



Figure 145. 36 Kensington Street.
The street wall shows evidence of significant deterioration, although elements such as the original sash window joinery, have survived.
(Photo: Nat Hughes)



Figure 146. 36 Kensington Street
This terrace has retained its early 20th Century decoration with patterned wallpaper to picture rail height finished by a decorative border, and then a toned pattern above. The original mantle and an early side cupboard have also survived. The ceilings have been replaced.
(Photo: Nat Hughes)



Figure 147. 36 Kensington Street
Looking to the back room from the front window.



Figure 148. 36 Kensington Street
The stair to the bedroom floor is accessed from this room. Joinery to this back room is simpler, although elements such as the fire grate and timber mantle have survived in both rooms. The ceiling and cornices have also been removed from this room.
(Photo: Nat Hughes)



Figure 149. 36 Kensington Street
Detail of the built-in cupboard beside the fireplace.
(Photo: Nat Hughes)



Figure 150. 36 Kensington Street
Looking down the stairwell.
(Photo: Nat Hughes)



Figure 151. 36 Kensington Street
Upstairs bedroom. Note deterioration
to ceiling and evidence of water
penetration to the front wall near the
windows.

(Photo: Nat Hughes)



Figure 152. 36 Kensington Street —
kitchen area at the eastern end of the
gabled wing.



Figure 153. 36 Kensington Street
Back room to Level 1
(Photo: Nat Hughes)

REVIEW OF HERITAGE SIGNIFICANCE OF 34-36 KENSINGTON STREET

The 2005 CMP identified the significance of the terraces at 34-36 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 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 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 Tooths in 1937 and continuously tenanted, the Kensington Street pair has the ability to demonstrate the long standing expansion policy of the Brewery

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 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.

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 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 [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 1840s period are comparatively rare in Sydney. 34 – 36 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. The Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19th 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 mid 19th century.

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.

Comment:

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

CONTRIBUTORY FABRIC: 34-36 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 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 34-36 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 ceased 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.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with the kitchen area atypically located at the eastern end of a single gabled wing divided longitudinally.
Architectural style and form	Historic, aesthetic, technological		All original fabric helps to demonstrate the multiple heritage values of this terrace.
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric (note that much is in very poor condition) The early wallpaper and decorative scheme to 36 is particularly evocative of the earlier occupations of the

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	fabric. 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	low	Services are not connected or operable.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 34-36 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 34-36 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 is short lengths. It is likely therefore that it will need to be replaced with matching materials in the future. Periodic inspection and repair/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 to the Kensington Street façade in particular. 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. Evidence at the upper level of early cantilevered verandah with access doors (now infilled).
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. First floor front windows are late additions.
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 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 and largely original. 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, page 121]
Services	Services are basic. Repairs are likely to be required. Details were not inspected.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 34-36 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).

4.12 TERRACE AT 38 KENSINGTON STREET (C.1856-1860)



The terrace at 38 Kensington Street is a two storey partially rendered brick, stone and timber building on a sandstone base. It is built to the street alignment with a generous eave overhanging the footpath and a now simple gabled corrugated steel roof. The evidence of the timber beam set into the façade between first and second floor level reveals that the original form of the building included a cantilevered verandah. The windows on the upper level have been inserted into an earlier door opening, presumably when the verandah was removed. The roof form has also been altered, again presumably after the verandah was removed.

Walls have been rendered and ruled, and there is evidence of cracking above some of the windows, particularly the northern window facing Kensington Street. There is also evidence of damage to brickwork on the eastern (rear) elevation. A cantilevered verandah also existed on the rear elevation, the two doors remain in situ. The roof over this verandah also appears to have been altered. The original stone work can be seen on the rear wall where render is failing.

The most distinctive characteristic of the building is the original carriage opening to the southern side of the street elevation which extends through to the rear yard area. This opening is protected by a timber tongue and grooved board infill with a ledged and braced pedestrian door set into the main opening. The interior of this drive is intact and still separated from the dwelling by a single skin timber slab wall with an internal door providing direct access to the link. The internal timbers are in poor condition with evidence of significant termite damage. Timber slab walls are also found in the dividing walls of the house between rooms at both ground and first floor levels.

There is also historical photographic and physical evidence for an earlier attic room with a single dormer window to the front and rear elevations. The roof includes one rendered brick chimney at the northern edge of roof ridge. The stair to the attic remains.

The rear elevation provides similar evidence of an earlier balcony at the upper level, with holes in the façade for the insertion of verandah joists and two doors in situ.

THE HISTORICAL DEVELOPMENT OF 38 KENSINGTON STREET¹⁵

Originally known as Lot 39 of the Kensington Estate, the land upon which No. 38 Kensington Street now stands was purchased by Samuel Long, slater, in 1856 from W. Lamb and W. Walker.

The property of Samuel Long (adjacent to the property of Daniel Frawley) is recorded in the 1856 Rates book as containing three houses, with Samuel Long in residence in the one at the street front, the houses being brick, two storey with shingled roofs, each of two rooms, the two at the rear being tenanted and each valued at £30, and the one at the street front (then No. 22) occupied by Long and valued at £45.

The property of Samuel Long (adjacent to the property of Daniel Frawley) is recorded in the 1858 Rates book as three houses, one on the street front (then No.23), a one storey brick house with shingle roof, three rooms valued at £18, and two houses at the rear, two storeys, brick with shingled roofs and two rooms each, valued at £20. One of the houses at the rear is listed as unoccupied, the other two houses with tenants. It is assumed that the description of the front house as single storey in 1858 is a recording error (as it was previously described in 1856 as two storey). The 1858-59 Sands Directory notes Samuel Long, slater, at 48 Kensington Street Chippendale (then the street no. for 38 Kensington St). This is the first reference in Sands to Samuel Long.

However, in the 1861 Rates book, only one house is recorded on the property of Samuel Long (then No. 23 Kensington Street), being brick with slate roof, two storey, five rooms and valued at £30. The house is recorded as “empty” (i.e. untenanted), and the sharp jump in value from the 1858 value may be due to the demolition of the two rear houses at this time and the slating of the roof of the front house, or may indicate a new house built on the site by 1861. The existing house appears to have been built in stages. Sands Directory in 1861 also records Samuel Long, slater, at 48 Kensington Street.

¹⁵ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for building 481

The 1863 Sands Directory records Samuel Long & Sons, slaters &c. as occupants of 48 Kensington Street (then known as no. of 38 Kensington Street). The 1863 Rates book records a house on the property with Samuel Long as owner-occupant, with the house (then 48 Kensington Street) described as brick, with slated roof, three storeys with five rooms, valued at £40 with “sheds & stable at rear”.

In the 1867 Rates book the property is recorded for the first time as No. 38 Kensington Street, with the rateable person being William Long, with a two storey brick house with slate roof, five rooms, valued at £32, and tenanted by James Cleary. The 1866 Sands Directory records Samuel Long, slater, as having relocated to the nearby Botany Road (now Regent Street), and the 1866 and 1867 Sands Directories confirm James Cleary as the tenant.

In the 1871 Rates book the property is recorded as in the ownership of Samuel Long, with tenant Fenton Fitzpatrick, the house then described as two storey, brick with slate roof, four rooms, valued at £30. By 1877 the value had dropped to £26. Fenton Fitzpatrick is noted as the tenant in Sands Directories in 1871.

In 1884, Samuel Long sold the property to Timothy Curley, owner of the Castle Connell Hotel, then also owner of the adjoining terraces Nos. 34 and 36. The Curley family retained ownership of the property until Tooth & Co.’s purchase of the property in 1925.

After Curley’s purchase, in the 1891 Rates book the property is recorded as having six rooms and the value increased to £36, suggesting the addition of at least one room after Curley’s purchase. In the 1896 Rates book the property is recorded as “House & stables”, brick with iron roof, two storey, seven rooms, valued at £31. In the 1911 Rates book the property is recorded in the ownership of the “Estate of Timothy Curley”, tenanted by Margaret Murphy, and described as “shop and house”, brick, with slate roof, two storey, seven rooms, valued at £33. In the 1921 Rates book the property, still then in the ownership of the Estate of the late Timothy Curley, is described as an “office”, brick with slate roof, two storeys, four rooms with a value of £52, indicating the possibility of further alterations at this time (for conversion to office use).

Modifications to the terrace are recorded as follows: kitchen addition to the rear c. 1880; Lavatory rebuilt 1934; installation of electric light 1945; renewal of iron to roof of main building, outhouses and balcony 1953.

The recent house roof and eaves currently projects over the street, and are not in alignment with adjacent terraces. They appear to relate to earlier balconies. The 1943 aerial photo below shows the main roof in alignment with adjacent terraces, and with dormer windows to the front and back.

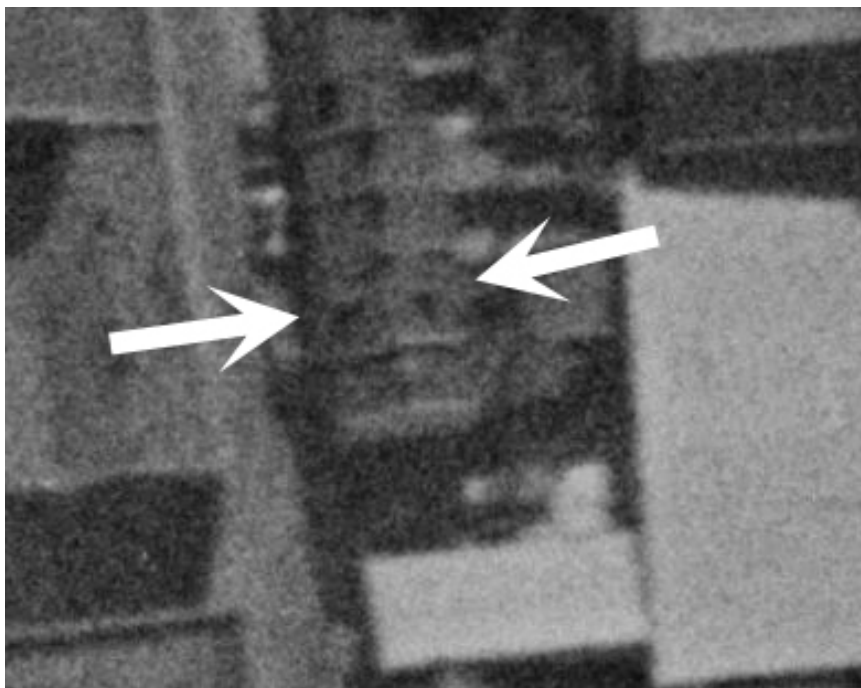
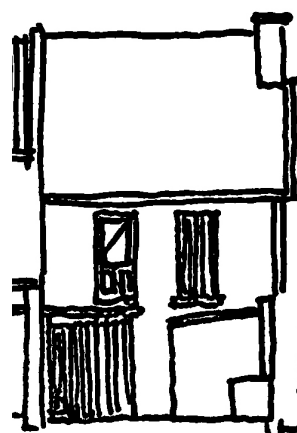


Figure 154. 1943 aerial photo of 38 Kensington Street, showing the dormer windows. Source: NSW Lands Dept Six Viewer

FABRIC OF THE TERRACE AT 38 KENSINGTON STREET



38 Kensington Street elevation



38 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 single two-storey terrace residence constructed circa 1855 – 58 which includes a carriage way at ground level. The body of the building is a two storey rectangular prism, built of sandstone rubble, rendered and grooved to imitate regular sandstone blocks. The carriage way runs through the building on its southern side. The roof is a steeply pitched gable, clad in corrugated iron with no parapets, and a chimney on the southern side. A single storey skillion roofed extension is located at the rear of the residence. The backyard has been extensively roofed to form a large shed.

The street facade at ground level is made up of a double hung window, a four panelled door with fanlight over and the carriageway opening, enclosed by a vertical

tongue and grooved panel which includes a centrally located door. The lintel above the door and window is timber. A balcony has been removed from the face of the building. There are two windows facing the street at first floor level. Marks in the render below the southern casement window indicate a former door onto the balcony. An exceptionally wide eaves extends across the front of the building above the first floor.

Roofing iron suggests former presence of a dormer window to an attic room.

The rear facade of the building is also rendered and grooved to imitate sandstone blocks at first floor level. Quoin stones have been revealed where render has worn away. At first floor level a line of sandstone blocks interspersed by floor joists resting on a wooden beam running across the face of the building indicates the former presence of a balcony on the rear facade. Two doors located in the wall at first floor level and wide eaves extending above these doors support this. The skillion roofed addition at the rear of number 38 is a wooden framed single storey room clad in weather-boards.

The living room is entered directly from the street and contains a fireplace. A servery existed between the living room and the adjoining room, which is thought to have been the original kitchen.

The former kitchen has a wooden fireplace, which has been boarded up and a wooden staircase which gives access to the first floor. The skillion roofed kitchen at the rear is considered to be an addition to the original building built around 1880.

Upstairs at first floor level there are presently two bedrooms and a bathroom. The room to the south of the stairs has been converted into a bathroom in recent years. The room to the north of the stairs is used for access to the stairs leading to the attic.

The original joinery was well crafted, in contrast to other terraces in the group, reflecting the fact that this house was owner occupied.

Extensive termite infestation of this house resulted in the loss of many of its original features.

Integrity

The terrace has a low integrity value because of the loss of significant fabric. Fabric of considerable significance includes the surviving Kensington Street facade, the carriageway, remains of original joinery, finishes and interiors. The terrace has exceptional significance at local level.

The above description of the fabric is accurate, but the 2005 CMP's assessment of the integrity of the fabric as 'low' does not reflect the amount of original fabric that to be found in this building. It is almost entirely 'as constructed' with only the most basic modifications made over the years. The fabric is highly intact, although in poor condition due to extensive termite damage (see images below).



Figure 155. Carriage drive-through the building: The northern wall of the passage carriage passage retains its original wide vertical timber slabs (termite damaged). Ceiling is timber tongue and groove boarding. A timber 4-panel door provides direct access to the dwelling. (photo Nat Hughes)



Figure 156. Rear of building showing the access to the street. No evidence of the stable described in the Sands Directory remains.



Figure 157. Looking to the front door. The wall on the left of the room is the timber dividing wall to the carriage drive-through (photo: Nat Hughes).



Figure 158. Ground floor: painted mid-Victorian timber mantelpiece with cast iron fireplace to front room chimney breast, timber tongue and groove board ceiling. The second room on the upper level also has a pressed-metal ceiling.

Timber tongue and groove floors, damaged in sections. Internal doors 4-panel timber Victorian period.

Narrow timber staircase with simple timber balustrade.



Figure 159. The back room.
(photo: Nat Hughes).



Figure 160. The stair to the upper level is steep with winders. The stair rail is original.



Figure 161. The stair continues from the first floor. Note the termite damage to the wide timber wall panels. (photo Nat Hughes)



Figure 162. Main upper level room. Note the full-length opening to the window on the right, suggesting that it was formerly a door to a verandah. The window on the left has evidence of an earlier window seat in the bay.

Note also the significant damage to the floors caused by termites and the cracks to the southern wall of the building. Most other internal walls on this level have been re-built from fibro sheeting.

(photo Nat Hughes)



Figure 163. The roof framing has been partially replaced but evidence of the earlier dormer windows can still be seen in the open area to the right of this image.