

By 1891 the building on the property (now known as number 16) appears to be altered or rebuilt: being described in the Rates books as two storeys with four rooms, wood with iron roof, valued at £39 and in the ownership of "A. Whealan" (presumably a misspelling of Aaron Wheeler) and was described as "in ruins", with no occupant recorded.

In the 1896 City Rates and Assessment book for Phillip Ward the property is recorded in the ownership and occupation of Charles Franklin, and having a "store" of wood with iron roofing, one storey with two rooms, valued at £29. No mention is made of a house.

In 1902 the site at No. 16 is recorded in the Rates book as containing a brick stables with iron roof valued at £26, all other buildings on the site having been demolished.

In 1907 Nos 14A and 16 Kensington Street are recorded as two storey brick houses with five rooms each, with iron roofs, both in the ownership of Charles Fraenkel (sic), each valued at £33. No. 14A is recorded as being occupied by John Everest, and No. 16 as occupied by Alfred Lane, who continued in occupation until 1930. In the 1911 Rates book the description is identical, however with the occupants recorded as John W. Everett (No. 14A) and Alfred Land (No. 16), both still in the ownership of Charles Fraenkel.

This pair of houses is evidently the pair of brick Federation period terraces now present on the site, and were later re-numbered to 16 and 16A.

The property was purchased by Tooths in 1925. Tenancies in this pair of terraces have been more stable than for some of the other terraces in the group, possibly due to their superior construction.¹⁰

Records of modifications to the terraces include: a request to install a bath at No. 16A in 1930; the installation of electric light at No. 16 in 1943; renewal of roofing in 1953; and the demolition of a rear skillion bathroom/laundry extension to No. 16 in 1989. The upper level balconies to both terraces were each enclosed at an unknown time, with the balcony at No.16 adapted to provide a bathroom space that has led to the deterioration of the original timber floor and verandah detailing.

FABRIC OF THE TERRACES AT 16-16A KENSINGTON STREET



16-16A Kensington Street elevation



16-16A Kensington Street- rear (eastern) elevation

This pair of terraces is described in the Inventory Sheet of the 2005 CMP (attached at Annexure A of this CMP) as being:

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

¹⁰ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 47A and 47B.

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.¹¹

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.

This description records the fabric of the buildings accurately, although further deterioration to fabric has occurred (see images below).

¹¹ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 47A and 47B.



Figure 64. Façade (16)

The terrace facades originally had tuck-pointed brickwork. The facade brickwork has been covered by fibrecement panels at ground floor level and has been painted at first floor level. The original face brickwork is evident to the party wall above the roof.

The ground floor façade of each terrace features a front door with fanlight and a single narrow timber-framed double hung window with an arched soldier course and rendered window sills. No. 16A has an original timber paneled front door, No. 16 has a more recent front door.

The upper level balconies are enclosed to both terraces, however historical photographs show timber balustrading. Evidence of earlier railing remains at No. 16. Sloping timber tongue and grooved boarding forms the balcony floors.

The terraces have gabled galvanised steel roofs in generally poor condition, divided by a brick party wall with a central chimney. The balcony roofs are contiguous with the main roof.



Figure 65. At the first floor level, behind the balcony enclosures, each terrace features a central doorway opening which originally housed a pair of glazed timber French doors (now missing to both), with fanlights above. Both terraces retain the fanlights. The balcony to 16 was used as a bathroom, with evidence of plumbing and venting extant and a solid infill to the street.



Figure 66. The terraces have a central nightsoil lane, which is flanked by turned timber posts and decorative timber brackets.



Figure 67. The fabric is original, but showing signs of deterioration.



Figure 68. Verandah and balcony detailing

Front verandah floors are tessellated tiled with bull-nosed slate edging (slate edging missing to No. 16). The original cast iron fence and gates to each terrace (shown in 2001-2005 photographs at No. 16) are missing.



Figure 69. Detail of deterioration of the roof iron and brickwork to the skillion wings to the rear of the main building.



Figure 70. Walls are built of common brickwork, including to walls of the nightsoil passageway. The brickwork to the skillin-roofed wings has been painted to No.16A.

Each terrace retains a rear wing of a single room and a stair and door. These areas are in very poor condition with severe brickwork failure, removal of most finishes, loss of joinery and the removal of the rear wall of 16A.

Each rear wing features a brick chimney. These are in fair condition apart from damage to the rear chimney of no 16 where it adjoins the warehouse building.

The two wings are possibly recoverable but will require substantial work, including the removal of most existing fabric.

The adjacent warehouse at No. 14 is partially built over the rear wall of No. 16.



Figure 71. Roofs are corrugated steel. Roof flashings have failed and allowed water into the buildings causing a range of structural issues and failing interior and exterior finishes. (16)



Figure 72. The stair to 16 is in very poor condition (Photo: Nat Hughes)



Figure 73. The stair to 16A remains trafficable (Photo: Nat Hughes)



Figure 74. Main room to No. 16. The rooms are small, and although the spaces are intact, much of the fabric is in poor condition.



Figure 75. Looking to the rear of the terrace.



Figure 76. Stair to No.16 showing poor condition.



Figure 77. The original kitchen hearth and ledged back door are in the rear room. No contemporary services are evident.



Figure 78. Internally, the terraces are reasonably intact although in poor condition: all extant joinery is original except the front doors. Ceilings are either damaged or not original, mantelpieces are either missing or not original. Much of the original joinery such as skirtings are intact.



Figure 79. The rear yard was also found to be in very poor condition. It retains remnants of the early separate WC's, recently collapsed due to the actions of the developer of the adjacent site, elements of early side walls that are now incorporated into other construction, small areas of remnant pavements, several large trees and a de-stabilised rear property wall with some new retaining wall construction related to adjacent properties.

REVIEW OF THE HERITAGE SIGNIFICANCE OF 16-16A KENSINGTON STREET

The 2005 CMP identified the significance of the terraces at 16-16A Kensington Street (identified in that CMP as Buildings 47 A and 47B) as having 'exceptional significance at the local level': They were assessed as a single item, reflecting their common built form and consistent patterns of historic evolution.

Criterion (a) Historic significance

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.

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

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.

Criterion (c) Aesthetic significance

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.

Criterion (d) Social significance

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.

Criterion (e) Technological/research potential

The terraces have archaeological potential relating to late 19th 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.

Criterion (f) Rarity

The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19th 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 19th and early 20th 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.

Criterion (g) Representativeness

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 20th 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.

Comment:

This assessment has been confirmed by the inspection of fabric and additional research undertaken for this CMP.

CONTRIBUTORY FABRIC: 16-16A KENSINGTON STREET

The building is in fair condition but requires repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the

property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with little evidence of layering other than the infilled verandahs and minor alteration to the original form of the rear wing extension. Significant damage to the fabric has been caused by water damage due to failure of roof sheeting and/or through a general lack of maintenance of the buildings over the years.

The elements of the building at 16-16A Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	Moderate	Original use as residential accommodation has been lost due to building being vacant, although fabric still reads readily as residential.
	Historic, aesthetic	Moderate	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street with exception of verandah infill materials.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with paired single storey wings. Notice that the wings have major damage.
Architectural style and form	Historic, aesthetic, technological	Moderate	All fabric helps to demonstrate the multiple heritage values of this terrace. The central passage is particularly contributory.
Interior of buildings	Historic, aesthetic, technological	Moderate	All original interior fabric (note that much is in very poor condition)
Patina of age and integrity of fabric	Historic, aesthetic and technological	Moderate	Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	little	Power is available (not connected) but no other evidence of (then) modern devices and fittings.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 16-16A KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 16-16A Kensington Street. The buildings are in poor condition and require extensive repair both in order to protect the surviving fabric and to render them usable.

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

Element	Comment
Roofs	Form is intact. Iron sheeting has deteriorated and needs to be replaced with matching materials. Periodic replacement of roof sheeting will be required in the future.
Walls	Brick walls to ground floor facades have been covered by lightweight sheets (Masonite/fibro); walls to rear wings have been painted; brickwork is otherwise original. Brickwork to rear wings is in poor condition. Water ingress is affecting integrity of brickwork bonds to rear wings. The cause of the damage should be confirmed and repaired to prevent further deterioration; and damaged fabric repaired using matching materials and techniques.

Element	Comment
	Existing cladding to the ground floor may be removed to reveal the original brick facade. Evidence suggests that the original facade was tuck-pointed brickwork and this should be repaired/reinstated if possible.
Rear wings	Rear wings have been modified over time to upgrade services. These interiors in particular are considered to be of little significance
Joinery	Front door to No. 16 is not original, however most joinery is original. Exterior windows are timber-framed and those that have been exposed to the elements or water flows show signs of deterioration. These need to be inspected and repaired/replaced as required. Between the terrace pair, there is enough original joinery to match for replacements where joinery is damaged.
Ceilings	Many of the internal ceilings, particularly to 16 Kensington Street, have collapsed or show significant deterioration. These need to be repaired with like materials. Other ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Early timber floors are of significance, though in need of repair. Floors appear to be in generally sound condition, with patching in places. They should be inspected and repaired where necessary. Recent repairs and flooring are of little significance.
Staircases	The staircase to 16 Kensington Street is in poor condition and should be repaired using the adjacent intact stair of 16 A Kensington Street as a model.
Fireplaces	Most surrounds and mantelpieces are missing, some brickwork to enclosures is also missing.
Verandas	The existing verandah enclosures may be retained to protect the fabric of the main wall; or that they be removed and the original veranda form reinstated. Photographic evidence reveals that the vertical timber elements to number 16 are original, as is the railing, and they should be used as the model for any reconstruction work. Deteriorated veranda floorboards to the upper level should be replaced. Tessellated tiles to the ground level verandah have survived in situ, although are worn. They should be inspected by a suitably experienced tiler before any management decisions are made about this aspect of the building.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
Back yard	The landscaping of the rear yard has been modified over time and no significant plantings or elements have been identified.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page 121]
Services	Services are basic and non operable. Repairs are likely to be required.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 16-16A KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).