

# **Attachment B4**

**Heritage Inventory Sheets  
(Appendix D to the Planning Proposal)**

# Appendix D –Heritage Inventory Sheets



# Heritage nomination form

## A. Nominated item

### 1. Name

Name*	Terraces
Other or former names	The Stonemason's Cottage

### 2. Location

Street address*	46-48 Kensington Street, Chippendale, NSW 2008
Alternate street address	
Local government area*	City of Sydney Council

Land parcels*	Lot	Lot 4	Section (if applicable)		DP	1192442
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

### 3. Extent of nomination



Source of map or plan	Geocortex
Description of the boundary, if required	Extent of building

### 4. Ownership

Name of owner(s)*	Kensington St 4 Pty Ltd
Business / organisation name, if applicable	
Address	Greycliff Agency Pty Ltd, Level 10 488 Kent St, SYDNEY NSW 2000
Phone	
Email	
Ownership explanation, if required	

**B. Statement of Significance**

The stone terraces at 46-48 Kensington Street, Chippendale have historical, historical association, aesthetic/creative/technical achievement significance and are both rare and representative, at a local level.

Completed in 1855, the dwelling are good examples of mid-19<sup>th</sup> century working class housing located near the industrial areas on the city's fringe, demonstrating early patterns of residential life and the growth of the Kensington Estate in Chippendale.

The houses have historical association with the stonemasons who purchased the two lots and are presumed to have constructed the buildings (John Boyle and David Clifton), and Tooth & Co as they slowly acquired surrounding properties for staff accommodation.

The houses are impressive as substantial two-storey sandstone terraces with sparrows picked and margined sandstone blocks and a timber-framed cantilevered balcony. The group of terraces lining Kensington Street (including the subject site) form a largely intact streetscape, dating from the mid-19<sup>th</sup> century until the early 20<sup>th</sup> century.

Terrace houses from the 1850s are comparatively rare in Sydney. Within the Sydney City council area, this terrace group is among the few examples of mid-19<sup>th</sup> century working-class housing groups. The dwellings also exemplify the early residential and industrial identity of Chippendale, representing the domestic life of the working class in the 19<sup>th</sup> century.

## C. Description

### 5. Describe the existing item

Description*	<p>Located at 46-48 Kensington Street, Chippendale, this substantial pair of two-storey stone terrace houses exemplify mid-19<sup>th</sup> century architecture in inner Sydney. Built primarily from stone, the terraces feature a main gable-roofed block facing the street, both with a two-storey skillion-roofed wing at the rear. All roofs are corrugated metal, though the front roof was slate until c.1955.</p> <p>Each terrace has their front door (with glazed fanlight) on the outer edge of the façade adjacent to a double-hung timber sash window. This is replicated on the first floor, with the door leading to a projecting timber balcony.</p> <p>The front doors of each terrace open onto a hallway, with doors leading to a front room and a rear room with stairs to the upper level which has a matching layout. Openings between the terraces link the front rooms on both levels. A new single storey structure was added along the rear boundary of the lot in 2015 with a glass roof. The rear wings are also face sandstone, though were most likely rendered as they are of mixed ashlar and rubble construction.</p> <p>Internally, the terraces have painted plaster walls with some exposed sandstone, sandstone floors on the ground level and a concrete slab in the rear courtyard.</p> <p>The terraces have an important physical and historical relationship with nearby residential and industrial buildings and are representative of the Victorian Workers 'Terrace style.</p> <p>The group of terraces on Kensington Street date from the mid-19<sup>th</sup> century until the early 20<sup>th</sup> century and form a largely intact streetscape. The houses at 46-48 Kensington Street are significant for their contribution to this important residential and industrial streetscape.</p>
Condition of fabric and/or archaeological potential*	<p>The dwellings at 46-48 Kensington Street are in good condition.</p> <p>No archaeological assessment has been carried out.</p>
Integrity / intactness*	<p>The dwellings at 46-48 Kensington Street have a reasonable degree of integrity.</p>
Modification dates	<ul style="list-style-type: none"> <li>• In 1936, the skillion roof, guttering and dampers were renewed (No. 46)</li> <li>• In 1940, Installation of electricity for lighting (No. 48)</li> <li>• In 1955, removal of slate roof, reclad roof with galvanised corrugated iron, ridge capping, eaves, gutters and downpipes renewed (No. 46 &amp; 48)</li> <li>• In 2015, refurbished with minor alterations and construction of the glazed courtyard at the rear.</li> </ul>

When was the last time you inspected the item?	September 2024
Current use	Commercial
Original or former use/s	Residential
Any additional comments	

**D. History****6. Origins and historical evolution**

Years of construction*	Start		End	1855
Designer or architect*				
Maker or builder*	John Boyle (No.46) and David Clifton (No. 48), Stonemasons			
Historical outline*	<p>1819 Major George Druitt was granted 8 acres of land on Parramatta Road, naming it "Cassino"</p> <p>1834 John Tooth purchased a substantial portion of Druitt's land and established the Kent Brewery.</p> <p>1841 Druitt sold the eastern part of his grant, marking the beginnings of the Kensington subdivision.</p> <p>1842 Kensington Street's subdivision began, with significant land sales occurring over the next few years. This is known as the Kensington Estate.</p> <p>1849 Kensington Street's alignment is officially surveyed and proclaimed.</p> <p>1850-1860 Kensington Street sees rapid development with houses primarily occupied by tenants.</p> <p>Circa 1855 Construction of both the terrace houses completed.</p> <p>1880s-1890s Demolition and rebuilding occur on some allotments on the east side of Kensington Street.</p> <p>Late 19<sup>th</sup> Century Tooth's Brewery acquires residential land around the brewery, including properties on Kensington Street.</p> <p>1911-1930s Tooth's continues purchasing houses on Kensington Street, some of which are demolished for industrial purposes.</p> <p>1936 Modification on No. 46 including renewal of skillion roof, overhaul guttering and dampers</p> <p>1940 Installation of electric light on No. 48</p> <p>1940s Many remaining houses on Kensington Street owned by Tooth's fall into dilapidation.</p> <p>1955 Modification including removal of slate roof, reclad roof with galvanized corrugated iron, ridge capping, eaves, gutters, and renewal of downpipes for both No. 46 and 48.</p>			



	20 <sup>th</sup> Century	Terraces on Kensington Street experience longer tenancies and some are not re-let, becoming boarded up.
	2015	Refurbishment as part of Central Park redevelopment

## 7. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	8 Developing Australia's Cultural Life – Domestic Life –  5 Working – Labour  4 Building settlements, towns, and cities – Accommodation
Relevant NSW / State themes	Domestic Life Labour Accommodation

**E. Criteria for assessing heritage significance in NSW****8. Assessment under Heritage Council criteria of local significance (2023)**

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion A)
<p>Completed in 1855, the terrace houses at 46-48 Kensington Street are historically significant as examples of mid-19<sup>th</sup> century working class housing located near the industrial areas on the city's fringe, demonstrating early patterns of residential life in the fringe suburban areas. The buildings also reflect the residential growth of the Kensington Estate in Chippendale.</p> <p>They terraces have historical significance at a local level.</p>
An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion B)
<p>The terrace houses have historical association to John Boyle and David Clifton, stonemasons who purchased the two lots and are presumed to have constructed the buildings. Acquired by Tooths in 1911/1938 and continuously tenanted thereafter, the terraces evidence the Kent Brewery's expansion policy. These buildings demonstrate the brewery's potential for growth by acquiring surrounding property adjacent to their site.</p> <p>They have historical associations at a local level.</p>
An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area) (Criterion C)
<p>Aesthetically, the buildings hold significance as a substantial two-storey terrace in the Victorian Regency style, which feature sparrow picked and margined sandstone blocks with finely detailed cantilevered balcony. The Kensington Terrace group is highly significant for its early, rare terraces that form part of a largely intact streetscape, reflecting mid-Victorian detailing and form. The terrace houses are significant for their contribution to this important residential and industrial streetscape.</p> <p>They terraces have aesthetic significance at a local level.</p>
An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons (Criterion D)
N/A
An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion E)
N/A

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion F)

Terrace houses from the 1850s are comparatively rare in Sydney. Within the Sydney City council area, this particular terrace group is among the few examples of mid-19<sup>th</sup> century working-class housing groups. The Kensington Street Terrace Houses provides a unique insight into the lifestyle of and living conditions of working-class residents in mid-19<sup>th</sup> century Sydney. Originally part of a dense residential area, it is now isolated due to the expansion of surrounding industrial development.

As dwellings dating from the 1850s, the terraces are rare.

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments) (Criterion G)

The terrace houses exemplify the early residential and industrial identity of Chippendale. It represents the domestic life of the working class in the 19<sup>th</sup> century and serves as a notable example of Victorian era working class domestic architecture.

They terraces are representative examples of early Victorian dwellings.

## F. Heritage listings

### 9. Existing heritage listings

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
✓		National Trust register
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list

## G. Photographs

### 10. Principal and other photographs



Caption*	Western elevation of 46-48 Kensington Street, Chippendale
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney





Caption*	View south towards western elevation of 46-48 Kensington Street, Chippendale
Date of photograph*	29 July 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney



Caption*	Western elevation of 46-48 Kensington Street, Chippendale
Date of photograph*	29 July 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney

## H. Recommended Management

The terraces at 46-48 Kensington Street, Chippendale should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan/Strategy, should be prepared for the terraces prior to any major works being undertaken and shall be in accordance with the relevant planning controls.

An Archaeological Assessment should be prepared prior to any significant ground disturbing works being undertaken and shall be in accordance with the relevant planning controls.

All conservation and future modifications should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).



## I. Details

### 11. Primary author of this form

Name	Adele Zubrzycka
Position and organisation, if applicable	Senior Specialist Planner Heritage, City of Sydney Council
Contact phone number	(02) 8974 4114
Email address	azubrzycka@cityofsydney.nsw.gov.au
Date form completed	29/11/2024
Signature	

### 12. References used to complete this form

Author	Date Published	Title
NBRS	2005	Former Carlton and United Brewery Site Conservation Management Plan
Paul Davies	2012	Specific Element Conservation Management Plan for the Former Carlton United Brewery - Rum Store and the Kensington Street Terraces
Planning Workshop	1991	Kent Brewery Conservation Plan
GML	2006	Former Carlton and United Brewery Site, Broadway: Heritage Impact Statement.
Anita Heiss	2013	Aboriginal People and Place, Barani: Indigenous History of Sydney City



**Historical Timeline for 46-48 Kensington Street**

<b>Year</b>	<b>Description</b>
1819	Major George Druitt was granted 8 acres of land on Parramatta Road, naming it "Cassino"
1834	John Tooth purchased a substantial portion of Druitt's land and established the Kent Brewery.
1841	Druitt sold the eastern part of his grant, marking the beginnings of the Kensington subdivision.
1842	Kensington Street's subdivision began, with significant land sales occurring over the next few years.
1849	Kensington Street's alignment is officially surveyed and proclaimed.
1850-1860	Kensington Street sees rapid development with houses primarily occupied by tenants.
Circa 1855	Construction of both the terrace houses are completed.
1880s-1890s	Demolition and rebuilding occur on some allotments on the east side of Kensington Street.
Late 19 <sup>th</sup> Century	Tooth's Brewery acquires residential land around the brewery, including properties on Kensington Street.
1911-1930s	Tooth's continues purchasing houses on Kensington Street, some of which are demolished for industrial purposes.
1936	Modification on No. 46 including renewal of skillion roof, overhaul guttering and dampers
1940	Installation of electric light on No. 48
1940s	Many remaining houses on Kensington Street owned by Tooth's fall into dilapidation.
1955	Modification including removal of slate roof, reclad roof with galvanized corrugated iron, ridge capping, eaves, gutters, and renewal of downpipes for both No. 46 and 48.
20 <sup>th</sup> Century	Terraces on Kensington Street experience longer tenancies and some are not re-let, becoming boarded up.

# Heritage nomination form

## A. Nominated item

### 1. Name

Name*	Former Carlton & United Breweries Main Gate
Other or former names	Number 1 Main Gate No 1 Gate Portal (Part of the Carlton & United Breweries Site) Former Kent Brewery Gate

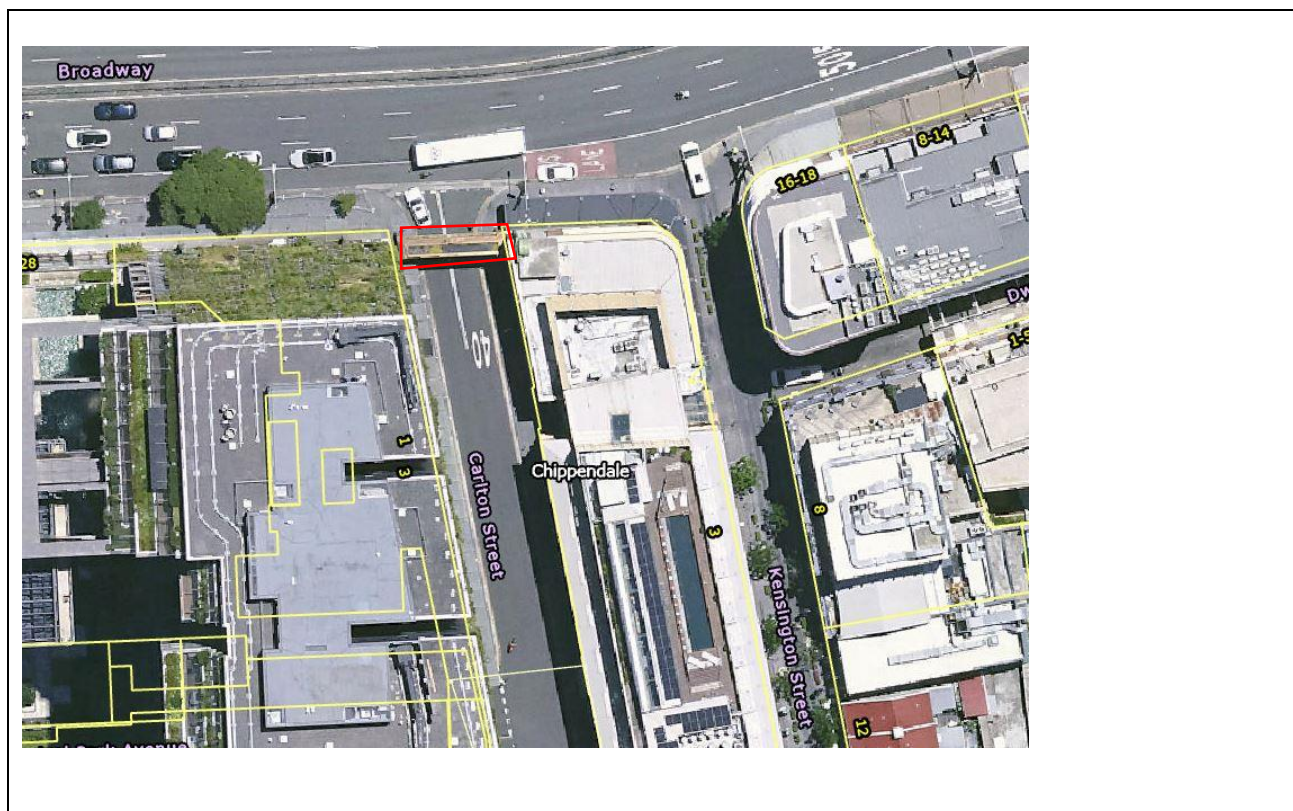
### 2. Location

Street address*	5010 Carlton Street, Chippendale, NSW 2008
Alternate street address	26 Broadway, Chippendale
Local government area*	City of Sydney Council

Land parcels*	Lot		Section (if applicable)		DP	
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

### 3. Extent of nomination



Source of map or plan	
Description of the boundary, if required	

### 4. Ownership

Name of owner(s)*	City of Sydney
Business / organisation name, if applicable	
Address	
Phone	
Email	
Ownership explanation, if required	

## B. Statement of Significance

Statement of significance*
<p>Built in 1939, the former Carlton &amp; United Breweries Main Gate has historical, associative and aesthetic significance at a local level. The structure replaced an earlier entry portal and illustrates the original access to the Brewery site from Parramatta Street (now Broadway) following road widening to create Broadway in the late 1930s. It symbolises the long-standing ownership and operation of the Tooth &amp; Co. Brewery, reflecting the scale and importance of the brewery in the mid-20th century.</p> <p>The gateway has historical associative significance because of its association with the Tooth family, who were prominent Sydney figures and greatly influenced Sydney and Chippendale's industrial and cultural development, as well as the latter ownership of the site by Carlton &amp; United Breweries. The "Invicta" white horse rampant symbolises the Kentish origins of the brewery.</p> <p>The gate has aesthetic significance for its fine intact Art Deco styling incorporating high quality materials, including glazed terracotta tiles with faience glaze and polished granite. It has technical significance for its use of faience facing and the innovative top hung gates (now removed) that receded into the head beam. It is a rare surviving example of a faience Art Deco gateway, and with the neighbouring Old Clare and other hotels to the north, the Former Carlton &amp; United Breweries Main Gate contributes to the Interwar Art Deco streetscape of Broadway. It has high integrity value for its intact fabric.</p>
Comparisons*
<p>Very few, if any, surviving examples of large-scale brewery or industrial site gateways survive in NSW. The Ridley Memorial gate (1933) Wayville West Showground, South Australia, is comparable to a certain extent. This gateway is constructed of 50mm thick Ferro cement walls with piers 300x300mm.</p>

## C. Description

### 5. Describe the item

Description*
<p>The gateway is a reinforced concrete portal structure clad in finely detailed Wunderlich (faience) glazed terracotta blocks on polished granite tiled plinths, in the Inter-War Art Deco style. The side piers feature fluted tiles and terracotta grille vents above windows. The stepped parapet features the logo of Tooth &amp; Co, a white horse rampant (known as Invicta, the symbol of the county of Kent, where the founder John Tooth was born) on a blue ground, within a shield with the word INVICTA near the bottom. Previously, the parapet featured the text TOOTH &amp; CO. LIMITED KENT BREWERY in metal letters, and later CARLTON, which have been removed. The decorative top hung metal gates (now removed) featured two inset "KB" logos and raised in two sections by a motor in the portal structure.</p>

	<p>The roof of the structure is asphalt, with copper drainpipes and rainwater heads. The hollow piers of the portal structure provided ladder access to the motor room and housed a Watchman's office (integrity unknown). Interiors have a rendered and painted finish. Access to the piers was via bronze clad doors on the inside faces of the portal, with glazed windows from these spaces on the southern elevations of each pier.</p> <p>The Main Gateway contributes to the streetscape, as one of a group of Interwar period hotel related built elements including the Old Clare adjacent to the east, in a complimentary style.</p>
Condition of fabric and/or archaeological potential*	Good
Integrity / intactness*	<p>The Main Gateway has a high degree of integrity and has retained the majority of its fabric including the Invicta horse rampart emblem, copper downpipes, terracotta cladding and polished granite plinths. Metal lettering indicating the two names of the brewery have been removed. There is an interpretive panel display mounted to the exterior of the western pier and additional backlit interpretation panels mounted to the southern side of both piers.</p>
Modification dates	
When was the last time you inspected the item?	October 2024
Current use	Entry Gateway
Original or former use/s	Entry Gateway
Any additional comments	

## D. History

### 6. Origins and historical evolution

Years of construction*	Start	1939	End	1940
Designer or architect*	Copeman Lemont and Keesing (Urbis, 2015)			
Maker or builder*	F.T. Eastman & Sons; Terracotta supplied by Wunderlich			
Historical outline*	<p>The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.</p>			

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney (Heiss 2013).

In November 1834, John Tooth purchased 4 acres, 1 rood and 32 perches from Major George Druitt, part of an 8-acre grant to Druitt in 1819. This purchase did not have a frontage to Parramatta Street, but did include a right of way over a private road leading from Parramatta Street to the property. In June 1835 John Tooth and Charles Newnham announced their intention of opening the "Kent Brewery" as partners in the firm of Newnham and Tooth with the intention "to produce ALE and PORTER from MALT and HOPS, at moderate prices". The buildings were set back a considerable distance from Parramatta Street (now Broadway) and were approached by the private road along the eastern boundary of the site. This entrance was the primary access to the Brewery after 1834/35.

By 1881 the whole area was owned by Tooth & Company which had previously been held as three individual pieces of land, and was consolidated into a single title for the first time including the former right of way, which continued to be used as the main entrance into the brewery. The whole site comprised over five acres.

In the years between the beginning of the 20th century and the first World War, the Kent Brewery made the largest ever extension to its land ownership around the brewery and undertook a large-scale building program. The areas purchased in this period included almost all the west side of Kensington Street and both sides of Carlton Street (where the gate is located) and Balfour Street (now Central Park Avenue) north of Irving Street. All were residential areas when purchased but the houses were then demolished to extend the brewery. By about 1912 the Aerated Water Building, a Second Malt Store, a Single Storey Store, a Spirit and Sugar Store and the Administration Building had been built on the west side of Kensington Street. At about the same time, a receiving office with crenelated detailing was built on the west of the entrance road.

Together with the buildings constructed on the west side of Kensington Street, the buildings at the south-east corner of the site combined to line the east side of the road into the brewery. This gave much greater emphasis to the former Kent Road, now Carlton Street, than had been possible previously when the brewery boundary had consisted of residential allotments.

Following the widening of Parramatta Street to form today's Broadway in the 1930s, the current Main Gateway was constructed, replacing an earlier gate, with masonry piers and an arched metal sign with the text TOOTH & CO LIMITED, KENT BREWERY, surmounted by a horse rampant. Photos of this period indicate that the earlier sign included neon lighting. Other

	<p>gates and gatehouse structures for the brewery were constructed on Kensington Street and on Irving Street.</p> <p>After considering designs from various architectural firms, the present gateway was constructed at the Broadway entrance to the brewery. Its design, like its predecessor, incorporated the white horse rampant, a symbol of its Kentish origins. The Westminster, County Clare, Great Western and Australian hotels, all near the brewery (but not all Tooth's houses) were also rebuilt. At the same time the company had also re-purchased that part of its Broadway frontage between the main entrance and Balfour Street which was surplus to road widening requirements. In 1940 it leased the site to Wunderlich for display purposes, initially for a period of five years.</p> <p>In August 1983 all the brewing interests of Toths were purchased by Carlton &amp; United Breweries (CUB). CUB continued the production of most of Tooth's lines and began to produce Carlton's products at the Kent brewery.</p> <p>In 2005, the brewery was closed and the site sold to Frasers Property in 2007. By 2009, much of the broader site was demolished and Central Park precinct was completed by 2014.</p> <p>The Main Gate was retained for the development and continues to act as a key landmark along Broadway and remnant of the brewery's operations in the area.</p>
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## 7. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	
Relevant NSW / State themes	<p>5 Working – Labour – represents industrial activities associated with the Tooth &amp; Co., later Carlton United Brewery</p> <p>8 Developing Australia's Cultural Life – Creative Endeavour – example of Interwar Art Deco architecture demonstrating manufacturing innovations.</p> <p>4 Building settlements, towns, and cities – Towns, suburbs and villages – The gateway contributes to the urban landscape of Broadway, illustrating the evolution of the area from an industrial hub to a significant urban precinct.</p>

## E. Criteria for heritage significance

### 8. Assessment against Heritage NSW 2023 criteria for assessing heritage significance in NSW

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion A)
The Main Gateway is historically significant as it symbolises the long-standing ownership and operation of the Tooth & Co. Brewery, which has been a key industrial site in Sydney for almost 150 years. Built in 1939, the Main Gateway provides evidence of the widening of Parramatta Street to create Broadway. The Kent Brewery Gate replaced an earlier entry portal and symbolises the development of the Kent Brewery from 1835 to 1980. Together with nearby hotels and former brewery buildings, the gate illustrates the dramatic change in the character of the area following the widening of Parramatta Street in the 1930s.
An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion B)
The 'Invicta' white horse rampart emblem symbolises the Kentish origins of the brewery and the long association of the site with Tooth & Co. It marks the location of the original extent of Tooths Kent Brewery and signifies the ownership and occupation of the site by Tooths Brewery and associated beverages.
An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area) (Criterion C)
The Main Gateway has aesthetic significance for its fine Art Deco styling incorporating high quality materials, faience glazed terracotta tiles, polished granite, and bronze claddings. Together with the adjacent Old Clare Hotel, and other Inter-War hotels to the north, the Main Gateway contributes to the Art Deco streetscape of Broadway.
An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons (Criterion D)
There is no evidence to demonstrate that the Main Gateway has strong or special association with a particular community or cultural group in NSW for social, cultural, or spiritual reasons.
An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion E)
The gateway has limited research potential due to its well-documented construction and role within the brewery landscape.
An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion F)
The concept of a grand entrance to an industrial site is unusual and the use of high-quality materials and intricate detailing in an industrial site is relatively rare. The original design for the gates by Copeman Lemont and Keesing incorporated innovative top hung gates (now removed) that receded into the head beam. The gate is a rare and relatively intact example of intricately detailed Art Deco styling, incorporating glazed terracotta tiles.



## F. Heritage listings

### 9. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
	✓	National Trust register –
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list

## G. Photograph

### 10. Principal or main photograph\*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



Caption*	Main Gateway northern elevation viewed from Broadway
Date of photograph*	29/10/2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney

## H. Recommended Management

The Main Gateway should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan/Strategy, should be prepared for the Main Gate prior to any major works being undertaken and shall be in accordance with the relevant planning controls.

All conservation and future modifications should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

The faience (glazed terracotta) facing, granite, copper downpipes and bronze cladding is not to be painted, coated or rendered.

**I. Details****11. Primary author of this form\*****11. Primary author of this form**

Name	Adele Zubrzycka
Position and organisation, if applicable	Senior Specialist Planner Heritage, City of Sydney Council
Contact phone number	(02) 8974 4114
Email address	azubrzycka@cityofsydney.nsw.gov.au
Date form completed	29/11/2024
Signature	

**12. References used to complete this form\***

Author	Date Published	Title
Anita Heiss	2013	Aboriginal People and Place, Barani: Indigenous History of Sydney City
NBRS	2005	Former Carlton and United Brewery Site Conservation Management Plan
Urbis	2009	Frasers Broadway, Sydney – Interpretation Strategy
Urbis	2009	Block 2, Frasers Broadway – Heritage Impact Statement

**J. Additional photographs and images**

Caption*	Main Gateway southern elevation viewed from Carlton Street
Date of photograph*	08/07/2024
Name of photographer*	City of Sydney
Copyright holder, if known	





Caption*	Main Gateway southern elevation viewed from Carlton Street
Date of photograph*	29/10/2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney



Caption*	Main Gateway eastern elevation viewed from Carlton Street
Date of photograph*	29/10/2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney

# Heritage nomination form

## A. Nominated item

### 1. Name

Name*	The Abercrombie and Abercrombie Terraces
Other or former names	Australian Hotel Abercrombie Hotel Abercrombie Street Terraces Terrace (Part of Carlton United Brewery site)

### 2. Location

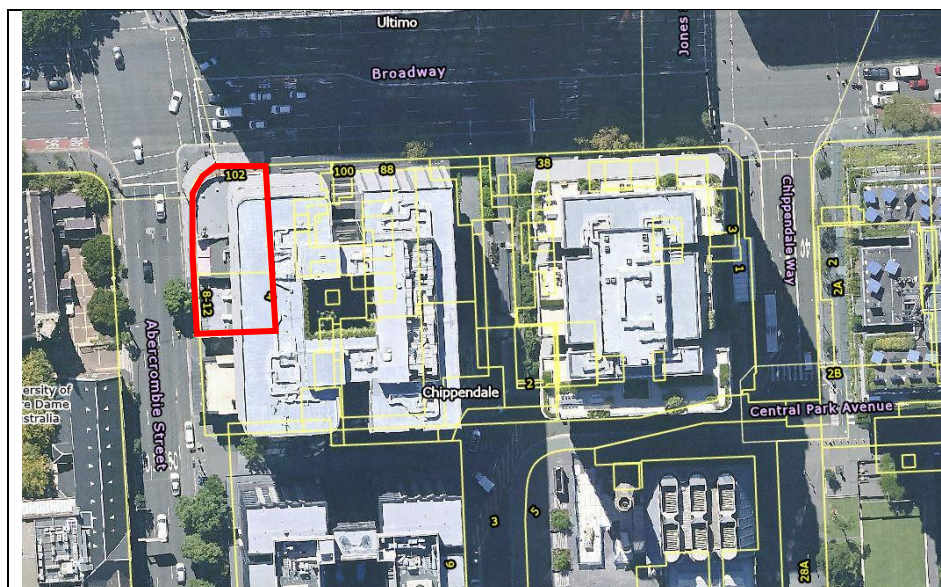
Street address*	100 Broadway Chippendale 2008
Alternate street address	102 Broadway Chippendale 2008
	8-12 Abercrombie Street Chippendale 2008
Local government area*	City of Sydney Council

Land parcels*	Lot	207	Section (if applicable)		DP	1240831
	Lot	208	Section (if applicable)		DP	1240831

Coordinates	
Latitude	
Longitude	
Datum	



### 3. Extent of nomination



Source of map or plan	
Description of the boundary, if required	

### 4. Ownership

Name of owner(s)*	JGS PRIVATE CAPITAL PTY LTD
Business / organisation name, if applicable	
Address	
Phone	
Email	
Ownership explanation, if required	



**B. Statement of Significance****Statement of significance\***

The Abercrombie (formerly the Australian Hotel) and Abercrombie Terraces have historic, aesthetic, associative, and representative significance at a local level. The Abercrombie is associated with the Kent Brewery, Tooths and Co, and Carlton & United Breweries, as well as civic redevelopments, including the realignment and upgrading of Broadway in 1933. The Abercrombie has a long association with the hotel trade, and the broader site has been associated with hotel trade since the mid-1840s. The building is significant for its association with Tooth and Co architects Copeman, Lemont and Keesing, who designed several hotels in the 1930 and early 40s, many of which were designed in the Functionalist and related Art Deco styles. The building has a stylistic relationship to other hotels and building on the former brewery site. The Hotel is aesthetically representative of the Functionalist style (Urbis 2009).

The Abercrombie Terraces have significance at a local level for their historic, aesthetic, research potential, representative values, and their rarity. Constructed circa 1846, the terraces are of historical significance as they are amongst some of the oldest known structures in Chippendale and provide a remnant of working-class terrace construction. The buildings are also historically representative of the changing character of the area which was largely converted to a retail area in the 1880s and are representative of Federation retail premises. Together with the Abercrombie, the terraces form a succinct and visually intact group and make a contribution to the streetscape.

## C. Description

### 5. Describe the existing item

Description*	<p>The Abercrombie and Abercrombie Terraces sit within the footprint of the DUO Towers Central Park development. The Abercrombie (formerly the Australian Hotel) and the Abercrombie Terraces are incorporated as part of the development's podium, yet physically detached from the towers themselves.</p> <p>The Abercrombie is a two - three storey Inter-War Functionalist Style hotel building constructed in 1938 and sited on a prominent corner location. The building has a basement level, is three storeys at the corner, but only two storeys on part of the Abercrombie Street boundary. The building features face brickwork, vertical fins, and a curving facade with deeply recessed balconies, all of which are typical features of the style. Bands of red textured brick emphasise the horizontality and a stepped parapet rises to define the curved corner with "Australian Hotel" lettering on a tiled panel. A curved awning wraps around the building, with an original pressed metal soffit. Glazed ceramic tiles line the walls below awning. The building retains its original timber-framed double-hung sash windows (with horizontal glazing bars) and timber doors with original chrome plated handles and fittings.</p> <p>Internally, the hotel has undergone substantial change in relation to redevelopment of the site for the DUO Tower development in 2009. However, it retains original tiling in the front bar and external stairs. A courtyard (beer garden) has been constructed at the rear of the hotel, and a roof terrace on the second-storey section of the building.</p> <p>The Abercrombie Terraces (formerly the Abercrombie Street Terraces) comprises a group of three shop-top buildings constructed in circa 1846 and altered for use as shops in circa 1911. The façade on the upper level is rendered in ashlar pattern. The pedimented parapet capping appears to have been re-rendered at some stage. The three terraces sit behind a fragment of pedimented facade which appears to have originally continued both north and south. The ashlar rendered façade and parapet date to 1911 (Urbis 2009:114). Several internal repairs and restorations to the terraces were carried out for the DUO Tower development in 2016.</p> <p>The Abercrombie continues to operate as a hotel. The Abercrombie Terraces operate as a wine bar and restaurant.</p>
Condition of fabric and/or archaeological potential*	<p>The Abercrombie and Abercrombie Terraces were restored in conjunction with the DUO Towers Central Park development between 2015 and 2018 (Urbis 2018) and are in good condition.</p> <p>Archaeological potential is unknown.</p>
Integrity / intactness*	Moderate

Modification dates	<p>Several modifications to the Abercrombie and Abercrombie Terraces were carried out for the DUO Tower development between 2016 and 2018.</p> <p>Between 2016 and 2018 some fabric at the rear of the Abercrombie and Abercrombie Terraces was demolished to accommodate tower footings, a new lift and stair core and hotel courtyard. The hotel's original awning was replaced in 2018 (Urbis 2018:63). Partial demolitions of interiors were carried out to accommodate new hotel layouts during this time. Tiled wall finishes in the main bar of the former Australian Hotel (now Abercrombie) were retained.</p> <p>Internal repairs and restorations were carried out to the Abercrombie Terraces between 2016 and 2018. The following fabric was retained as part of the restoration works: glazed wall and trim tiles to ground level shop front, original green wall tiles, mosaic floor tiles (to shopfront entry), original marble treads, some decorative mouldings, some window glazing and window sills, some pressed metal ceiling panels at the shopfront entrance and some timber flooring (reinstated in ground floor of terrace no. 8) and patched in other rooms (Urbis 2018:10-57). Wall battens were reinstated in some terraces. A collapsed internal staircase in terrace no. 10 was replaced with a code-complaint staircase. Fireplaces were reinstated. Ground floor lathe and plaster ceilings were removed in all terraces excluding one room in terrace no. 10 (Urbis 2018:10-17). New timber joists and flooring were installed and laid where required (Urbis 2018:10-55).</p>
When was the last time you inspected the item?	September 2024
Current use	Hotel, restaurant, bar and wine shop
Original or former use/s	Hotel Shop Dwelling
Any additional comments	

**D. History****6. Origins and historical evolution**

Years of construction*	Start	Australian Hotel (now Abercrombie) - 1938  Terraces – c1846	End	Australian Hotel (now Abercrombie) – 1938  Terraces – c1911
Designer or architect*	<p>Australian Hotel – Copeman, Lemont &amp; Keesing (1938)</p> <p>DUO Central Park – Forster and Partners in collaboration with PTW Architects (2007-2018)</p> <p>The Abercrombie – H&amp;E Architects (2017)</p>			
Maker or builder*	<p>Australian Hotel – H. W. Thompson</p> <p>Terraces – Unknown</p>			
Historical outline*	<p>The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.</p> <p>With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney (Heiss 2013).</p> <p>The Abercrombie and Abercrombie Terraces occupy land granted to Felix Wilson in 1841, as part of the Military Gardens Subdivision. It was sold to John Bryen in 1843 (Urbis 2009:54). Over the ensuing decade, the subdivided land developed into a working-class housing, shops and small industries. It was considered a slum by the mid-19th century (GML 2006:15-16). Wilson's grant was immediately west of the Kent Brewery, which was established in 1835. By 1900, the brewery had acquired significant land holdings in the area.</p>			

John Bryen purchased neighbouring properties over the years appears to have built the Abercrombie Terraces in c.1846 (City of Sydney Archives, Item 0503/37) during this time along with the Australian Inn, which occupied the corner of Parramatta and Abercrombie Street (Urbis 2009:55). The Australian Inn was purchased by Tooth and Company in 1923 (Department of Lands, Land & Property Information Book 1290 No 733).

The realignment of George Street West (formerly Parramatta Street and now Broadway) in 1933 resulted in the rebuilding of several structures on the new southern street frontage. One was the Australia Inn, which was demolished and a replaced on the new alignment in 1938. The new hotel was named the Australian Hotel (now Abercrombie) and designed by architects Copeman, Lemont and Keesing. H.W. Thompson was contracted for its construction. The Australian Hotel was one of five hotels built in the CBD in the Inter-War Functionalist style. Three were built in close proximity to the Carlton (Tooths) Brewery site, namely the Australian, the Kegroom Tavern (now Old Clare Hotel) and Sutherlands. The other two were the Hollywood and the Civic.

The Australian Hotel was featured in contemporary journals which noted its use of colour, particularly in the interiors, as well as its modern rounded lines. The hotel provided both bar service and accommodation. It provided an important venue for both social and recreational opportunities for the surrounding community. In 1971 it underwent minor alterations and additions to the value of \$20,000. In 1989, its saloon bar was altered to the value of \$45,000. A vacant area was converted to form a beer garden and carpark in 1989. The Australian Hotel operated until 2016 at which time it was largely intact.

The Abercrombie Terraces were constructed in circa 1846 and rented to a variety of working class tenants. In 1911, the terraces were reconfigured from dwellings to shop tops. The terrace closest to the Australia Inn became part of the hotel and was used as a bottle shop with a hotel bedroom above (Urbis 2009:58-62). Alterations involved the construction of new shopfronts which extended to the street frontage and their new facades were modelled after the adjoining 19th century Australia Inn (not the current building) which also underwent extensive refurbishment at this time. The Abercrombie Terraces continued to be tenanted and owned by John Bryen's estate until 1951, when they were purchased by Tooth and Company (LPI Book 2170 No 498). Tenants during this period included a haberdasher, a confectioner, a ham and beef shop, a hairdresser and a tailor (Sands Directory 1913).

In 1988, Australian Hotel was purchased by Carlton and United Breweries subsidiary Traction (No. 2) Pty Ltd (Urbis 2009:60). The Carlton and United Brewery site was placed under conditional contract to Australand in 2004. The Kent Brewery ceased production of beer in late January 2005. The sale to Australand did not subsequently proceed (NBRSP 2012:15,37).

	In 2007, the site (including the Australian Hotel and Abercrombie Terraces) was purchased by Frasers Broadway Pty Ltd (Sydney Morning Herald 2007). In 2017, works commenced at the site of Australian Hotel (now the Abercrombie) and Abercrombie Terraces for the DUO Tower development.
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## 7. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	<u>The Abercrombie</u> – 3 Developing local, regional and national economies – Commerce 8 Developing Australia's cultural life - Leisure  <u>Terraces</u> – 4 Building settlements, towns and cities – Accommodation 3 Developing local, regional and national economies – Commerce
Relevant NSW / State themes	<u>The Abercrombie</u> – Commerce Leisure  <u>Terraces</u> – Accommodation Commerce

## E. Criteria for assessing heritage significance in NSW

### 8. Assessment under Heritage Council criteria of local significance (2023)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area). (Criterion A)
<p>The Abercrombie (formerly the Australian Hotel) is related to major redevelopment of the Carlton (Tooths) Brewery, and realignment and upgrading of Broadway during the 1930s and 1940s. It is significant for association with the Kent Brewery established in 1835 and its lengthy association with the hotel trade. It has historical significance at a local level.</p> <p>The Abercrombie Terraces are amongst the oldest known remaining structures in Chippendale and remnants of the area's working class development and typical terrace design and construction. They have historical significance at a local level.</p>

<p>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area). (Criterion B)</p>
<p>The Abercrombie (formerly the Australian Hotel) was designed by well-known pub architects Copeman, Lemont and Keesing, who were responsible for the design and development of several other hotels for Tooth and Co. (including the Castle Connell Hotel). It has historical significance at a local level.</p> <p>Terraces - Nil</p>
<p>An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area). (Criterion C)</p>
<p>The Abercrombie (formerly the Australian Hotel) has aesthetic significance at a local level. The significance of the building lies largely in the integrity of style, materials, and finishes which visually tie it to the nearby former Brewery buildings, landscape features and hotels. The hotel as a moderately intact example of the Inter-War Functionalist style makes an important contribution to the streetscape of the Broadway precinct. Significant in that this hotel includes a large open yard at the rear of the hotel, this has allowed the development of an external beer-garden, a feature which is uncommon in inner city hotels, which is now transformed as a heritage courtyard in the Central Park and DUO Towers development.</p> <p>The Abercrombie Terraces have aesthetic significance at a local level. They are characterised by a unified group with predominantly intact exteriors and restored interiors. The terraces compliment that adjacent St Benedicts Church and contribute to the overall streetscape.</p>
<p>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons. (Criterion D)</p>
<p>While it is recognised that the Abercrombie (formerly the Australian Hotel), as with most public houses, has a regular local clientele, the building is not viewed as significant in this regard, as it appears to be more valued for its amenity and does not demonstrate a community esteem for its cultural values.</p> <p>Terraces - Nil</p>
<p>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). (Criterion E)</p>
<p>Abercrombie –The Abercrombie's rear courtyard may contain archaeological remains of a Victorian shop that was built on the site in the 1860s and demolished in the later Victorian period (Urbis 2009:79). However, the site's archaeological potential following the 2016-2018 redevelopment and restorations works is unknown. Depending on their survival, these remains may have research significance at a local level.</p> <p>Abercrombie Terraces – The terrace footprints and rear yards may contain archaeological remnants including underfloor and ceiling space archaeological deposits, remains of former services including cesspits and/ or remains of the Military Gardens as well as layers of fill (Urbis 2009:81). However, their archaeological potential following the 2016-2018 redevelopment and restorations works is unknown. Depending on their survival, these remains may have a level of high research significance at a local level.</p>

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion F)
The Abercrombie Terraces are considered rare at a local level. They are amongst the oldest known structures in the area and surviving housing from this period is rare in Sydney. Although the 1911 shopfronts are not wholly intact, there is a moderate degree of retained original fabric and it is uncommon to find Federation shopfronts with this degree of integrity, particularly in groups. Typically shops from this period are substantially altered on the ground floor. The Abercrombie hotel portion of the item is not considered to meet the threshold for significance under this criterion.
An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments) (Criterion G)
The Abercrombie (formerly the Australian Hotel) and Abercrombie Terraces have representative significance at a local level. The Abercrombie is a relatively intact example of the Inter-War Functionalist style of hotel which serviced both the industrial and residential areas in this location. It is also representative of the simplicity obtainable in this style. The Abercrombie Terraces reflect the historical evolution of the area from residential to retail/ commercial. The buildings are representative of typical Federation period retail/residential premises and are also significant as some of the earliest known structures in the area.

## F. Heritage listings

### 9. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
	✓	National Trust register
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list



## G. Photograph

### 10. Principal or main photograph\*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



Caption*	Principal façade front corner of Broadway and Abercrombie Street
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney

## H. Recommended Management

The Abercrombie and Abercrombie Terraces should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan/Strategy, should be prepared for the Abercrombie and Abercrombie Terraces prior to any major works being undertaken and shall be in accordance with the relevant planning controls.

An Archaeological Assessment should be prepared prior to any significant ground disturbing works being undertaken and shall be in accordance with the relevant planning controls.

All conservation and future modifications should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

## H. Details

### 11. Primary author of this form\*

Name	Adele Zubrzycka
Position and organisation, if applicable	Senior Specialist Planner Heritage, City of Sydney Council
Contact phone number	(02) 8974 4114
Email address	azubrzycka@cityofsydney.nsw.gov.au
Date form completed	29/11/2024
Signature	

### 12. References used to complete this form\*

Author	Date Published	Title
Anita Heiss	2013	Aboriginal People and Place, Barani: Indigenous History of Sydney City
NBRS	2005	Former Carlton and United Brewery Site Conservation Management Plan
Urbis	2009	Special Element Conservation Plan: Australian Hotel (Asset No. 40) and Abercrombie Street Terraces (Asset Nos. 42A, B & C) Former Carlton and United Brewery Site, 26 Broadway, Chippendale, Sydney NSW. Prepared for Frasers Broadway.
Urbis	2018	Conservation Works Schedule Diary: Australian Hotel and Terraces. Prepared for Brookfield Multiplex.
GML	2006	Former Carlton and United Brewery Site, Broadway: Heritage Impact Statement.
Sands Directory	1913	Sands Sydney, Suburban and Country Commercial Directory



## J. Additional photographs and images



Caption*	Western elevation front Abercrombie St, Chippendale. Abercrombie terraces to the right.
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney

# Heritage item nomination form

## A. Nominated item

### 1. Name

Name*	The Old Clare Hotel
Other or former names	Hotel Clare County Clare Hotel Clare Hotel Kegroom Tavern Carlton United Brewery (C.U.B.) Administration Building Administration Building

### 2. Location

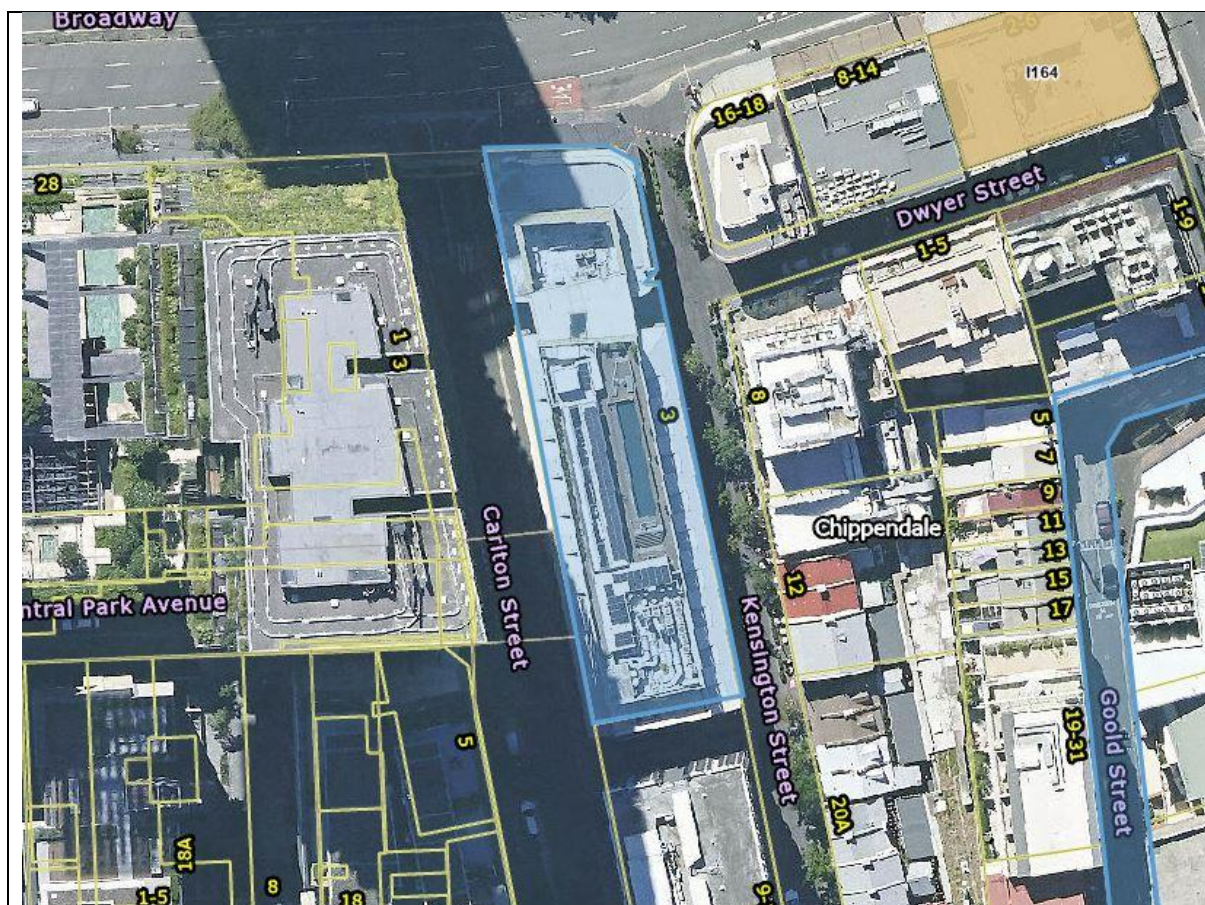
Street address*	3 Kensington Street, Chippendale NSW 2008
Alternate street address	1- 3 Kensington Street, Chippendale NSW 2008
Local government area*	City of Sydney Council

Land parcels*	Lot	6	Section (if applicable)		DP	1142053
	Lot	1	Section (if applicable)		DP	191024

Coordinates	
Latitude	
Longitude	
Datum	



### 3. Extent of nomination



Source of map or plan	Geocortex
Description of the boundary, if required	

### 4. Ownership

Name of owner(s)*	INVICTUS PACIFIC ALPHA MANAGEMENT PTY LTD
Business / organisation name, if applicable	
Address	
Phone	
Email	
Ownership explanation, if required	

**B. Statement of Significance****5. Why is it important?**

Statement of significance*
<p>The Old Clare Hotel is an adaptive re-use development amalgamating two existing buildings with high heritage significance - the former County Clare Hotel and former Carlton and United Breweries Administration Building (Building 10A and 10B). The former County Clare Hotel is significant as a largely intact hotel and pub which has a direct relationship to the main entrance of the former Carlton and United Breweries and Tooths Brewery site. It has significance as a fine example of a well-maintained corner hotel in the Inter-War Functionalist style in the CBD. The interior of the hotel is significant for the quality of the timber panelling and plaster Art Deco ceilings which have been largely retained and represent fine examples of the interior decor in hotels of this period. The exterior of the building has aesthetic significance as an important element in the streetscape and as a fine example of the decorative style of the period. The building has social significance as part of the network of corner hotels that provided a social/recreational venue for the local community, and as one of the groups of five brick hotels in similar style, located in close proximity to the former Carlton &amp; United Breweries site.</p> <p>The former Administrative Building has historical significance for retaining fragmentary associations with the Federation period of the Brewery. The building has aesthetic significance as an example of Interwar Free Classical architecture and contributes to the Carlton and Kensington Street streetscapes. It reflects the early 20th century custom of breweries to build in prestigious styles and the Brewery's continued association with prominent Sydney architects Spain &amp; Cosh throughout the Federation period. The original 2 storey section of the building holds high significance at a local level, for its fine architecture and streetscape values and as an intact example of the Federation Free style (NBRS&amp;P 2005).</p>

**C. Description**

Description*	
	<p>The Old Clare Hotel is an adaptive re-use development that encompasses former Administration Buildings 10A and 10B and the former County Clare Hotel. The site was redeveloped between 2011 and 2015 as part of the broader Central Park project. A geometric module guided the scale and structure of the new development. To accommodate their adaptive reuse, a four-storey glass atrium was constructed between the former Administration Building (10A and 10B) to the south and the former County Clare Hotel to the north to connect each building. Vertical additions, a pool, pool deck and bar were incorporated into the former County Clare Hotel and the Administration Building as part of the 2015 redevelopment.</p> <p>The former County Clare Hotel is a three-storey face brick Inter-War Functionalist style building featuring glazed terracotta tile detailing and is located adjacent to the entrance of the Former Carlton &amp; United Breweries Main Gate (formerly No 1 Gate Portal). The simple curving face brick facade of the building features timber double hung windows enclosed within bands of ribbed terracotta tiles. A prominent vertical element of decorative tiles defines the western corner of the building, and a similar but less prominent element is located on the southeastern corner. The main stair with curved timber lined walls is contained within a block which rises above the roofline.</p>



A reinforced concrete band set on short columns forms a top to the parapet wall and this feature is repeated on the top of the stair block. Timber frame windows and a glass block panel light stairwell are also extant.

Internally, the original elliptical ceiling feature in the public bar, partially curvilinear ceiling at the former Saloon Bar, and the original take-away bottle shop area with strong Art Deco themes have been retained, along with a timber keg slide to the cellar.

The former Administration Building comprises Administration Buildings 10A and 10B which were built over two stages between 1910 (10B) and 1931 (10A). Administration Building 10B is a 3-storey brick building constructed in 1910. It was designed by Spain and Cosh in Federation Free Classical style and differed substantially in technique and materials from earlier brewery buildings. The provision of a large centralised administrative building and its execution in a comparatively expressive imposing Mannerist style is an indication of the Brewery's desire to project a prestigious image.

The construction of the facades, above the ground floor sill height, in mid chestnut brown brickwork laid in English bond and contrasting dark brick voussoirs and stinger coursing and the heavily rusticated sandstone base on the Carlton Street (formerly Main Avenue) elevation contrasts with the monochromatic brickwork and corbelled detailing of earlier brewery buildings. The two symmetrically opposing projecting bays establish a more comprehensively symmetrical composition than the repetitive rhythm of bays of the earlier buildings, and the battered detail of their stone base provide further emphasis to this symmetry. The rusticated masonry is detailed with dressed reveals, margins and segmental arches over the basement windows are finished with a dressed roll. The stone has weathered to an even golden colour with no obvious banding.

The treatment of the north elevation facing Kensington Street is simpler. In the absence of a stone base, the projecting bays are cantilevered in an Italianate style by corbelled and dentil courses of brickwork. The Boardroom and the Anteroom were retained as a single luxury suite as part of the 2015 development along with the original executive washroom, parquet floor and pendant light fittings.

Administration Building 10A is a 3-storey building with basement constructed to the north of Building 10B between 1930-31. It occupies the site of the former Aerated Water Building, constructed in 1912, and retained the Aerated Water Building's cellar. It was designed by architects Robertson and Marks to match the Classical Free Style form of Building B. Facades 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.

	<p>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 directly above. Both the north and east elevations facing Kensington Street are similar in their construction and detail to the Carlton Street (formerly Main Avenue) façade, except that grills of the basement openings are simple railings with no Art Nouveau elaboration.</p>
Condition of fabric and/or archaeological potential*	<p><b>Former County Clare Hotel:</b> Good. Some vegetation growth along mortar joints.</p> <p><b>Former Administration Building 10A and 10B:</b> Good.</p> <p><b>Archaeological potential:</b> There is moderate archaeological potential for evidence of former residential buildings associated with the 1842 Kensington Estate to survive in the footprint of former Administration Building 10B (NBRS 2012:66). A well associated with the Aerated Waters Building survives in the basement of the former Administrative Building 10A.</p>
Integrity / intactness*	<p>The former County Clare Hotel's external fabric is highly intact, although its external wall tiles at street level and signage are not original. Much of its internal configurations and fabric have been retained although some internal reconfigurations occurred prior to the 2015 redevelopment. It has a high level of integrity. A four-storey clad atrium has been constructed along its southern elevation to create a covered walkway between the former County Clare Hotel and Administrative Building 10A.</p> <p>Parts of the former Administrative Building (10A and 10B) have been internally modified prior to, and in association with, the 2015 adaptive reuse redevelopment. Penetrations have been made within former window bays along its Kensington Street elevation to facilitate access in and out of the building at ground floor level. The southern elevation is a new element of the building, reclad following the demolition of an earlier extension to its south for the broader Central Park redevelopment (NBRS 2012:30). Retained features include flooring and timber panelling in the former Carlton and United Breweries boardroom.</p> <p>A single storey vertical addition has been constructed on the rooftop of each building which includes a pool, pool deck and roof bar area.</p>
Modification dates	<p><b>Former County Clare Hotel:</b> Adaptive re-use for the Old Clare Hotel development between 2011 to 2015. Further renovations in 2019 that included the addition of seven new rooms within the former County Clare Hotel building.</p> <p><b>Administration Building:</b> Building 10B was altered to form a single building with newly constructed Building 10A in 1930.</p> <p>Additional storey designed by Robertson &amp; Marks added to Building 10B in 1954 to form a singular hipped roof construction. An external fire escape stair also designed by Robertson &amp; Marks was added at this time.</p>

	Interior alterations carried out in the 1970s which included modifications to the ground and first floors. Adaptive re-use for the Old Clare Hotel development between 2011 to 2015.
When was the last time you inspected the item?	September 2024
Current use	Hotel and Events
Original or former use/s	Hotel Administration Aerated Waters Factory
Any additional comments	

## D. History

### 7. Origins and historical evolution

Years of construction*	Start	1910: Administration Building 10B 1930: Administrative Building 10A 1938: Former County Clare Hotel	End	1912: Administration Building 10B 1932: Administrative Building 10A 1941: Former County Clare Hotel
Designer or architect*	Administration Building 10A – Spain & Cosh Administration Building 10B – Robertson & Marks Former County Clare Hotel - Sidney Warden The Old Clare Hotel adaptive reuse – Tonkin Zulikha Greer			
Maker or builder*	Administration Building 10A - Unknown Administration Building 10B - Unknown Former County Clare Hotel - S. D. C. Kennedy and Bird Pty. Ltd			

Historical outline*	<p>The Old Clare Hotel sits on traditional land of the Eora people. The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.</p> <p>With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney (Heiss 2013).</p> <p>The former County Clare Hotel was designed by Sidney Warden in 1938, built by S.D.C. Kennedy and Bird Pty. Ltd., and opened in 1941. It replaced an earlier landmark hotel named Ryan's, which was demolished due to road widening along the southern side of Parramatta Road (now Broadway). The building is one of five hotels constructed in this style in the city between 1838 and 1942; the others are the Australian (Broadway), Sutherlands, the Hollywood, and the Civic Hotel. When it was opened, the former County Clare attracted favourable recognition for its design and finishes, including its sophisticated use of materials, sweeping oval bar and saloon (Davies 2012:16). Sidney Warden was well known for the quality of his work and also designed the nearby Broadway Hotel. Bars and toilets were located on the ground floor, residential accommodation on the first and second floors and a basement cellar included stores, cool room, boiler and other services.</p> <p>The former County Clare Hotel appears to have remained generally intact until 1969 when a relatively small programme of alterations and additions was carried out internally. A more substantial renovation was implemented in 1973/74 at which time the public bar was rebuilt, and other alterations were carried out on the ground floor. Renovations again took place in 1979. The greatest changes occurred in 1982/3 and in 1985 when major alterations were made to the food bar and new ground floor toilets were built.</p> <p>Land occupied by former Administration Buildings 10A and 10B was acquired by Tooth &amp; Co. in 1901. A row of terraces that fronted Kensington Street and backed onto Carlton Street (the Main Avenue), occupying Allotments 1 &amp; 2 of the 1842 Kensington Estate subdivision, were demolished to make way for the buildings in 1910. Administrative Building 10B was constructed in 1910 and land to its north was developed for an Aerated Water Building designed by Spain, Cosh &amp; Minnett in 1912. The Aerated Water Building was entirely reconstructed for a new Administrative Building (Building 10A) in 1930. This acted as an addition to Administrative Building 10B to the north, using a similar design and almost identical brickwork. Most of the interior former Administrative Building</p>
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	<p>interiors were stripped in the late 1930s to 1950s (NBRS 2012:32). However, fabric associated with the showbar (used for the tasting and promotion of the company's product.), boardroom anteroom and executive bathroom survive (NBRS 2012:32).</p> <p>In August 1983 all the brewing interests of Tooths were purchased by Carlton &amp; United Breweries (CUB). CUB continued the production of most of Tooth's lines and began to produce Carlton's products at the Kent brewery.</p> <p>The Carlton and United Brewery site was placed under conditional contract to Australand (now Frasers Property Groups Australia) in 2004. The Kent Brewery ceased production of beer in late January 2005 (NBRS&amp;P 2012:37). The sale to Australand did not subsequently proceed (NBRS&amp;P 2012:15). In 2007, the site was purchased by Frasers Broadway Pty Ltd (Sydney Morning Herald 2007). By 2009, much of the broader site was demolished and Central Park precinct was completed by 2014.</p> <p>Adaptive re-use and redevelopment of the site commenced in 2009. From 2011 to 2015, the former County Clare Hotel and the former Carlton and United Brewery Administration Buildings 10A and 10B were adaptively re-used for a boutique hotel development that joined the two buildings and formed what is now the Old Clare Hotel.</p>
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## 8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Relevant National / Australian themes	<p><b>Former County Clare Inn</b> Developing local, regional and national economies – Commerce Developing Australia's cultural life – Leisure</p> <p><b>Former Administration Buildings 10A and 10B</b> Developing local, regional and national economies – Industry Working - Labour</p>
Relevant NSW / State themes	<p><b>Former County Clare Inn</b> Commerce Leisure</p> <p><b>Former Administration Buildings 10A and 10B</b> Industry Labour</p>

## E. Criteria for heritage significance

### 9. Assessment against Heritage NSW 2023 criteria for assessing heritage significance in NSW

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion A)
<p>The Old Clare Hotel (formerly the County Clare Hotel and Administration Buildings 10A and 10B) has long associations with the Sydney hotel trade and the Carlton and United Breweries (formerly Tooths Brewery). The former County Clare Hotel component of the item has local significance for its lengthy association with the hotel trade and the building has significance for its association with the Carlton (Tooths) Brewery which it adjoins. It has historic significance for its association with the realignment of Broadway in the late 1930s. It replaced an earlier landmark hotel named Ryan's.</p> <p>The former Administration Buildings 10A and 10B have historical significance as the Tooths and later Carlton &amp; United Breweries administrative centre from the late-Federation period to the 1980s. They demonstrate the process of land acquisition and brewery expansion in the early 20th century as well as the process of intermittent adaptation and reconstruction to provide for changing administrative needs. The pair of buildings have a high level of historical significance as an excellent example of the early 20th century custom of breweries to build in prestigious styles and project a prestigious public image.</p>
An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion B)
The Old Clare Hotel has historical associations with the Tooth family and prominent brewery managers and staff of the early 20th century. Associations with the original architects Spain & Cosh have largely been dissipated through adaptations but the pair of buildings retain associations with the 1930s Architects Robertson & Marks.
An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area) (Criterion C)
<p>The Old Clare Hotel has aesthetic significance at a local level. The former County Clare Hotel component of the item has aesthetic significance as a largely intact example of the Inter-war Functionalist style hotel. The significance of the building lies in the quality and condition of the detailing both internally and externally. The Art Deco style ceilings and timber panelling to the ground floor have significance as a fine example of the interior detailing of this style of corner hotel. The former Administration Building component of the item has aesthetic significance as a well implemented integration of Interwar Free Classical style alterations and additions by Robertson &amp; Marks to the original Federation Free style Administrative Building designed by Spain &amp; Cosh in 1910. It contributes to the streetscape, particularly along Kensington Street. Building 10B retains an exceptionally high level of aesthetic significance at a local level, as a finely executed remnant of the Federation Free style designed by prominent Sydney architects, Spain &amp; Cosh. The masterly integration of the Interwar Free Classical style alterations and additions by Robertson and Marks does not diminish the aesthetic significance of the original section of the building.</p>
An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons (Criterion D)
The Old Clare Hotel is some social significance at a local level for its role in providing a social/recreational venue for the local community. The former Administration Building component of the item may have potential social significance to past Carlton and United Breweries employees.



An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion E)

The Old Clare Hotel has research significance at a local level due to the presence of a well in the basement of Administrative Building 10A. The well is associated with the former Aerated Waters Building and supplied water to the building. There is moderate archaeological potential for evidence of former residential buildings associated with the 1842 Kensington Estate to survive in the footprint of former Administration Building 10B (NBR 2012:66).

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area) (Criterion F)

The Old Clare Hotel is a locally rare example of the corner hotel which is largely intact both externally and internally.

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments) (Criterion G)

The Old Clare Hotel has local significance as a fine example of a hotel the Inter-War Functionalist style which retains its original functions of bar and accommodation. The retained Boardroom Suite in the former Administration Building has high representative value under this criterion.

## F. Heritage listings

### 10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
	✓	National Trust register
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list

G. Photograph

11. Principal or main photograph\*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



Caption*	Principal façade (northern elevation) of Old Clare Hotel viewed from Broadway.
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney

## **H. Recommended Management**

The Old Clare Hotel should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan/Strategy, should be prepared for the Old Clare Hotel prior to any major works being undertaken and shall be in accordance with the relevant planning controls.

All conservation and future modifications should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

The face brickwork is not to be rendered, painted or coated.

**I. Details****12. Primary author of this form\***

Name	Adele Zubrzycka
Position and organisation, if applicable	Senior Specialist Planner Heritage, City of Sydney Council
Contact phone number	(02) 8974 4114
Email address	azubrzycka@cityofsydney.nsw.gov.au
Date form completed	29/11/2024
Signature	

**13. References used to complete this form\***

Author	Date Published	Title
NBRSP	2005	Former Carlton and United Brewery Site: Conservation Management Plan.
Sydney Morning Herald	13 June 2007	"Brewery site sold to Singapore developer"
Paul Davies Pty Ltd	2012	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
Paul Davies Pty Ltd	2012	Administration Building and County Clare Hotel: Heritage Impact Statement.
Anita Heiss	2013	Aboriginal People and Place, Barani: Indigenous History of Sydney City



J. Additional photographs and images



Caption*	Western elevation viewed from Carlton Street partly showing former Administrative Building (10A) facade, now the Old Clare Hotel.
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney



Caption*	Western elevation viewed from Carlton Street partly showing the former Administrative Building (10A and 10B) facade, now the Old Clare Hotel.
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	





Caption*	Eastern elevation viewed from Kensington Street partly showing the former Administrative Building (10A and 10B), now the Old Clare Hotel.
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney



Caption*	Part of the eastern elevation viewed from Kensington Street showing new clad atrium between the Old Clare Hotel and the former Administrative Building (10B).
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney





Caption*	Part of The Old Clare Hotel's eastern elevation viewed from Kensington Street, Chippendale.
Date of photograph*	29 October 2024
Name of photographer*	City of Sydney
Copyright holder, if known	City of Sydney