

4.8 TERRACE AT 18-20 KENSINGTON STREET (C1890)



The terrace at 18-20 Kensington Street is a modest, but relatively wide, two-storey rendered brick terrace with a carriage opening on the southern side of the main elevation and a front verandah built to the street alignment across the remainder of the site.

The main northern section of the façade on the ground floor features a pair of arched timber-framed double hung windows. The front door is a glazed timber four-panel door with an arched fanlight above. The terrace features fire walls, and a wall dividing the southern end of the front verandah from the vehicular opening. The opening to the carriage access is filled by a steel roller-shutter

To the first floor, the façade features three pairs of glazed timber French doors with fanlights opening onto the balcony. The balcony features a single timber post and crossed timber balustrade with a timber tongue and groove hardwood floor. There are blind arches to the common boundary walls. The rear first floor elevation features two asymmetrical window openings, each with modern timber-framed windows with metal security grilles, one fixed and one double-hung. Both elevations of the carriage drive feature a metal roller door.

The carriage door is replicated at the rear of the house, allowing vehicular access to the rear area. Both doors have been infilled by roller doors.

The corrugated steel roof today extends over the roof of the veranda on the upper level, but the fabric of the boundary walls reveals that the original form of the veranda roof was a concave double-curve. There is one rendered-brick chimney with projecting mouldings at the apex.

THE HISTORICAL DEVELOPMENT OF 18-20 KENSINGTON STREET

18-20 Kensington Street was originally Lot 14 of the Kensington Estate. Land in Kensington Street which included Lot 14 was sold to Messrs Martin Carroll and Michael Morgan on 24 November 1843, and on 28 November half of the land was conveyed to Michael Morgan.

The 1845 Rates book records a site (no street number) in the ownership of “Matthew Carroll & others” containing a brick house with shingled roof, two and a half storeys with five rooms valued at £15. This house was presumably on an adjacent site.

In the 1848 Rates book, two houses are recorded on adjacent sites owned by Elizabeth Morgan (being adjacent to land owned by James Christison, Morgan’s land owner neighbour to the south). The houses on the site are described as single storey brick houses with shingled roofs each of two rooms with attached kitchens, each valued at £10.

In the 1858 Rates book two houses are recorded on land owned by Michael Morgan, then numbered 28 and 30 Kensington Street (and adjacent to James Christison’s land). These houses are recorded as being wood with shingled roofs, one storey, No. 28 having three rooms and being valued at £30 and occupied by John Corrigan, and No. 30 having four rooms and being occupied by Michael Morgan, with no value recorded.

In the 1861 Rates book, the two houses are recorded at 28 and 30 Kensington Street in the ownership of Michael Morgan, between land owned by Aaron Wheeler and James Christison. No. 28 is described as brick with shingled roof, one storey with two rooms occupied by Edward Smith and valued at £16. No. 30 Kensington Street is described as a brick and wood house with shingled roof, one storey with two rooms valued at £26 and occupied by Michael Morgan.

In the 1863 Rates book the two houses are recorded as 28 and 30 Kensington Street (between land owned by Aaron Wheeler and James Christison) and were in the ownership of Michael Morgan, No. 28 was wood with a shingled roof, one storey with four rooms, valued at £15 and occupied by Bridget Daley; No. 30 was brick with a shingled roof, one storey with two rooms valued at £10 and occupied by Michael Morgan.

In the 1871 Rates book the properties of Michael Morgan have been re-numbered 18 and 20 Kensington Street. No. 18 Kensington Street is described as a wood “house and shop” with a shingled roof, one storey with three rooms, valued at £12, occupied by Michael Morgan. No. 20 is described as a house of brick with shingled roof, one storey with two rooms valued at £10 and occupied by Thomas McManamey (note: Thomas McManamey was the son-in-law of Michael and Elizabeth Morgan).

From 1867 to 1879 Sand’s Directories records either Michael Morgan or his wife Elizabeth Morgan (described in Sand’s as a midwife except in 1877 when she is recorded as a greengrocer) as being in residence at 18 or 20 Kensington Street.

In 1882 the City Rates and Assessment book record Thomas McManamey as both owner and resident at 18 Kensington Street.

On 6 August 1883 a Primary Application (PA No. 5884) was submitted by Margaret Hannah McManamey, Widow, formerly Margaret Hannah Morgan, of Newtown, to convert the property from Old Systems to Torrens Title. This PA describes the site at that time in 1883 as having:

- A “Front shop” at No. 18 Kensington Street, comprising 2 rooms and kitchen occupied by James McCarthy a compositor at a weekly tenancy of ten shillings
- House at No. 20 Kensington Street with one room occupied by James Spinett, a blacksmith, at four shillings per week; and another room and kitchen of the same house occupied by Valentine Davis a carpenter at six shillings per week

The PA also notes that the adjacent house at 16 Kensington Street was owned by Aaron Wheeler and occupied by John Madden a “Market Scavenger in the employ of the City Corporation”.

The following land title (Vol. 790 Folio 185) dated 3rd May 1886 described Margaret Hannah McManamey of Newtown, Widow, as “administrator of the intestate estate of Michael Morgan”. On 30th October 1886 Margaret McManamey sold the land to John Madden of Sydney, who described himself on the land title as a “drayman”.

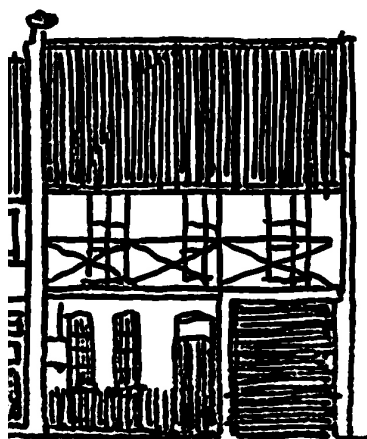
John Madden owned the site and was the occupant from 1886 till 1902, and it is apparent that he built a new brick house and stables on the site (the current building on the site),

demolishing all previous structures. The 1891 City Rates book records both a change of description of the premises and a substantial jump in value (from £36 in 1882 to £58 in 1891). The house and stables is described in the 1891 Rates book as “brick & stone, slated roof”. Both Sands Directory and the City Rates book testify that a house and stables was built on the site and occupied by John Madden in 1891.

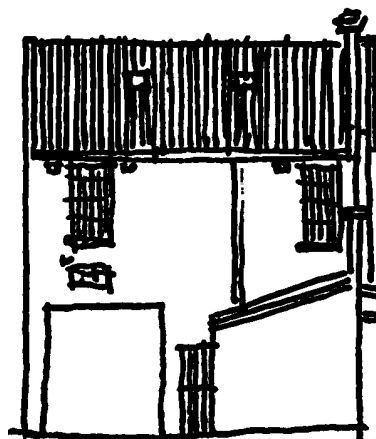
John Madden sold the property in 1902 to Patrick Mulligan, who a few months later sold the site to Maria Veronica Craig, wife of a school teacher, and a James Dwyer is the recorded occupant of the property in 1907, so it is clear that Mrs. Craig rented out the house. The 1907 City Rates Book records the roofing as now being iron instead of slate.

In September 1949 the property was transmitted to Victor Craig (ie. inherited by him), and in September 1950 he sold it to Elizabeth Amy Nicholas, who transferred it in 1954 to her four children in equal shares as tenants in common.

FABRIC OF THE TERRACE AT 18-20 KENSINGTON STREET



18-20A Kensington Street elevation



18-20 Kensington Street- rear (eastern) elevation

This pair of terraces was not assessed in the 2005 CMP.



Figure 80. 18-20 Kensington Street showing its relationship to the adjoining terraces.



Figure 81. Detail showing veranda area. The cast iron palisade fence is original, although the tips of the decorative heads have been trimmed..



Figure 82. The floor to the veranda has been covered by glazed ceramic tiles. This has led to damage to the fabric of the walls due to the impermeable nature of the tiles.



Figure 83. The interior spaces have undergone significant alteration to provide office-style accommodation. The lower level has been altered by removal of the wall dividing the main room and the hall. Circa 1970s acoustic panel ceilings have been installed throughout the terrace. Architraves to internal doors and skirting boards are modern, floors are carpeted, and walls are generally wallpapered. There is evidence of original plaster ceilings above the acoustic panel ceilings. Internal doors are modern hollow-core doors. The interior also features circa 1970s shelving and light fittings. (Photo: Nat Hughes)



Figure 84. The fabric of the upper level has been similarly altered to provide late 20th century office space, although the arrangement of rooms is more consistent with the original. The fabric is showing signs of significant neglect and poor quality building work in the past.



Figure 85. The rear elevation has been cement rendered. Its elevation is simple, with two windows to the upper level and a small skillion roofed extension wing. Two skylights have been inserted in the main roof pitch. Evidence of recent modification includes the opening created to install an air-conditioning unit at some time in the past.

The drive-through carport is enclosed by a steel roller shutter to this elevation as well.

Beyond the rear wing, the rear yard (which originally contained separate outbuildings, now demolished) is devoid of vegetation. (Photo: Nat Hughes)



Figure 86. (Left) Looking toward the front door showing one of the larger openings that have been cut into the internal walls



Figure 87. (Right) Looking to the veranda doors on the upper level. These doors are substantially intact, with original joinery including French doors to balcony and front door with original hardware.



Figure 88. Notwithstanding the major intervention to much of the significant internal fabric of this property, some original elements, including plaster detailing to the hallway arches on the upper level and the simple hearths and mantelpieces, reflecting the modest means of the first owner.



Figure 89. The floor to the verandah on the upper level is hardwood and is in very good condition, suggesting that it may have been replaced, or that the verandah was infilled for at least part of the time since its construction.



Figure 90. More recent damp proof course was inserted very crudely with significant damage to the original fabric (prior to the current ownership of the site).

REVIEW OF THE HERITAGE SIGNIFICANCE OF 18-20 KENSINGTON STREET

The property at 18 – 20 Kensington Street was not within the former brewery site and was not assessed as part of the 2005 CMP. Its significance has been assessed against the criteria as follows:

Criterion (a) Historic significance

Built c.1890, the terrace at 18-20 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 building is a late Victorian working class terrace house built as a home and business by the owner, John Madden, a 'drayman', to include a through-passage through which a horse and dray could pass. Construction of the current building followed demolition of earlier structures.

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

The property does not satisfy this criterion.

Criterion (c) Aesthetic significance

The terrace has modest aesthetic significance due to its atypical configuration with drive-through opening to the front and rear elevations which allowed access to the rear yard area that was not normally available due to the lack of laneway behind the property. The dray/carriage opening is located in the space normally used by one of the front rooms of an otherwise symmetrical facade.

Although the front elevation has been superficially altered and the interior has been significantly altered, the scale, proportions and form of the 1890 terrace can still be read and contributes to the Kensington Street terrace group. 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, 18-20 Kensington Street is off later construction but still contributes to the integrity of this important residential and industrial streetscape.

Criterion (d) Social significance

The terraces have the ability to demonstrate late Victorian working class lifestyles, in particular through the survival of the drive-through carriage entrance.. 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.

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. 18-20 Kensington Street is a representative example of late-Victorian working class domestic construction with an atypical variation to the normal form.

CONTRIBUTORY FABRIC – 18-20 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 elements of the building at 18-20 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Scale and street elevation	Historic and aesthetic	High	Simple brick façade. Visually neutral. Height of the terrace is sympathetic to the adjacent terraces, including the single story group to the south.
Wide passage through the house to the rear yard.	Historic, aesthetic and technological	High	Passage to the rear of the property through an opening in the main elevation of the property. The roller shutter is not original, and it contributes little to the aesthetic quality of the streetscape as a whole, or to a superficial reading of fabric of the terrace, but it does continue to express the original functional purpose of the space, which is historically significant.
Elements of the interior fabric	Historic, aesthetic	Moderate	Plaster detailing in the hall on the upper level and elements such as fireplaces and stair rails. The original lath plaster finish can be seen intact where the acoustic tiles have been dislodged.
Evidence of commercial use	Historic, aesthetic	Intrusive	All evidence of late 20th century office use, including acoustic ceiling, loss of walls, fitted carpet and loss of original internal joinery.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 18-20 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 18-20 Kensington Street. The property is in fair condition, with the cement rendering having been responsible for much of the damage that has occurred due to the impermeable nature of this finish.

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	The roof covering has been replaced as part of the late 20th century building works. Periodic replacement of roof sheeting will be required in the future.
Walls	The condition of the original brickwork is not known due to the application of render in the past. The condition of fabric suggests that this render is cement, not lime based and is causing damage to the fabric of the walls due to their inability to 'breathe'. This should be investigated more thoroughly and may require the removal of the render or other remediation works. Any replacement render should be lime, not cement, based. Although existing fabric has been lost to create the new openings in the interior of the property, the potential exists to rebuild these walls and reconstruct the original configuration of the interior.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements show signs of deterioration. These need to be inspected and painted, repaired and/or replaced as required.
Ceilings	Many of the rooms have suspended commercial acoustic panel ceilings. It is not known if the original ceiling exists under these panels. If this is found to be the case, the suspended ceiling should be removed and the original ceilings re-exposed. If the original ceiling has been removed or is in poor condition it should be repaired or replaced as necessary.
Floors	Floors could not be inspected due to the wall to wall carpet throughout the property. Further inspection is necessary, but as a matter of principle, if the existing timber floors have survived beneath the carpet they should be retained if possible and repaired if necessary.

Element	Comment
Staircases	The staircase to 18-20 Kensington Street is in fair condition and should be repaired using an appropriate similar or identical stair.
Verandas	The veranda should not be enclosed. The existing roller shutter does not need to be removed. Deteriorated veranda floorboards, particularly to the upper level, should be replaced.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
Archaeology	The site has moderate archaeological potential consistent with that of the other sites in the precinct. 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, page121]
Services	Services are basic and it is understood that they have been disconnected. Details were not inspected.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 18-20 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).

4.9 TERRACE AT 22-28 KENSINGTON STREET (C.1847)



The terrace at 22-28 Kensington Street is a short run of four very modest single storey terraces. They were set close to the street with verandahs abutting the street alignment (some missing) and had attic rooms with weatherboard-clad dormer windows to the rear elevations of the roof planes. The party walls dividing the terraces are early examples of their type and have been clad in metal sheeting.

A narrow side passage divides No. 22 from the side boundary wall of the adjacent No. 18-20 Kensington Street. This side passage is defined with a brick wall projecting forward of the façade of No. 22, and is currently blocked at the street alignment by plywood sheeting. Another side passage divides No. 28 from the adjacent 30 Kensington Street. This passage has also been blocked off at the street alignment with a corrugated steel sheet, and there is a deciduous tree growing within the passageway against the southern wall of No. 28 and overhanging the front roof.

Each terrace façade features painted brick walls set on a painted sandstone base, a front door and single window opening with a painted sandstone sill. No. 28 presents the most intact street elevation with an original six panel timber door with Victorian period door fittings and multipaned highlight window above, plus an original timber framed double hung window with 6 panes to each sash. The original 12-paned front window is also extant at No. 26, but has been replaced by a simple sash framed window at 22 and 24. There is evidence on both the window frames and wall fixtures for original timber window shutters (now missing). No. 28 has a marble threshold to its front door, but this appears to be a late 19th century addition.

The verandahs to No. 22 and 24 have been removed at some time in the past and their front windows removed and replaced by later 19th Century double-hung sashes. The street elevation of 26 and 28 are much more intact, having retained their original 6/6 glazing patterns and verandahs. The verandah to No. 26 has timber dividing walls of weatherboards laid vertically, a single timber post, and a concrete verandah floor. The originally sandstone flagged verandah floor survives at Nos. 22, 24 and 28, and at No. 28 remnants of a timber picket front fence. The verandahs to Nos. 26 and 28 have separate corrugated steel skillion roofs on timber posts. The southern end of the verandah at No. 28 is divided from the side passageway by a brick wall with a curved top- this brick wall appears to be a circa 1890 addition (face brickwork exposed where paint is worn off), and there is evidence for the original verandah roofs having been a simple draped concave curve.

The front doors to all except 28 have been replaced, but 28's door has retained its original number plate and hardware. Similarly, the rear door to number 28 has also retained its original locking mechanism. The original windows to the rear elevations are 3/6 paned sashes.

The attic spaces are very small and generally in poor condition, with much of the plaster and laths damaged or missing. Although in very poor condition, the dormer windows, where extant, are timber framed double hung, and none appear to be original. Many of the rear window openings at ground level are blocked, with window joinery missing.

The interiors of the dwellings are notable for their intimacy of scale, with diminutive rooms and very steep, narrow stairs to the attic level. The walls to the rooms are finished with plaster

and concrete floors have been poured to each except no. 24, which has a recent timber floor. Nos. 22 and 24 have remnant timber mantelpieces (no cast iron grates) and No. 22 has retained a gas light fitting to the front room. There is also a cast iron stove in the kitchen hearth.

THE HISTORICAL DEVELOPMENT OF 22-28 KENSINGTON STREET¹²

James Christison (sometimes spelt Christian), a carpenter, purchased Lots 15 and 18 of the Kensington Estate from Abraham Moses in 1843. Christison constructed the group of four terraces now numbered 22-28 Kensington Street, first recorded in the 1848 Rates Assessment Book, and described as brick cottages with shingle roof, one storey with three rooms each and detached kitchens, each valued at £13. Occupants in 1848 included James Christison.

By 1856, the four terraces (then numbered 19-25) are described as two floors of four rooms each, brick with shingled roofs, each valued at £40, Christison remaining an occupant of one of the terraces.

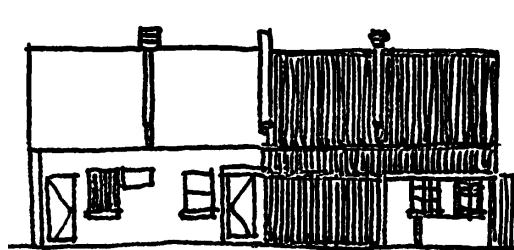
By 1858 all four terraces (then numbered 32-38) were rented out, and were then valued at £35 each. In 1861 the value of the four terraces had dropped to £22 each. In 1867 the four houses, now numbered 22-28, were described as single storey with four rooms each, still with shingled roofs, and valued at £26 each. In 1880 the terraces are described as two storeys with 5 rooms each, still with shingled roofs, valued at £27 each, still in the ownership of James Christison. In 1882 the houses are recorded in the ownership of William Christensen (presumably a relative of James).

Henry Christisen or Christison is the recorded owner of the terraces 26 and 28 in 1891, but Nos. 26 and 28 had been sold to William H. Watson. Nos. 22 and 24 were sold as a pair 10 years later to W.J. Elliott (who is shown in the 1907 Rates book as the owner). In the 1891 Rates book the four houses are recorded as being tenanted, and having iron (rather than shingle) roofs, with their value at £26 each (dropping to £20 each in 1896).

In 1910 Tooth & Co purchased Nos. 26 and 28, and in 1930 the company also acquired Nos. 22 and 24. The houses had limited occupation since they were purchased by Tooths. In 1931 the houses were recorded as having no conveniences, bath tubs or coppers.

In 1936 a lath and plaster ceiling collapsed to the attic at No. 22 and a replacement fibro-cement ceiling was affixed. In 1954 the iron roofs to the houses and the outhouses were all renewed. In 1947 electric lighting was installed at Nos. 24, 26 and 28. In 1949 an Order under the Public Health Act was issued in relation to Nos. 26 and 28 to provide bath and wash tubs and to connect the houses to services. In 1951 combined laundry/bathrooms were constructed at the rear of the terraces to plans of architects Lemont, Niblett and Daubney. In 1953 weatherboards to the side wall of No. 28 were replaced with fibro cement sheeting.

FABRIC OF THE TERRACES AT 22-28 KENSINGTON STREET



22-28 Kensington Street elevation



22-28 Kensington Street- rear (eastern) elevation

This pair of terraces is described in the Inventory Sheet of the 2005 CMP as:

¹² 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 48 A,B,C & D

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 from 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.

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.

This description records the fabric of the buildings accurately, although some further deterioration to fabric has occurred.

