

To: The South Australian Heritage Committee

From: Head, European Section, Heritage Conservation Branch

Subject: REGISTER NOMINATION:
KENT TOWN BREWERY/MALT HOUSE
DEQUETTEVILLE TERRACE, KENT TOWN

Date: 11 November 1982

SUMMARY

This report has been prepared as a result of a public nomination of the Brewery. This Branch has endeavoured to gain access to the site and building interiors but the owners have been politely unco-operative. Repeated attempts in writing and by phone have failed and it would appear that there may be an objection from them if this building is included on the Register. Despite this, there appears to be no immediate threat to the building. This nomination covers the whole Brewery but specific exclusions may be identified if access could be arranged.

Historically, the Kent Town Brewery is significant because it was built as a brewery in 1876 by E.T. Smith (later Sir) and is now the only malting house left in the inner metropolitan area of Adelaide from the period. When the S.A. Brewing Company was formed in 1888, the Kent Town Brewery became a malting house, leased to Barrett Bros. of Melbourne in 1896. It consequently represents an early secondary industry of importance and is linked with a major South Australian firm associated with brewing.

Architecturally, the Kent Town Brewery is significant as a formally conceived industrial complex which has retained much of its traditional character and building elements. Its representative qualities within the metropolitan context are notable.

Environmentally, the Kent Town Brewery is a well-known landmark, being a major visual element on a dominant city intersection. It also helps to establish the traditional character of Kent Town.

The Integrity of the Kent Town Brewery is basically intact with the additions and alterations readily identifiable as such. Even the changes, which may be visually intrusive, are functionally consistent.

The building facade is listed on the National Trust Register as a Recorded Listing.

RECOMMENDATION

It is recommended that the Kent Town Brewery, Dequetteville Terrace, Kent Town, be placed on the Register of State Heritage Items, and that it be categorized H2, H3, A2, A3.

Mark A Butcher
per

Barry G. Rowney
IN:JD

HISTORICAL RESEARCH REPORT: KENT TOWN BREWERY, KENT TOWN

The Kent Town Brewery, built in 1876, stands on the extreme western boundary of the City of Kensington and Norwood at the junction of Rundle Street and Dequetteville Terrace. At the time of its construction, brewing had become a well established industry in South Australia, supplying a local market which expanded rapidly between 1860-1880. On June 1st, 1868, The South Australian Register wrote:

"The progress made in this colony by the branch of industry known as beer brewing has been very marked. Twenty five years ago it was carried on in South Australia, but on a wonderfully limited scale, and with very inadequate appliances and means. Now breweries are to be found in all parts of the colony, and in many cases the article turned out is of excellent character. Steam power and machinery are fast superseding hand labour; the processes where rapidity is required may now be rapidly performed, and all that is needed in the way of mechanical contrivance is at command. As a consequence great improvement has been effected in the quality of the ale brewed".

In 1868, the number of breweries peaked at 43, after which time changes in marketing and production techniques led to amalgamations and an overall decline in the number of breweries operating. By 1876 there were 25 breweries operating in the State, employing 207 workers.¹

The "new" brewery at Kent Town built for Mr. Edward Thomas Smith (later Sir) superseded Logue's Brewery in King William Street, Kent Town, which had been operating from 1857. Known as the "Brewer Knight" Smith had Kent Town Brewery built after managing Logue's Brewery for 16 years following the death of his partner Edward Logue in 1860. Sir Edwin, apart from brewing, was active in State and Local politics, served various charitable institutions and sporting associations.

Erected at a cost of £17,000, the Brewery covered an area of 216 feet x 208 feet, and was designed by Mr. English with Brown and Thompson as contractors. The Register of 15th June, 1876, described the building as giving "an air of commercial importance to the popular suburb of Kensington and Norwood". It comprised "commodious lofty storerooms, yards, well paved cellars, first class machinery, well-ventilated workrooms, outhouses, offices, and all that is necessary to make a thoroughly complete business place where large operations are carried on". At the rear of the brewery a row of nine cottages, also designed by Mr. English, was provided for employees. Early photographs show them as substantially built stone and iron roofed dwellings. They no longer exist.

In 1888 Kent Town Brewery was amalgamated with the West End Brewery, to form the South Australian Brewing Company. It was decided that the

1. Donovan, P., An Industrial History of S.A., p.40.

West End Brewery, a little over a mile away in Hindley Street, would be used for brewing, while the Kent Town Brewery be utilized solely as a malt house. In 1896 the premises were leased to the Barrett Brothers' partnership, of Melbourne. Mr. A.G. Barrett was sent from Melbourne to manage malting operations. On his retirement in 1914 the partnership was changed into a private company trading as Barrett Bros. Pty. Ltd. who have instituted many changes to the former brewery. The large silos, which tower above the buildings were erected in 1920, and in 1951 the Rundle Street frontage was almost entirely rebuilt. In 1980, the firm of Barrett Bros. and Burston & Co. Pty. Ltd. purchased the property from the South Australian Brewing Company Limited.

The Kent Town Brewery is of high heritage significance to the State, in that it is a rare survivor of many early breweries in Adelaide, and is linked to the major South Australian firm of S.A. Brewing Holdings, and the former prominent South Australian tradesmen, Sir E.T. Smith. At a local level, the Kent Town Brewery is an imposing reminder of an industry which was located in Kensington-Norwood in 1857, and contributes to the character of the area.

Sources:

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 Gooden, G.W., Fifty Year's history of the Town of Kensington & Norwood.
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 Moore, Anthony: Breweries of South Australia 1836-1936,
 Working Paper 10, Dept. of Arch.
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I. Iwanicki
Register Historian

II:JD
 13/10/82

South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures					
	Item KENT TOWN BREWERY/MALT HOUSE DEQUETTEVILLE TERRACE, KENT TOWN.					
Age 1876 - Built	Theme	Office 6628-10268				
Period 1852-1883	Subject SECONDARY INDUSTRY - Processing of Primary Productive Products	Region 2 Adelaide Metro				
Building Type Brewery	Style MID VICTORIAN	Status N.Tr. (RL) Facade only				
<u>Qualitative Data</u>		<u>Grading</u>				
Component	Comment	E	VG	AG	FP	NA
<u>History</u>						
1. Context:	The Brewery/Malting House is closely associated with the brewing industry in South Australia via S.A. Brewing Holdings, which was created when its owner's firm merged with West End Brewery, in 1888. The Brewery was used afterwards as a malting house. Its establishment reflects the growth and development of the State.	*				
2. Person/Group:	Built and managed by Sir E.T. Smith, M.H.A. for East Torrens for 21 years, M.L.C., Mayor of Kensington/Norwood 1867, 1871, 1872, Lord Mayor of Adelaide, Chairman of Adelaide Savings Bank, Director of Botanic Gardens, and philanthropist.		*			
3. Event:	1888 S.A. Brewing Company formed from a merger between Kent Town Brewery and West End Brewery with the result that Kent Town Brewery was used for malting only. 1896 S.A. Brewing leased Kent Town Malthouse to Messrs. W. Barrett, A.O. Barrett & A. Barrett. 1920 Silos erected.		*			
<u>Architecture</u>						
4. Architect Builder:	Mr. English Brown and Thompson		*			
5. Design:	Built as a group of buildings connected so as to form a perimeter wall, originally single storey except for the Brew Tower and malting ventilator, symmetrical main facade with entry punctuated by rendered columns and entablature, evolutionary adaptation has resulted in a series of additions and changes but the original is readily identifiable. Central courtyard intact but intruded upon, original function obvious from design.		*			

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Component	Comment	Grading				
		E	VG	AG	FP	NA
6. Construction:	Coursed rubble stone walls with projecting brick quoins at corners and openings, corrugated iron hip, gable and skillion roofs, some additions are rendered masonry, concrete silos.			*		
7. Interior	Not accessible.					*
8. Representation:	With the demolition of the West End Brewery and the radical change to the Lion Brewery, this is one of the last of the metropolitan brewery, general intactness and retention of function increase the importance of its representative qualities.	*				
<u>Environment</u>						
9. Continuity:	Reflects the materials and character of several other buildings along Dequetteville Terrace. Buildings and spaces immediately adjacent are not sympathetic.			*		
10. Local Character:	On the perimeter of Kent Town and on the major intersection, the building helps to establish the traditional character of Kent Town.		*			
11. Landmark:	A major landmark, being an important intersection. Traditional forms and materials readily identifiable.	*				

Supplementary Information

Adaptation: Further investigation of the brewery interior is necessary. The traditional perimeter walls and the perimeter nature of the development should be retained with the southern tower and the shorter northern tower. The removal of the concrete silos and the rendered building portions on the north wall would be encouraged. The visual dominance of the traditional towers should be maintained and enhanced.

Interpretation: As a private business it would be difficult to imagine an active interpretation of the site, although it would seem to be ideal for such a purpose. A more active role may be encouraged in the future but at present the brewery has a passive role as a character element.

Current Situation: Refer to the Cover Sheet. The complex is presently owned by Barrett Bros. and Burston & Co. Pty. Ltd,

Evaluated By	Iris Iwanicki Register Historian	Ivar Nelsen Register Consultant	Date
Reviewed By	Mark A. Butcher Register Supervisor		Date
South Australian Heritage Committee Categorization			Date

I.E.S./D3/211081

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		E	VG	AG	FP	NA

Integrity

12. Alterations: Interior not accessible but views into the complex indicate a potentially high integrity; some minor roof lines altered; rebuilding on north wall appears limited to the construction of two tall buildings and minor closing off of openings; concrete silos added to court yard; newer two storey building added to east side.
13. Condition: No obvious structural faults.
14. Compatibility: Although not functioning as a brewery, it is still used for a portion of the brewing process.

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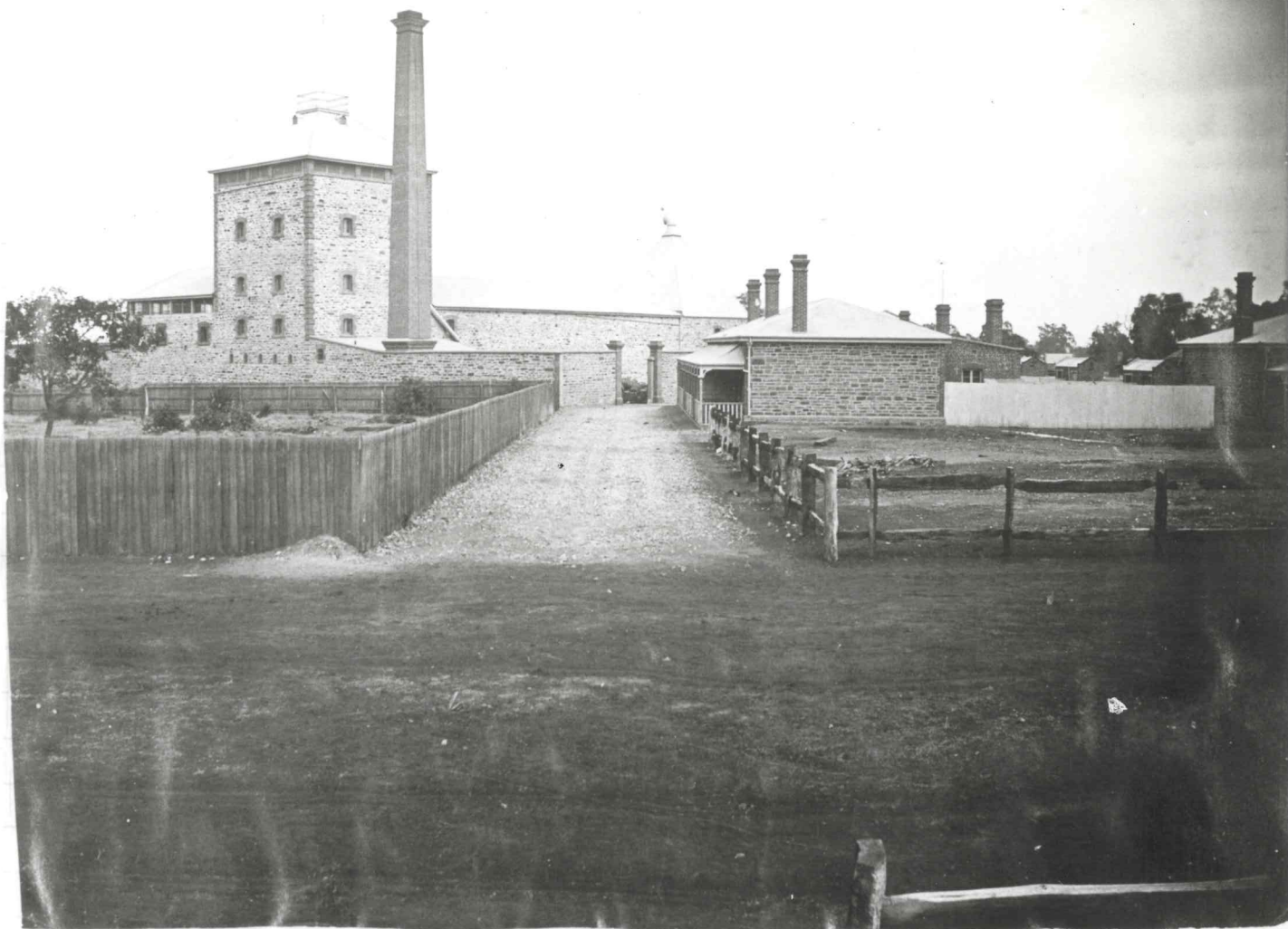
Supplementary Information

Evaluated By _____ Date _____

Reviewed By _____ Date _____

South Australian Heritage Committee Categorization _____ Date _____





Pres. by MRS. H. COULTAS

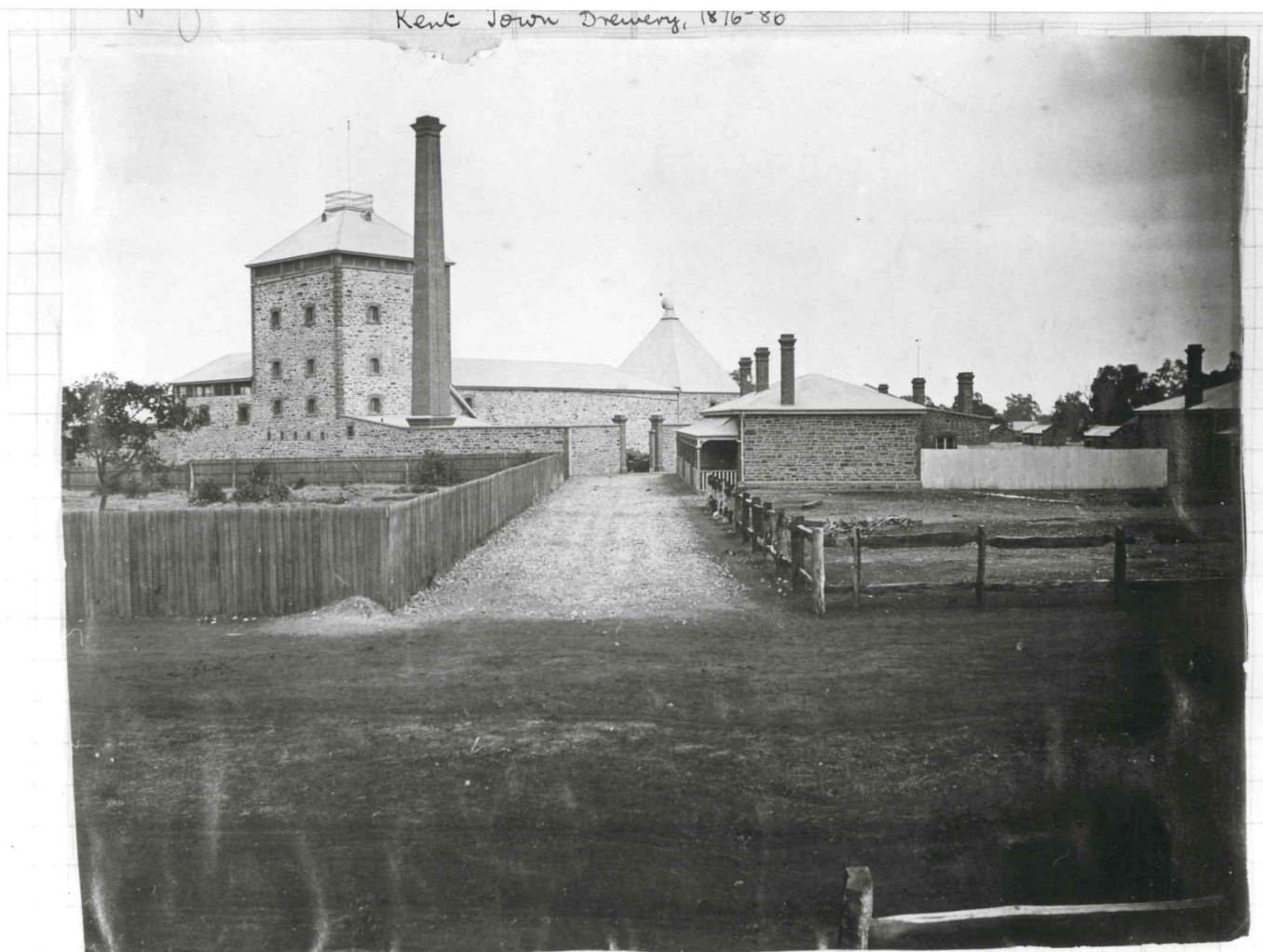
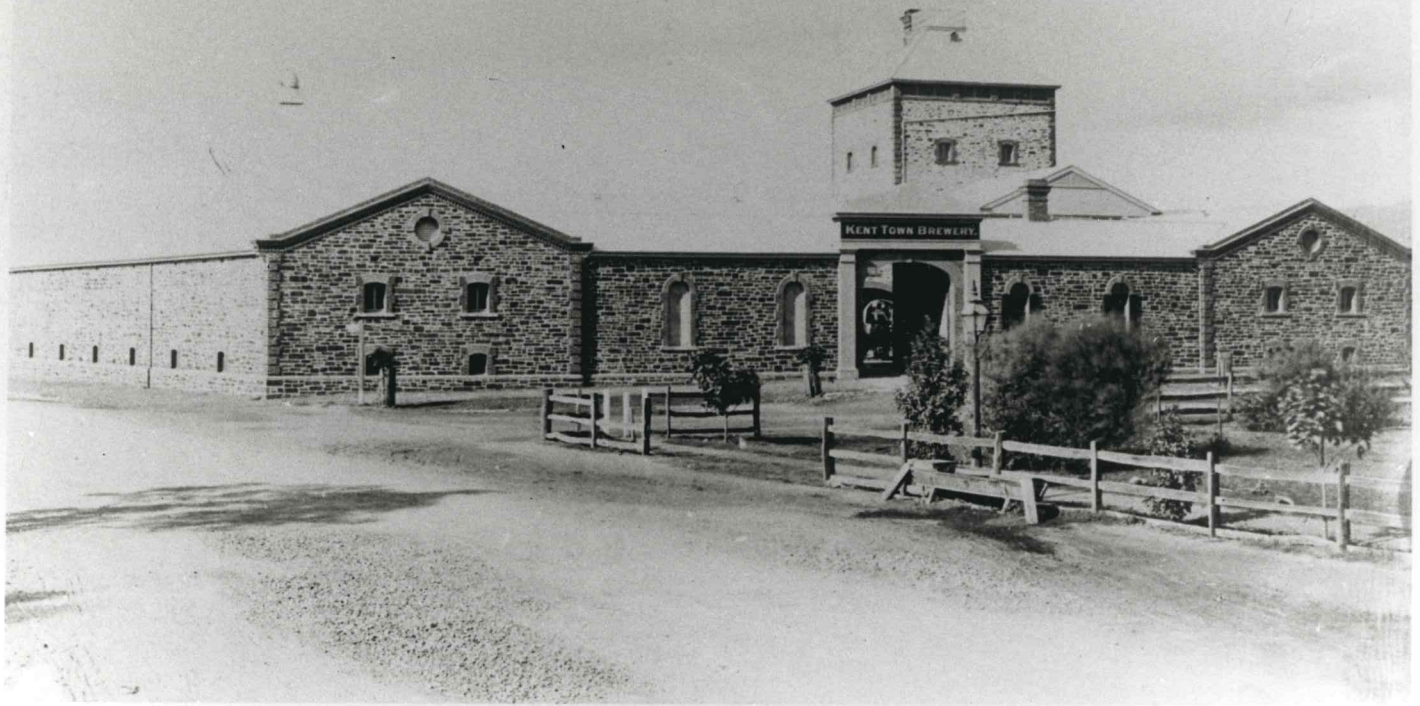
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S.A. ARCHIVES



KENT TOWN BREWERY

S.A. ARCHIVES



Pres. by MRS. H. COULTAS



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KENT TOWN BREWERY

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KENT TOWN BREWERY

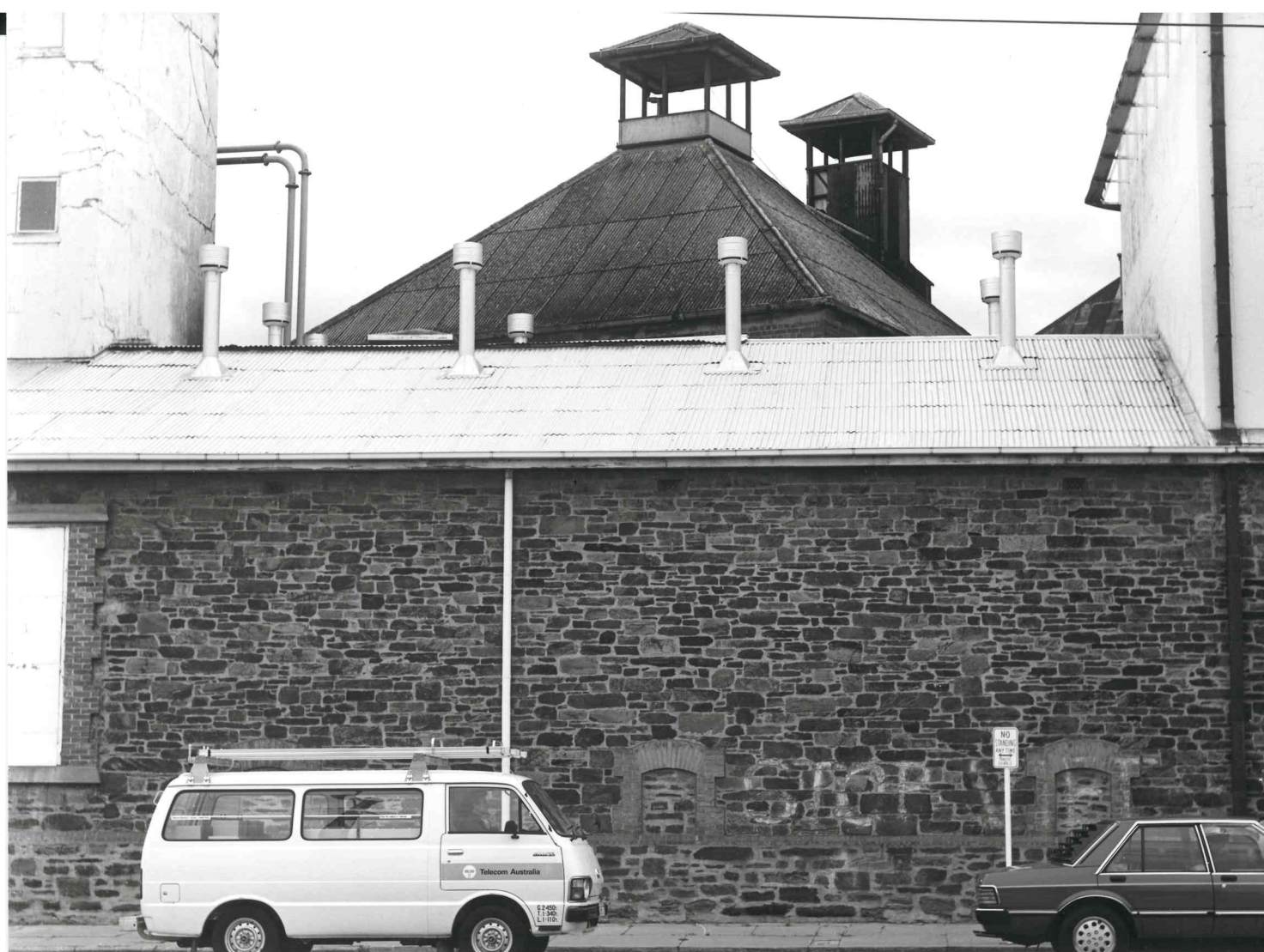
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