

Image caption	Building 46A: First Floor Interior				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	North Wall of Light Well				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Detail of Wooden Roller Shutter				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P
					
Image caption	Building 46B : Interior				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P
					

Image caption	Building 46B: Kensington Street (West) Elevation				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



Image caption	Building 46C : Kensington Street Elevation				
Image year	2004	Image by	NBRS&P	Image copyright holder	NBRS&P



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO. 3

ITEM DETAILS						
Name of Item	Terraces, 16 / 16A Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	47 A, B					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	16, 16A					
Street name	Kensington					
Suburb/town	Chippendale				Postcode	2007
Local Government Area/s	City of Sydney Council					
Property description	Lot 1 DP 33953					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Brewery (NSW)					
Current use	Vacant					
Former Use	Residential					
Statement of significance	Criterion (a) Built c.1906, the pair of terraces at number 16 and 16A Kensington Street is of historical significance as evidence of the continuing development of working class terrace housing in close proximity to industrial areas in the early twentieth century. Construction of the pair followed demolition of an earlier wooden cottage and the higher quality of construction and decoration contrasts with surviving first generation cottages in the Kensington Street group. Criterion (b) Purchased by Toth's in the early twentieth century and continuously tenanted, the terraces have historical associative significance in relation to the development of the Kent Brewery and illustrate the Brewery's long-standing expansion policy of expansion into the surrounding suburb. Criterion (c) The pair has aesthetic significance as good representative examples of Edwardian working class terraces with an unusual configuration, incorporating a central through passage to the rear. Criterion (e) The pair has technical significance in their potential to provide information and insight into early twentieth century working class life. They have the ability to demonstrate early twentieth century building techniques, services and technologies.					

	Criterion (g) The pair has representative significance as they demonstrate the last phase of residential development in Kensington Street. Criterion (f) The pair has some rarity in their construction which features a central passage accessing the rear yard with the load bearing dividing wall over supported on a pair of rolled steel joists. Integrity The terraces have high integrity value for their substantially intact fabric. Item 47 A&B has exceptional significance at local level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	A pair of mirror imaged two-storey Edwardian terraces, constructed around c1905. These terraces incorporate a two-storey gable roofed with parapeted dividing walls and a central chimney and single storey skillion roofed wings at the rear clad in corrugated steel. A central passage separating the two residences once provided access to the backyard for the removal of night soil. Structural steel is used as an integral part of the construction supporting the brick party wall above the passage, front porch areas and enclosed balconies. In the back yard the lavatories are centrally located adjacent to the rear boundary fence in a single skin brick structure with an unframed curved corrugated iron roof. The front facade is tuck pointed brickwork. The side walls and the central party wall, in common brick (dry pressed) extend to enclose front porches and balconies. The front porch is raised above the footpath and has tessellated tiles with a slate surround. A cast iron fence and gate with a flower motif to the front porch has been removed. The central alley, enclosed by a vertical tongue and grooved boarded wall is framed by a pair of decoratively turned timber columns with timber fretwork. Each terrace has a three panelled front door with fanlight over and a narrow double hung window with an arched soldier course and rendered window sills. There is a modern security door at No. 16A, and the ground floor window has been boarded up at No. 16. Electricity boxes and conduits disfigure the street facade. The rear facade is brick with a narrow double hung window at ground floor level and a pair of double hung windows with soldier course heads and rendered oblique sills. The layout of this terrace revolves around the central alley. The front door gives access to the living room, which leads into the dining room. In the skillion roofed wing directly behind the dining room there is a vestibule, which includes the foot of the stairs. The kitchen is located directly behind the vestibule. The bathroom / laundry is located in a skillion roofed extension directly behind the kitchen but has been demolished at No. 16. The bathroom / laundries had an open side facing the yard, now infilled with timber. At first floor level the landing gives access to two bedrooms. The front bedroom extends the width of each terrace and contains a fireplace. A pair of centrally located French doors open onto the balcony, which has been enclosed with a variety of salvaged windows and lightweight sheeting material. No. 16 retains a simple balustrade of vertical timber rails. Much original timber joinery survives throughout both terraces.

Physical condition and Archaeological potential	Condition: fair/ poor The archaeological potential has been separately assessed in the Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being an area of high archaeological potential.					
Construction years	Start year		Finish year	1905	Circa	☒
Modifications and dates	Tooths Records note the following modifications. 1930 Request to install baths (16A) 1943 Installation of electric light (16) 1953 Renew iron roofing 1989 Skillion bathroom / laundry extension to No. 16 demolished					
Further comments	Future conservation works should recover cast iron gate and fence, reinstate upper level balconies and balustrade, and reinstate fireplaces. The following intrusive elements should be removed or modified: balcony infill and exposed conduits.					

HISTORY	
Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery there. In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the Grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were sold to Frederick Tooth in 1844 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the later years of the 19th century and early years of the 20th century. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth Co. began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tothos and had been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of factories and warehouses and the remaining houses continued to be let out to tenants. With only basic repairs being carried out, the houses fell into a dilapidated condition. In the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not

	been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. The site of 16 / 16A Kensington Street was originally Lot 11 of the Kensington Estate and initial construction on the site consisted of a single storey timber house with iron roof set well back from the street built circa 1856 . By 1891 the house was described as 'in ruins' and the rate books record the site as being occupied by stables up until circa 1905. The land was owned by Aaron Wheeler from 1858 – 1892, and in 1892 life interest in the property transferred to Josephine Frankel. There are no occupants listed for the property from 1890 – 1904. In 1905 16A is recorded as being occupied by Alfred Land (who continued occupation until 1930). The property was purchased by Tooths in 1925. . Tenancies of this pair of cottages have been more stable than for some of the other cottages in the group possibly due to their superior construction. The lack of any substantial change since they were purchased by Tooths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – Edwardian terrace house Domestic life – Edwardian working class cottage
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pymont, Surry Hills, Paddington and the Rocks. These terraces as part of the larger group are none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Others in the Kensington Street Terrace group comprising 22 – 28, 30 – 32, 34 – 36, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values. – The terraces as part of the group of buildings combines to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built c.1906, the pair of terraces at number 16 and 16A Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the early twentieth century. The pair is a remnant of Edwardian working class terrace housing and demonstrate early patterns of residential life in the fringe area of Sydney. Construction of the pair followed demolition of earlier wooden cottages and the higher quality of construction and decoration contrasts with surviving first generation cottages in the group.
Historical association significance SHR criteria (b)	Purchased by Tooths Brewery in the early twentieth century and continuously tenanted. The terraces illustrate the long-standing policy of expansion of the Kent brewery by consolidating properties in the surrounding streets of Chippendale.
Aesthetic significance SHR criteria (c)	The pair has aesthetic significance as representation example an Edwardian working class terraces with an unusual configuration. The Kensington Street Terrace group is of high aesthetic significance as a group of rare early terraces within a largely intact streetscape reflecting mid Victorian detailing and form, 16 and 16a Kensington Street have significance for their later contribution to this important residential and industrial streetscape.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate Edwardian working class lifestyles. The terraces have had continuous residential use but have not specifically been associated with brewery workers.
Technical / Research significance SHR criteria (e)	The terraces have archaeological potential relating to late 19 th century working class life. They have the ability to demonstrate Edwardian building techniques, services and technologies. The pair has technological interest for their use of structural steel to support the party wall over the central access corridor. Structural steel was rarely used in residential building of the period.
Rarity SHR criteria (f)	The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th and early twentieth century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The Kensington Street group provides a rare opportunity to experience the living environment of working class Sydney life in the mid 19 th and early 20 th century. The pair features an usual central alley accessing the rear yard with a load bearing dividing wall at first floor level supported on a pair of universal section beams.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the early 20 th century. 16 and 16a Kensington Street are representative examples of Edwardian working class domestic construction. The pair is representative of the last phase of residential development in Kensington Street.
Integrity	The pair has a moderate degree of integrity. Despite alterations to the presentation of the terraces (verandah infill), demolition of rear laundry extension and loss of some internal features and finishes (fireplaces), the overall configuration of the terraces, original structure, joinery (4 panel doors, timber windows, architraves, skirtings) and many original finishes (face brickwork, plaster, Baltic pine floorboards, lath and plaster ceiling) have survived.

HERITAGE LISTINGS	
Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) – No 5071. Kensington Street Terrace 46-48 Kensington St.
	National Trust of Australia (NSW), 16 – 40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 order, lapsed 22.9.89
	NSW Heritage Council – SHI No 15408. No 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Land Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject properties should be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan should be prepared detailing appropriate conservation policies. 3. Immediate repairs should be carried out to prevent further deterioration of original fabrics. 4. A comparative analysis should be carried out to determine the rarity of the Kensington Street group and its potential for State Heritage Listing.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	47 A, B		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	16/16A Kensington Street, West Elevation (16 Kensington Street) Showing central pedestrian passageway between the houses				
Image year	2004	Image by	NBR SAP	Image copyright holder	NBR SAP



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.4

ITEM DETAILS						
Name of Item	Terraces, 22 – 28 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 A, B, C, D					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	22, 24, 26, 28					
Street name	Kensington					
Suburb/town	Chippendale	Postcode	2007			
Local Government Area/s	City of Sydney Council					
Property description	Lots 1, 3, 5 and 6 DP 33953					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential (26), Vacant (22, 24, 28)					
Former Use	Residential					
Statement of significance	Criterion (a) Built between 1843 and 1848, the terrace group at 22 – 28 Kensington Street has historical significance as some of the oldest surviving cottages in the area. The group is a remnant of mid-19th Century working class terrace housing and demonstrates early patterns of suburban residential life in the fringe area of Sydney. Criterion (b) Purchased by Tooths in 1910/1930 and continuously tenanted, the group has historical associative significance because of its association with the Kent Brewery and evidences the long-term expansion policy. The group also illustrates the early residential development of the Kensington Estate. Criterion (c) 22 – 28 Kensington Street is of high aesthetic significance as a group of rare early terraces within an important 19th Century streetscape. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life and they have the ability to demonstrate mid-19th Century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹					

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

	Criterion (g) The terraces have representative significance because they demonstrate principal characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade treatment, and restrained use of decoration and materials. Integrity The terraces have integrity value for their substantially intact fabric. No.28 has high integrity value. The original layout and much of the original 1840's fabric has survived intact. Fabric of considerable significance comprises the 1840's layout, Kensington Street facade including high pitched bell cast roof form and verandas, original internal configuration, surviving interior and exterior fabric, finishes and features dating from the 1840's including fireplaces, joinery and stairs, kitchen and the original attic . This terrace group is significant at local level and has potential for listing at State level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	James Christison (carpenter)					
Physical Description	A group of four single storey terraces built between 1843 and 1848 the terrace consists of a rectangular main block with detached kitchen wings at the rear. The main block of the terrace has a relatively steep gable roof, divided by low capped parapet walls extending above the party walls. Two central chimney stacks are shared by pairs of cottages. The roof cladding was originally shingles now clad in corrugated iron. Each cottage has a dormer window in the rear section of the roof. The kitchens are low single storey sandstock brick additions butted against the rear of the main block. There are pairs of toilets in the rear of the yards. External walls are of light red sandstock bricks on sandstone footings, and have been painted. Verandahs enclosing a small sandstone flagged porch survive at numbers 26 and 28 and retain remnants of cast iron lace and picket fences. The verandahs give a bell cast to the roof. The street elevations originally presented a 12 paned window and a six panel door, some of which have been replaced. The front windows all had shutters although these are removed. Window sills are sandstone. The ground floor consists of a front room with fireplace entered directly form the street, a passage which includes a narrow, steep wooden stair to the bedroom above, and a dining room adjacent to the passage. The kitchen wing is also accessed via the passage. The attic bedroom has a single dormer window and a sloping ceiling. Post-war laundry / bathroom additions have been made to all the cottages at the rear of the kitchens.					
Physical condition and Archaeological potential	Condition: fair / poor. Extensive termite damage at No. 24. The archaeological potential has been separately assessed in Carlton United Breweries Archaeological Zoning Study, 2005 by D. Mider as being as area of high archaeological potential.					
Construction years	Start year	1843	Finish year	1848	Circa	☒
Modifications and dates	Notes from records of Tooth Brewery 1931 No conveniences, bath tubs or copper. 1936 Lath and plaster ceiling collapse to attic No 22, fix fibro cement ceiling. 1954 Renew iron roofs to main building and out houses. 1947 Installation of electric light and No. 24, 26, 28. 1949 Order under Public Health Act – provide bath and wash tubs, connect to house services (No. 26 & 28).					

	1951 Combined laundry / bathrooms constructed to plans of Lemont, Niblett and Daubney. 1953 Replace weatherboards to side wall No. 28 with fibro cement sheet.
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Further comments	Future conservation works should recover verandahs to Nos. 22 & 24, shutters, and face brick finishes, 6 panel entry doors and 12 pane windows to front elevations. The following intrusive elements should be removed or modified: electrical boxes and conduit, security bars, lattice verandah enclosure, and aluminium awnings. As pre 1850 examples of houses, these terraces have potential significance at the State level for rarity as surviving fabric from colonial times. It is recommended that 48A,B, C & D be further assessed with a view to nomination at the State level.
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HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Frederick Tooth purchased lots 14 & 15, on the western side of Kensington Street in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860.. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place around the turn of the 20th century. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tooth's and demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of warehouses while the remainder continued to be let out to tenants. Only basic repairs were carried out, and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect Orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. James Christison (Christian), a carpenter, purchased lots 15 & 16 of the Kensington Estate from Abraham Moses in 1843. Christ constructed the group of four terraces numbered 22-28 Kensington Street,, which are first recorded in the 1848 Rate Assessment Book , and described as brick cottages with shingle roof, three rooms with detached kitchen. By 1856, the cottages are described as two floors. Christison occupied No. 28 until 1858 and retained ownership until 1891 when 26 & 28 were bought by W. Watson. No's 22 & 24 were sold as a pair 10 years later to W.J. Elliot. In 1910 Tooth's & Co purchased No's. 26 & 28 and in 1930 they acquired No. 22 & 24. Limited occupation of the
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	houses since they were purchased by Tooths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pyrmont, Surry Hills, Paddington and the Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Others in the Kensington Street Terrace group comprising 16 / 16A, 30 – 32, 34 – 36, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines with others in the street to create a significant streetscape that contrasts in scale with the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built between 1843 and 1848, the terrace group at 22 – 28 Kensington Street group comprises some of the oldest surviving cottages in the area. The group is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. The group illustrates the early residential development of the Kensington Estate.
Historical association significance SHR criteria (b)	Purchased by the Brewery in 1910 and 1930 and continuously tenanted, the terrace group illustrates the long standing expansion policy of the Kent Brewery by consolidating properties in surrounding streets if Chippendale.
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of rare early terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. The Kensington Street terraces have significance for their contribution to this important residential and industrial streetscape. The early terraces displaying key characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere façade, and restrained use of decoration and materials.

Social significance SHR criteria (d)	The terraces have the ability to demonstrate mid-19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate mid 19 th century building techniques, services and technologies. The original layout and much of the original 1840's fabric has survived intact. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1840s- period are comparatively rare in Sydney. The terrace group 22-28 Kensington Street is one of a small number of surviving mid 19 th century single storey working class housing in the city area. The group is a remnant of former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19 th century.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the mid-19 th century. The lack of amenities such as bathrooms and laundries is typical of working class dwellings of the period. They are also good representative examples of working class Victorian domestic construction. The group is a largely intact representative group of single storey cottages of the 1840s.
Integrity	While the overall configuration of the main body of the terrace is substantially intact, there have been extensive alterations to the rear of the cottages. The degree of integrity of each cottage varies depending upon its history. The exterior of No. 28 is substantially intact. However, loss of balconies to Nos. 22 & 24 degrades their significance. Attic rooms have been altered. No. 26 has been extensively modernised internally.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104. Terrace Row 22-28 Kensington St.
	National Trust of Australia (NSW), 16 – 40 Kensington St Chippendale (Terraces and Houses)
	Heritage Act, s.130 Order, lapsed 22.9.89
	NSW Heritage Council – SHI No. 15408. No 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Land Titles Office

Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858- 1933	Mitchell Library

RECOMMENDATIONS

Recommendations	1. The subject properties be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies 3. Immediate repairs to prevent further deterioration be undertaken. 4. Further investigation into potential for State heritage be considered
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SOURCE OF THIS INFORMATION

Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 A, B, C, D		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L.	Date	May 2005

IMAGES

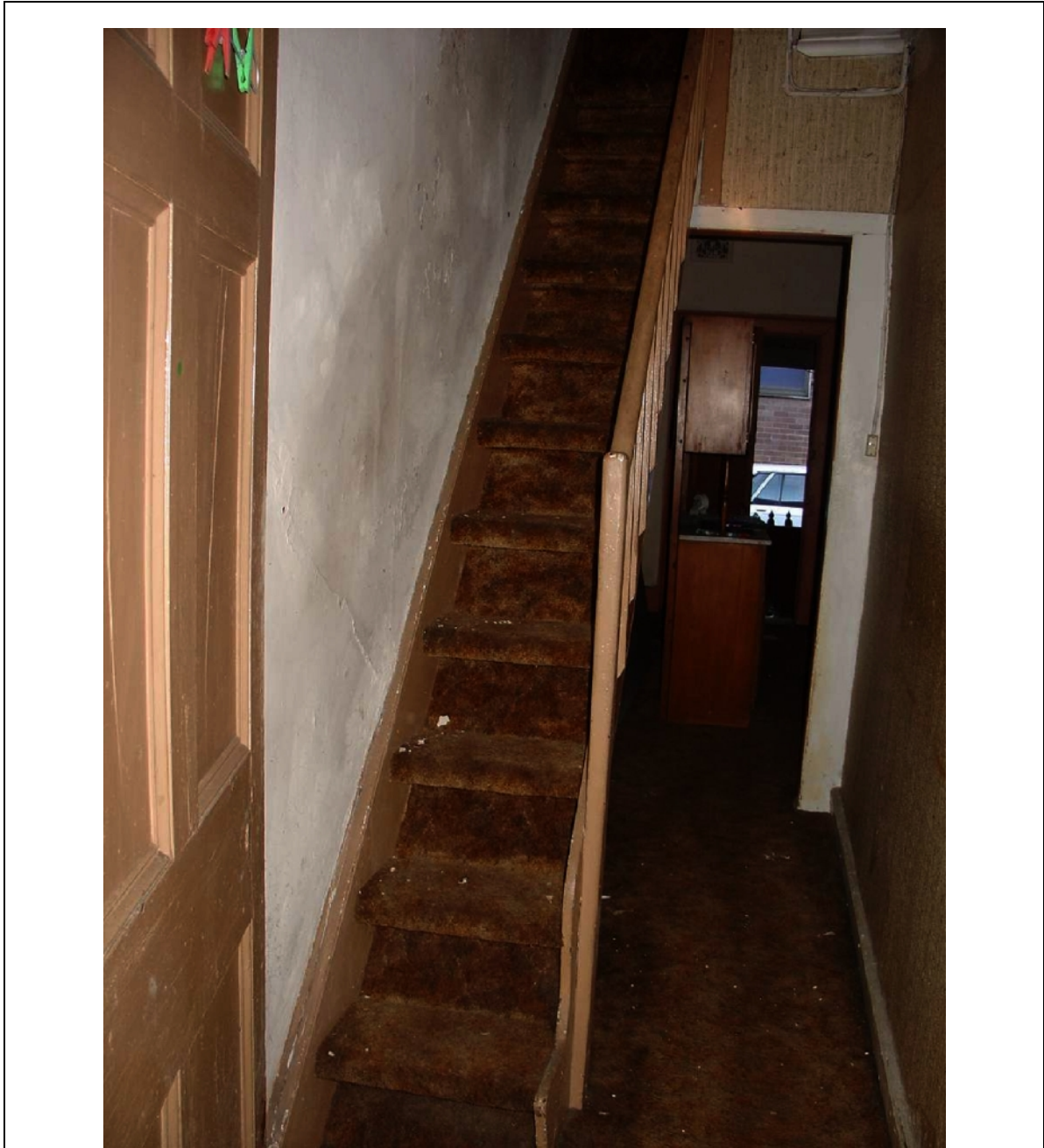
Image caption	22-28 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	26&-28 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	28 Kensington Street, Interior G2 showing stairs to attic.				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.5

ITEM DETAILS						
Name of Item	Terraces, 30 – 32 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 E, F					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	30, 32					
Street name	Kensington					
Suburb/town	Chippendale	Postcode		2007		
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Vacant					
Former Use	Residential					
Statement of significance	Criterion (a) Built circa 1846 – 1848, the pair of terraces at 30-32 Kensington Street has historical significance as some of the oldest surviving terraces in the area. The group is a remnant of mid 19th century working class terrace housing and demonstrates early patterns of suburban life in the fringe area of Sydney. Criterion (b) Purchased by Tooths in 1927 and continuously tenanted, the terraces illustrate the long-term expansion policy of the Kent Brewery. Criterion (c) The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. 30 & 32 Kensington Street have aesthetic significance for their contribution to this important residential and industrial streetscape. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹					

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

	Criterion (g) The terraces have representative significance because they demonstrate principal characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials. The terrace group represents the domestic experience of the working class in the 19th century and has the ability to demonstrate mid 19th century working class lifestyles. Fabric of considerable significance includes the unembellished facade to Kensington Street, the two-storey form including the roof (without parapet), the four room plan layout incorporating the kitchen, living room and kitchen, bedrooms and original internal features including fireplaces, gas light fittings and fuel stoves. Item 48 E & F has exceptional significance at local level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	A pair of mirror imaged two storey brick terraces built circa 1846 – 48. The building consists of a basic block in sandstock brick with a corrugated iron clad gable roof and a centrally placed chimney stack. There are no parapets. A shallow skillion roof extends from the rear of each cottage providing under cover access to a detached toilet. The skillion roof has been modified at the rear of No.32 to provide additional enclosed accommodation. The front facade consists of a front door and a double hung window. On the first floor, each has a pair of double hung windows. All windows and doors have flat arched heads; sills are all single sandstone pieces. Windows were 12 paned sashes, front doors are replacements, and fanlights may be original. The rear facade of the main block is also mirror imaged. At first floor level there is a small casement window. The roof is bell cast at the rear where it extends over the rear bedroom. A double chimney stack is centrally located above the rear face of the building. The rear addition consists of a shallow corrugated iron clad gable, which extends the width of the main building. A third cottage built behind No's 30 and 32, (demolished circa 1929) restricted the planning of the surviving terraces. The terraces were originally designed with no rear wing. They consisted of a living room entered directly from the footpath and kitchen downstairs, and two bedrooms upstairs. The staircase is in the living room against the load bearing brick wall to the east. There is very little joinery extant.					
Physical condition and Archaeological potential	Condition: fair / poor The archaeological potential has been separately assessed in Carlton United Breweries Archaeological Zoning Study, 2005 by D. Mider as being an area of high archaeological potential.					
Construction years	Start year	1846	Finish year	1848	Circa	☒
Modifications and dates	Notes for records of Tooth Brewery. 1929 Demolition of third terrace (behind No 30 & 32) 1931 Tenant of No. 28 cultivates vacant land, boundary fence adjusted. Yards of 30 – 32 extended into vacant land. 1947 Installation of electric light (No. 32) 1949 Order under Public Health Act – various defects. Lean to modified at No. 32 for bathing					

	facilities 1953 Fence realigned.
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Further comments	Future conservation works should recover 2 x 6 pane sashes to existing window openings and panelled entry doors, fireplaces. The following intrusive elements should be removed or modified: rear infill, electrical meter box and conduit to street facade. As pre 1850 examples, these terraces have potential significance at the State level for rarity as surviving fabric from colonial times. It is recommended that 48 E & F be further assessed with a view to nomination at the State level.
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HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was temporarily abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place around the turn of the 20th century. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tooth's and demolished. Between 1911 and the 1930s most houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of factories while others continued to be let out to tenants. Of the tenanted cottages only basic repairs were carried out, and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. The land upon which No. 30 & 32 Kensington Street now stands was purchased by John Walsh in 1846 and was known as Lot 19 of the Kensington Estate. The terraces were constructed between 1846 and 1848 when they appear in the Rate Assessment Books. A third house was also recorded on the subject land in 1848, behind Nos 30 & 32 described as two storied with two rooms. The existence of this house accounts for the unusually compact planning of the terrace. The third house
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	was demolished in 1929. In 1848 the terraces were described as 'brick, shingle roof, 2 floors and 4 rooms.' The first recorded occupant was Henry Hyland. In 1854, Walsh sold the pair to Philip Whelan who sold ten years later to M.C. Stephen. In 1879 Thomas Coffey purchased Nos. 30 – 32 retaining ownership until 1905 when E Bowen bought the pair. The last change of ownership occurred in 1927 when the terraces were bought by Tooth's. Early occupants, including shoemakers, greengrocers and butchers, were many and quick to move on.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation - (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pyrmont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Others in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 34 – 36, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values - the group of buildings combines with others on the street to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built circa 1846 – 1848, the pair of terraces at 30 - 32 Kensington Street comprises some of the oldest terraces in the area. The group is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. The group offers a history of the development of working class terrace housing from 1840-1890.
Historical association significance SHR criteria (b)	Purchased by the Brewery in 1927 and continuously tenanted, the terraces evidence the long-term expansion policy of the Kent Brewery by consolidating properties in surrounding streets of Chippendale.
Aesthetic significance	The Kensington Terrace group is of high aesthetic significance as a group of rare early terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. 30-32 Kensington Street has significance for its contribution to this important residential and industrial streetscape.

SHR criteria (c)	The early terraces display key characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate mid 19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high-moderate archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate an array of 19 th century building techniques and services. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1840-1850s period are comparatively rare in Sydney. 30 - 32 Kensington Street is one of a small number of mid 19 th century working class housing in the city area. The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19 th century. The pair is unusual for their four-room configuration, which included the kitchen.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the 19 th century. 30 and 32 Kensington Street are good representative examples of mid Victorian working class domestic construction. The group is a largely intact representative group of early terrace buildings of the 1840's.
Integrity	Original joinery including timber windows and doors, and fireplace are largely replaced. The rear wings are mid twentieth century additions. Remnants of original finishes survive and the original configuration is still evident.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) –No 5071. Kensington Street Terraces - 16-40 Kensington Street.
	National Trust of Australia (NSW), 16 – 40 Kensington Street Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order, lapsed 22.9.89.
	NSW Heritage Council – SHI No 15408. No 16-40 & 40-48 Kensington Street (Terraces).

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search	-	Lands Department/ Land Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject properties be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies 3. Immediate repairs to prevent further deterioration of original fabric be undertaken. 4. Further investigation into potential for State heritage be considered

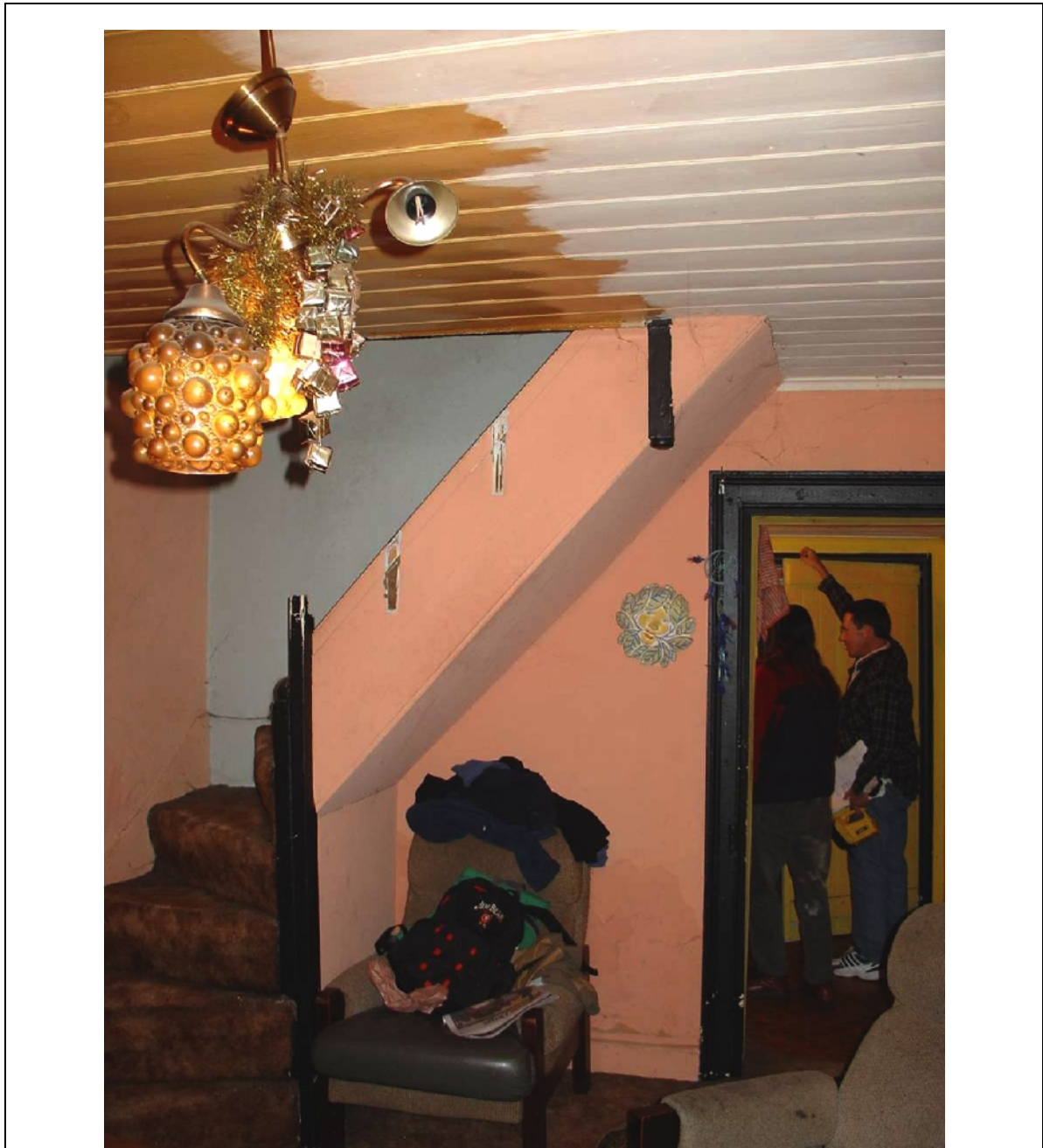
SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 E, F		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	30-32 Kensington Street, West Elevation (30&32 Kensington Street)				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	30-32 Kensington Street, Interior, G1 (32 Kensington Street) Shows inherent joinery details and stair.				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.6

ITEM DETAILS						
Name of Item	Terraces, 34 – 36 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 G, H					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	34, 36					
Street name	Kensington					
Suburb/town	Chippendale		Postcode	2007		
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential (34) Vacant (36)					
Former Use	Residential					
Statement of significance	Criterion (a) Built circa 1855 – 1858, the pair of terraces at 34 and 36 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas on the city fringe in the second half of the nineteenth century. Criterion (b) Purchased by Tooths in 1937 and continuously tenanted, the terraces illustrate the long-term expansion policy of the Brewery. Criterion (c) 34-36 Kensington Street have aesthetic significance for their contribution to a largely intact streetscape demonstrating early Victorian detailing and form. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life. They have the ability to demonstrate an array of 19th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹ Criterion (f) 34 – 36 Kensington Street is one of a small number of mid 19th century working class terraces surviving in the city area.					

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

	Criterion (g) The terraces have representative significance because they demonstrate principal characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials. Fabric of considerable significance includes the unembellished facade to Kensington Street, the two storey form and rear wing housing the kitchen, the original configuration and rooms, original internal features such as fireplaces, fireplace cupboards, staircases and gas light fittings. The pair of terraces has exceptional significance at local level.			
Level of Significance	State ☐		Local ☒	

DESCRIPTION					
Designer	Unknown				
Builder/ maker	Daniel Frawly (Carpenter)				
Physical Description	A pair of two storey terraces believed to have been constructed around 1855 to 1858. The pair consists of a two storey rectangular block with a single storey gable roofed extension centrally located at the rear. Walls are sandstock brick and the gabled roof is clad in corrugated iron and divided by low parapets. Corrugated iron roofing replaces original slate tiles. The extension to the rear is a centrally located single storey brick structure with a gabled roof. Modern additions are attached to the rear kitchen extension. A pair of lavatories is centrally located in the rear of the yard. The Kensington Street elevation is finished with ashlar render. At ground level each cottage has a double hung window (all replaced) and a 4 panel front door with transom. On the first floor there is a pair of double hung timber windows with projecting sandstone sills. Windows originally had shutters. The rear facade of the cottages is also rendered and grooved. The terraces butt against the adjoining buildings. The rear elevation of each cottage includes a centrally located 4 paned casement window at first floor level and a double hung four paned window at ground floor level. The rear wall of the kitchen is also rendered and includes a large chimney. Skillion roofed outhouses have been attached to the rear of the kitchens. The ground floor layout consists of a sitting room entered directly from the street followed by a dining room which includes stairs to the first floor. The sitting room includes a fireplace. Fireplaces in both dining rooms are sheeted over with plywood. The kitchen and bathroom / laundry facilities are accessed from the dining room. The kitchens are relatively small rooms with beaded matchboard ceilings which follow the slope of the roof. The bathroom of No. 34 is a small lean to addition. At No. 36 a shower is housed in an open sided wood framed structure behind the kitchen. At the first floor a landing gives access to two bedrooms on either side. Ceilings in No.36 have collapsed due to termite damage. The terraces contain a number of original internal features and finishes, although much has been lost.				
Physical condition and Archaeological potential	Condition: poor, extensive white ant damage to No. 36 The archaeological potential has been separately assessed in Carlton United Breweries Archaeological Zoning Study, 2005 by D. Mider as being an area of high archaeological potential.				
Construction years	Start year	1855	Finish year	1858	Circa ☒

Modifications and dates	Notes from the records of Tooth Brewery 1938 Raise and reconstruct kitchen floors in concrete. Replace slate to back roofs, patch slate to main roof. Construct bathrooms at rear (34, 36). 1939 Install electric light (No. 36) 1940 Enclose bath with galvanised iron roof and fibro cement walls (36) 1953 Renew iron to roof of main building, outhouses and balconies (36). 1955 Enlarge openings to chimney breast, patch brickwork and cement render (36). 1956 Repair / renew timbers over tubs and coppers.
Further comments	Future conservation works should recover 2x6 pane timber window sashes to original frames and openings and 6 panel doors to the front facade. The following intrusive elements should be removed or modified: electricity meter boxes and cables, security bars.

HISTORY	
Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was temporarily abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Toths and demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of warehouses while others continued to be let out to tenants. Only basic repairs were carried out on the tenanted cottages and by the 1940s many were still without electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric.

	In 1848, carpenter Daniel Frawley purchased from Abraham Moses, the land upon which No's. 34 & 36 Kensington Street now stands, previously known as Lot 20 of the Kensington Estate. The 1858 Rate books describe the property as a 5 room, two-storey brick residence with shingle roof which was possibly built by Frawley. The pair was first occupied in 1858, No. 34 by Andrew Wallace, and No. 36 by Joseph Prior. A series of short term tenancies including policemen, bricklayers, boot makers and draymen followed. In 1877, the pair of terraces was purchased by Timothy Curley, owner of the Castle Connell Hotel. Curley also purchased No. 38 Kensington Street in 1884. No. 34 had a number of long term tenants (including David and Matthew Simpson 1897 – 1929) which contrasted with other houses in the group. No's 34 & 36 Kensington Street remained in the ownership of the Curley family until 1937 when they were purchased by Tooth's. The lack of any substantial changes and limited occupation of the houses since they were purchased by Toths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city
COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pymont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Other terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 38, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values. The group of buildings combines to create with others in the street a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built circa 1855 – 1858, the pair of terraces at 34 and 36 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the second half of the nineteenth century. The group is a remnant of mid to late 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. The group offers a history of the development of working class terrace housing from 1840-1890.
Historical association significance SHR criteria (b)	Purchased by Tooths in 1937 and continuously tenanted, the Kensington Street pair has the ability to demonstrate the long standing expansion policy of the Brewery
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of rare early terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form. 34-36 Kensington Street has significance for its contribution to this important residential and industrial streetscape. 34 – 36 Kensington Street displays key characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere facade, and restrained use of decoration and materials.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate mid 19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate an array of 19 th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1840s period are comparatively rare in Sydney. 34 – 36 Kensington Street is one of a small number of mid 19 th century working class housing in the city area. The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. The Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19 th century.
Representativeness SHR criteria (g)	The group provides a representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the mid 19 th century.
Integrity	The terraces retain their overall form and configuration and a number of original features including fireplace, joinery. Little original fabric survives in No. 34, however No. 36 has a higher degree of intactness.

HERITAGE LISTINGS	
Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104 – Kensington Street Terraces 16-40 Kensington St.
	National Trust of Australia (NSW) – 16-40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order – lapsed 22.9.89
	NSW Heritage Council – SHI No. 15408 No. 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery
Archival	Land and Property Information NSW	Property Title Search		Lands Department
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject properties be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs should be carried out to prevent further deterioration of original fabric. 4. A comparative analysis should be carried out to determine the rarity of the Kensington Street terrace Group and its potential the State Listing.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 G, H		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L.	Date	May 2005

IMAGES

Image caption	34-36 Kensington Street, West Elevation (34 Kensington Street)				
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