley Smith & Partners	Date	May ()5

IMAGES

Image caption	Building 46A: Dwyer Street (North) Elevation					
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P	



Image caption	Building 46A: Kensington Street Elevation (Photo Montage)					
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P	

