



Figure 125. 30 Kensington Street.
Rear ground floor room. Note the early window .



Figure 126. 30 Kensington Street.
Main room and stair.



Figure 127. 30 Kensington Street.
Main room and stair. (photo: Nat Hughes)



Figure 128. Upper level at rear –
under roof
30 Kensington Street (photo: Nat
Hughes)



Figure 129. 30 Kensington Street : Stair
(photo: Nat Hughes)



Figure 130. 30 Kensington Street: first floor room.
(photo: Nat Hughes)



Figure 131. 32 Kensington Street:
main room.
(photo: Nat Hughes)



Figure 132. 32 Kensington Street:
main room and stair.



Figure 133. 32 Kensington Street:
main room and stair.
(photo: Nat Hughes)



Figure 134. 32 Kensington Street:
kitchen
(photo: Nat Hughes)



Figure 135. 32 Kensington Street .
The upper level of this terrace in particular is substantially intact.
(photo: Nat Hughes)



Figure 136. 32 Kensington Street. First floor room with stair enclosure.
(photo: Nat Hughes)

REVIEW OF THE HERITAGE SIGNIFICANCE OF 30-32 KENSINGTON STREET

The 2005 CMP identified the significance of the terraces at 30-32 Kensington Street (identified in that CMP as Buildings 48E and 48F) 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 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 19th 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.

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

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.

Criterion (c) 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.

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.

Criterion (d) Social significance

The terraces have the ability to demonstrate mid 19th century working class lifestyles. The terraces have had continuous residential use.

Criterion (e) Technological/research potential

The terraces have high-moderate archaeological potential relating to mid 19th century working class life. They have the ability to demonstrate an array of 19th century building techniques and services. The [potential for the] presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.

Criterion (f) Rarity

Terraces from the 1840-1850s period are comparatively rare in Sydney. 30 - 32 Kensington Street is one of a small number of mid 19th 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 19th 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 19th century. The pair is unusual for their four-room configuration, which included the kitchen.

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 19th 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.

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.

Comment:

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

CONTRIBUTORY FABRIC: 30-32 KENSINGTON STREET

The building is in deteriorated condition and 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 some evidence of layering. 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 30-32 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	High	Original use as residential accommodation has been lost due to building being vacant, although fabric still reads readily as residential.
	Historic, aesthetic	High	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 rear addition.
Architectural style and form	Historic, aesthetic, technological		All early fabric helps to demonstrate the multiple heritage values of this terrace
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric, particularly the upper level of 32 (note that much is in poor condition).
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	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	Moderate	Services are not connected or operable.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 30-32 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	Exterior brickwork is largely intact, particularly to the street elevation and the main walls of the rear. 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. Interior walls should not be removed to create larger spaces. The intimacy of building scale should be preserved. Any repairs or alterations should be made using lime mortar. No cement or impervious materials should be used on any element of the fabric.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements or water show signs of deterioration. These need to be inspected and painted, repaired and/or replaced with matching materials using traditional technologies as required.
Ceilings	Many of the internal lath and plaster ceilings have collapsed or show significant deterioration. These need to be repaired with like materials. All ceilings should be inspected for soundness and repaired or replaced as

Element	Comment
	necessary.
Floors	Floors appear to be in generally sound condition, with patching in places. They are however mostly original and are sitting on the raw soil, and therefore susceptible to rot. All should be inspected and repaired where necessary.
Staircases	The staircases are L-shaped with winders. They should be retained. If they need to be made trafficable they should be strengthened in a manner that preserves their existing fabric as much as possible.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
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, page121]
Services	There are no operable services.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 30-32 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).

4.11 TERRACES AT 34-36 KENSINGTON STREET (C.1862)



(Photos: Nat Hughes)

The terrace at 34-36 Kensington Street is a good example of mid-19th Century basic workers' housing in the inner city. Its façade is simple and unadorned, with a door opening into the front room at ground level with an adjacent window, and a pair of simple sash windows located in the same position on the first floor. They are an identical, not mirrored, pair.

The northern terrace of the pair, No. 34, has a four paneled timber front door with a timber-framed fanlight set above set beside a single timber framed double hung window with metal security grille and projecting window sill. The fanlight above the door is unusually detailed with a delicately arched glazing pattern.

Number 36 has a recently fitted flush door with a timber framed fanlight above (without arched glazing bars) and is protected by a lightweight metal awning set high on the wall. Its windows have projecting sills that match those on 34.

The thresholds to the door of each terrace are well worn.

No verandahs or balconies are extant, although there is evidence of earlier cantilevered balconies to both the front and rear elevations.

The rear window to No. 34 retains a 6-pane timber-framed sash. The rear of the terrace features a semi-detached and gable-roofed single storey rear wing with a shared central chimney at the rear end. A collection of lean-to additions and verandahs on timber posts have been added to the rear wing. All roofing is corrugated steel. All wall finishes are imitation ashlar render.

The interiors of both 32 and 34 are substantially intact, albeit well-worn, and much of the joinery shows evidence of significant termite damage, including details such as timber skirting boards and floorboards. Lath and plaster ceilings have also mostly survived, although in poor condition in many places.

The rear yard contains a jacaranda tree, loquat tree and a palm tree, which overhang the roof of the rear wing.

THE HISTORICAL DEVELOPMENT OF 34-36 KENSINGTON STREET¹⁴

In 1845 carpenter Daniel Frawley purchased from Abraham Moses the land on which Nos. 34 and 36 were constructed, previously known as Lot 22 of the Kensington Estate.

The 1845 Rates book shows two houses owned by Daniel Frawley, both of wood with shingle roofs, two storeys with two rooms each, valued at £6, one occupied by Daniel Frawley. The 1858 and 1856 Rates books show three houses of wood with shingle roofs owned by Daniel Frawley, with the rear house occupied by Daniel Frawley.

However, the 1863 City Rate Assessment Books described the property (then numbered 19 and 21 Kensington St with a rear house "off" Kensington St) with, on the street front, two storey brick houses with slated roofs, four rooms each, valued at £26 each, and with the rear house being owner-occupied by Daniel Frawley, being 2 storey, brick with shingled roof, with two rooms and valued at only £10. No. 19 was then occupied by Mrs. Frawley. Presumably the earlier timber houses on the property's street front were replaced with the brick terraces with slate roofs by 1863.

The pair of terraces at the street front were rented by a series of short-term tenancies including policemen, bricklayers, boot makers and draymen, with Daniel Frawley occupying the rear residence until c. 1871, when the c. 1845 rear residence disappears from the Rates Book record (presumably demolished).

This history of the property explains the access passage on the northern side of No. 34, which would have provided access to the rear house on the property from 1845 to c.1871.

In 1877 the pair of terraces was purchased by Timothy Curley, then 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 contrasts with the short-term tenancies of many other tenanted Kensington St terraces.

¹⁴ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 48E and 48F

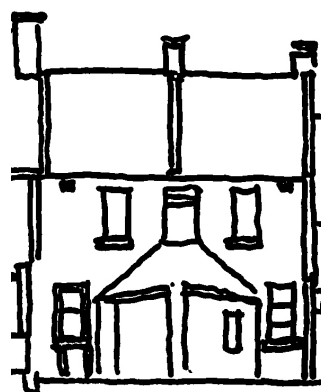
Nos. 34 and 36 Kensington Street remained in the ownership of the Curley family until 1937 when they were purchased by Tooths from the Estate of Timothy Curley.

In 1938 the kitchen floors were raised and reconstructed in concrete, slate replaced to back roofs, slate patched to main roofs, and bathrooms constructed at the rear of both terraces. In 1939 electric light was installed at No. 36. In 1940 the bath at No. 36 was enclosed with galvanized iron roofing and fibro cement walls. In 1953 the roof was renewed with corrugated steel to the main building, outhouses and balconies at No. 36. In 1955 openings to the chimney breast were enlarged at No. 36, brickwork patched and cement rendered. In 1956 repairs were undertaken to renew timber over tubs and coppers.

FABRIC OF THE TERRACES AT 34-36 KENSINGTON STREET



34 Kensington Street elevation



34 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 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.

This description records the fabric of the buildings accurately, although some further deterioration to fabric was noted (see images below).



Figure 137. 34 Kensington Street
Delicate arched detailing has been applied to the fanlight glazing.



Figure 138. 34 Kensington Street
Main room. One of the indicators of the modest scale of these terraces, like most along Kensington Street, is revealed by the front door opening directly into the main living room with no hall or reception room. This terrace has been painted in the relatively recent past.

(Photo: Nat Hughes)



Figure 139. 34 Kensington Street
Looking to the rear of the house
(Photo: Nat Hughes)



Figure 140. 34 Kensington Street
Main front room. The small cupboard
near the fireplace is an original
element, with the same found in the
matching half at 36 Kensington Street.
(Photo: Nat Hughes)



Figure 141. 34 Kensington Street
Back (dining) room. This room is in
more original condition, with significant
damage to the lath and plaster ceilings
and other elements.
(Photo: Nat Hughes)



Figure 142. 34 Kensington Street
Taken from the kitchen wing looking to
the main house.
(Photo: Nat Hughes)



Figure 143. 34 Kensington Street
Original kitchen hearth with room extended beyond. (Photo: Nat Hughes)



Figure 144. 34 Kensington Street
Looking down stair to the ground floor (34 Kensington Street.).
(Photo: Nat Hughes)