

4.15 TERRACE AT 46-48 KENSINGTON STREET (C.1858)



The building at 46-48 Kensington Street is a mirror-paired sandstone two storey terrace with facing wings (also sandstone) to the rear. The front elevation is coursed-dressed stone and the rear is random rubble construction. The upper level verandah is original but in poor condition.

The form of the terrace is atypical, being constructed of dressed stone (facing Kensington Street) and random rubble (to the rear). Detailing is simple throughout and is reminiscent of the earlier Victorian Regency-Mid Victorian periods. The composition of the façade however does not demonstrate the innate proportions of the earlier Colonial form, with low roof profile and doors to the street elevation being placed closer to the outside edges than was usual. The doors have simple three-paned glazed highlights, although only one appears to be intact. The windows are set centrally in the remaining wall area of each terrace. The composition of the upper level repeats that of the lower. The stonework at ground floor level is currently protected by timber sheeting over the walls with a security hoarding at the street alignment.

Each terrace has a suspended balcony supported by ogee-profile timber supports (extensions of the upper level joists) that have been reinforced more recently by paired timbers and angled steel brackets. The timber railed balcony detailing is evident in both the 1916 and 2000 photos of the property and is original.

The double hung timber sash windows are set into deep lined recesses (the thickness determined by the sandstone block wall). Rot and termite damage is evident in places. Internal floors are in poor condition with areas patched with hardboard. There is also evidence of serious water ingress to the upper rooms of no.48.

A single chimney is centrally located on the ridgeline and is shared between the two terraces.

The composition of the rear elevation is also atypical, with the roof extending low over the wings to the rear. The rear yard area has been divided by the wing built to 46, which presented a blank wall to 48. The original outdoor WC has survived to number 48.

THE HISTORICAL DEVELOPMENT OF 46-48 KENSINGTON STREET²⁰

Lots 34 and 35 (No. 46) of the Kensington Estate were purchased by John Boyle, stonemason, from W. Lamb and W. Walker in 1855. Lot 33 (No. 48) was purchased by another stonemason, David Clifton, in the same year and also from Lamb and Walker.

The 1856 City of Sydney Rates book records no stone houses in Kensington Street, but it should be noted that the description of many of the properties near the brewery show significant variation and contradiction from year to year, and the evidence of the fabric suggests that the building may have been constructed by this time. Detailed research into land title transfers is required to clarify this possibility.

In the 1858 Rates book John Bayle (sic) is recorded as the owner of No. 46 (then known as No. 58), and David Clifton as the owner of No. 48 (then No. 60), with both houses occupied by tenants (Ths. Shaughnassey at No. 46 and Bridget Wall at No. 48). The 1858 Rates Book records No. 46 as brick, two storeys, with shingle roof and five rooms, valued at £52; and number. 48 as a four roomed dwelling also built of brick, with two storeys, and a shingle roof, valued at £40.

Despite many recording errors in the Rates book of 1858, including the noting of the two terrace houses as brick, this is considered to be the first reference to the two stone terraces which still remain on the site due to both fabric and economic evidence. The assessed value of the houses reduces steadily from this point, in contrast to the sharp jump more usual when an earlier house is demolished and a new house constructed on a site.

The footprint of the building today is also consistent with the pair of stone buildings shown on the land in the 1855-1865 trigonometric survey plan prepared by Sydney City Council.

In the 1861 Rates book, John Boyle lived in his property, with David Clifton's No. 48 being tenanted by Rebecca Stoney. Both houses are described as stone, with slate roofs, 2 storey, 4 rooms and each was valued at £30. The 1861 Sands Directory records John Boyle, mason, as resident at 58 Kensington Street (then the street number of No. 46 Kensington Street).

In the 1863 City Rates book David Clifton (noted as "Clifford" in the rates book) is the owner of No. 48 (then no. 60), with the tenant being Thomas Peate. John Boyle is the recorded

²⁰ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 49A and 49B

owner-occupant of No. 46 (then No. 58). Both houses are valued at £26 each in 1863, and were recorded as two storey stone houses with slate roofs, of five rooms each.

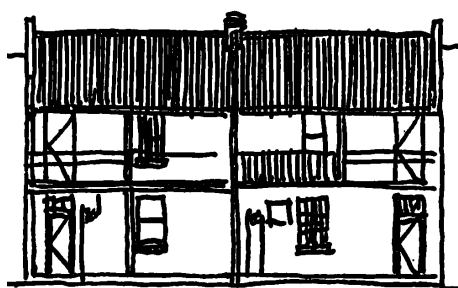
In 1866 No. 46 was purchased by George Craig, who three years later also purchased No. 48 from James Johnson (in 1869).

In 1867 the Rates Book records John Boyle as still occupying of No. 46, with James Johnson as the owner of No. 48, tenanted by Isaac Brown. The 1867 Sands Directory also records John Boyle, mason, as the resident of No. 46 Kensington Street.

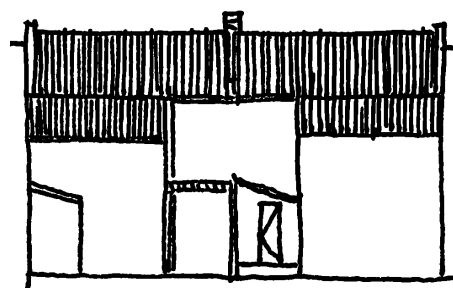
William Craig then occupied No. 48 Kensington Street from 1889 and retained ownership of the property until Tooth's purchase in 1938. Craig sold No. 46 to John Fitzgerald in 1888, and it was sold to Tooth's in 1911.

Tooth's records show renewal of the skillion roof, overhaul of the guttering and the installation of dampers to No. 46 in 1936; a request for installation of electric light at No. 48 in 1940; the removal of the slate roof and recladding with galvanized corrugated steel and the renewal of ridgecapping, eaves, gutters and downpipes to both Nos. 46 and 48 in 1955.

FABRIC OF THE TERRACES AT 46-48 KENSINGTON STREET



46-48 Kensington Street elevation



46-48 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 substantial pair of two-storey stone terraces completed circa 1855. The terraces are mirror imaged and consist of a two-storey main gabled roofed block with a skillion roofed two-storey wing to the rear. There are several small outbuildings in the yard of each residence. The front facade is constructed of sandstone blocks which have been sparrow picked and margined. On the ground floor the street facades feature a front door with a three paned fanlight over and a double hung window. At first floor level a projecting balcony is supported by a series of cantilevered beams, which have been decoratively shaped in an ogee pattern and reinforced with additional beams. Remnants of cast iron lacework create a railing at No.46, while vertical timber rails create the balustrade at No. 48. The balcony is accessed by a door with fanlight over and a central double hung casement window. Three wooden columns support the verandah's skillion roof. Parapet walls finish at the face of the building. A single chimney stack is centrally located on the ridge line. The gable roof is clad in corrugated iron.

The rear facade consists of coursed rubble walls, number 46 has been rendered and has no fenestration at ground floor level. At No. 48 a French window has been inserted in the wall between the wing and the party wall at ground floor level. A double hung window is located at first floor level near the central rear wall on each residence.

The layout is basically two large rooms on each floor. On the ground floor a passage connects the living room, which is adjacent to Kensington Street and the kitchen at the rear. At No. 46 the kitchen has been relocated to an infilled breezeway. A corrugated iron skillion roof extends behind and to the side of number 46 shelters an

open area used as a laundry. The northern edge of the roof extends and gives sheltered access to a bathroom and toilet in the south-east corner. Upstairs there are two bedrooms located directly above the ground floor rooms. The front bedroom was divided into two, but the dividing wall has been demolished.

The backyard of number 48 contains a free standing, single skin brick, corrugated iron gable roofed lavatory building east of the French windows. There is also a skillion roofed lean-to in the southeastern corner of the yard which appears to have been used as a laundry. The living room extends from the front to the back of the main body of the house and includes a fireplace. The kitchen includes the staircase, which leads to the first floor. Number 46 and 48 retain considerable evidence of their original construction. Most of the internal joinery is original.

Integrity

The pair has a moderate degree of integrity. Externally, some fenestration and balustrades have been altered and the sandstone has been painted; yet the cantilevered balcony and facade composition remain intact. Internally many original features and finishes survive, particularly at No. 48, including floorboards, skirtings and architraves, plaster finishes, stairs and fireplaces.

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



Figure 181. Following extensive vandalism to the exterior of the terrace, the façade is now protected by a solid hoarding. (Photo: Nat Hughes)



Figure 182. The stonework to the rear of the terraces is random-coursed.



Figure 183. Detail of the central part of the rear wall between the two wings.



Figure 184. Detail of underside of balcony brackets.



Figure 185. 46 Kensington Street. First floor main front room. Note original joinery and evidence of damage to ceilings being covered by lightweight boarding. (photo Nat Hughes)



Figure 186. 46 Kensington Street.
First floor looking to the rear
rooms.
(photo Nat Hughes)



Figure 187. 46 Kensington Street.
The middle room to this dwelling
has been redecorated in a late
20thC large glazed ceramic tile.
Much of the original joinery has
however been retained.
(photo Nat Hughes)



Figure 188. 46 Kensington Street.
Detail of stair. Like all of the
original terraces in the Kensington
Street Precinct the stair is narrow
and steep with winders. A steel
handrail has been added.
(photo Nat Hughes)