

CONSERVATION MANAGEMENT PLAN

Volume 2

Inventory

104-119 DARLINGTON ROAD

121-123 DARLINGTON ROAD

DARLINGTON, SYDNEY



No. 120-123 Darlington Road
(Tanner *ARCHITECTS* 2008)

PREPARED FOR
UNIVERSITY OF SYDNEY
DRAFT DECEMBER 2008
08 1205
TANNER ARCHITECTS
52 ALBION STREET SURRY HILLS NSW 2010

NO. 104 DARLINGTON ROAD, DARLINGTON



No. 104 Darlington Road

November 2008

Tanner Architects



No. 104 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1885 by Thomas Gibson. When owned by the Bank of New Zealand the house was tenanted by Miss E. Milligan (1887), and Mrs Mary Dolan and Miss Ducker for their nurses' home (1888-1894).

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the tenants changed very frequently including Sydney F. Moore (1895-96), W.W. Hunter, painter (1897-1903), Herbert De Myers (1905), Mrs N. Plummer (1906), Bertram Johnson (1907), John Swinfield (1909), Sydney MacGowen (1910), Thomas Holbery, contractor (1911), Mrs McIntyre (1912), Mrs Rebecca Shevill (1913), Alfred Groves (1914-18), and Frederick J Peat (1919-21).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. The change in landlords resulted in the tenants remaining for longer periods inclusive of John Bell (1922-24), Thomas McDonald (1925-26), A. B. Gray (1927), J. Cahill (1928), and William Bingham (1929-32). The house subsequently was owned by the Jones family until 1963 when transferred to Florence Beatrice Skinner of Bathurst, Lillian Grace Higgins of Strathfield, and Alma Elvy Norton of Roseville, all married women. In 1947 the house was the home of Norman Malcolm McInnes, fitter and his wife.

The University of Sydney purchased the property in 1964.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the major alterations having been made to the rear.

Generally, the building has been furnished with fitted vinyl flooring in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power have been fitted throughout the building. The kitchen and bathrooms have post c.1970 fittings.

Particular changes are itemised below:

INTERIOR No. 104

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
104/100 (C100)	Ceiling lining Moulded plaster cornice Ceiling rose (damaged) Fanlight Moulded timber architrave Archway opening with timber staff moulds Moulded timber skirting	Front door
104/101 (Room 1)	Ceiling lining Moulded plaster cornice Sashed window with side lights Moulded timber architrave Chimney breast and staff moulds Timber chimney piece (infilled) Moulded timber skirting Wall opening	Wall vent
104/102 (Lounge and S100)	Ceiling lining Ceiling rose Staircase with timber boarded beaded edge soffit and side panel Panelled cupboard Chimney breast and staff moulds Moulded timber architrave Moulded timber skirting	Aluminium framed sash window
104/103 (Kitchen)	Door steps Brick wall surface (N & part E & W) Fireplace with staff moulds (infilled)	Ceiling lining Cornice Aluminium framed sash window

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104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 104

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Timber skirting Kitchen fitout
104/104 (C101)		Refurbished
104/105 (T100)		Refurbished
105/106 (104)		Not inspected
104/200 (S200)	Ceiling lining Staircase with newel posts, balusters and handrail Beaded edge boarded partition (E) 2 no. four panel doors and moulded timber architraves Moulded timber skirting	Altered archway opening with door frame
104/201 (Room 2)	Ceiling lining (1930s) Cornice (1930s)	Room otherwise not accessible
104/202 (Room 3)		Ceiling lining Cornice Room otherwise not accessible
104/203 (Room 4)	Chimney flue and staff moulds Wall vent	Ceiling lining Cornice Aluminium framed window

EXTERIOR – FRONT No. 104

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with	Mail box

EXTERIOR – FRONT No. 104		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	iron palisade, stay, spearheads, latch keeper	
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (W) – date ? Rendered brick pillars	
Path	Sandstone threshold at gate Cement screed over brick	
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	Three cement units Three cement block treads
Wall finish and mouldings	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, ‘twirls’ behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam Fascia
Cast iron lace		Aluminium casting Timber handrail
Roof framing		Top beam Side rafters

EXTERIOR – FRONT No. 104		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
ROOF		
Sheeting		Corrugated metal
Decorative urns		
EXTERIOR – REAR No. 104		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window		Altered opening Aluminium framed window
First floor rear bedroom window		Altered opening Aluminium framed window Metal security mesh
Ground floor living room window		Altered opening Aluminium framed window
SERVICE WING		
Laundry	Brick skillion with later fibreboard infill	Brick extension
Kitchen window		Altered opening Aluminium framed window Metal security grille
Kitchen door to breezeway		Bricked-in with early window
Bathroom window	Original opening Timber framed sash window	
ROOF		
Sheeting		Corrugated metal

EXTERIOR – REAR No. 104		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
Kitchen chimney		Removed
GARDEN		
Boundary fencing		Timber paling
Paths		Concrete
Plantings		-

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

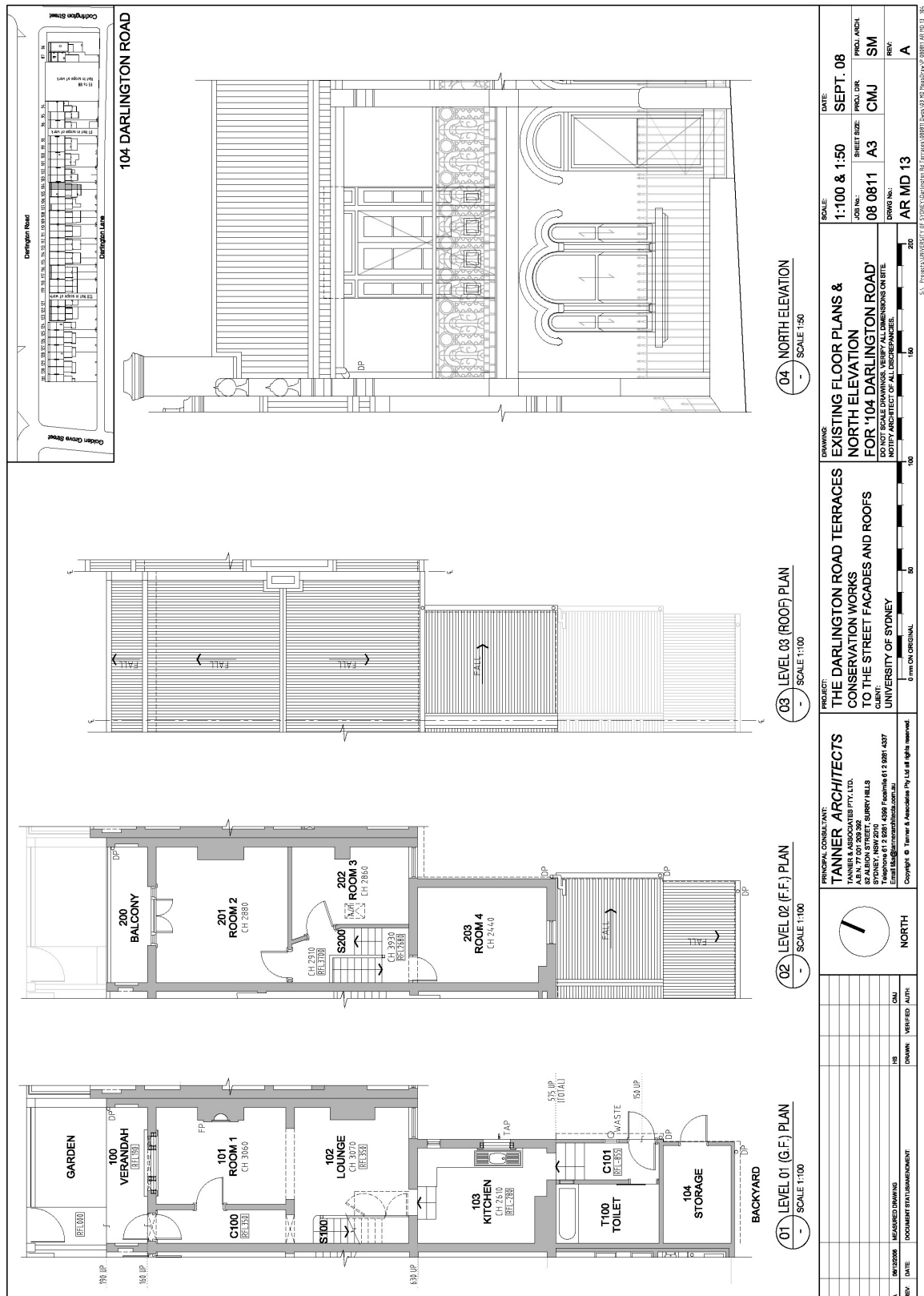
CERTIFICATE OF TITLE VOL. 8465 FOL. 111

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

NO. 105 DARLINGTON ROAD, DARLINGTON



No. 105 Darlington Road

November 2008

Tanner Architects



No. 105 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Frederick Poole. When owned by the Bank of New Zealand the house was only briefly tenanted: by William Maher (1885-1887) followed by B. Livingstone (1888).

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the tenants changed very frequently including Thomas Salisbury, engraver (1891), Frederick Dillon, carpenter (1892-93), Miss Eleanor Vaughan's private school (1894), Louis De Saxe, dentist (1895-97), Charles Popalarie (1899), Arthur C. Miller (1900-03), David Martin (1904-05), William Houseago (1906-07), Charles McQueen (1908), Forest Finlay engineer (1909-12), John D'Arch McRoberts, engine driver (1913-14), John C Willis (1915), William Wilson, watchman (1916-17), Mrs C P. Mitchell (1918), Vivian Mocke (1919), and Joseph H. Eckfield (1920).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. The change in landlords resulted in the tenants remaining for longer periods in Mrs Nora Windcatt (1921-29), Thomas Inglis (1930-31) and Samuel Lacey (1932).

By the mid 1940s the house would seem to have been divided into flats with shared facilities for by 1947 seven adults in the Collet, Douglas and Moynahan families are listed at this address in the electoral roll. The balcony was enclosed in 1946 by Collet. (7/46 BA)

The house subsequently was owned by the Jones family until 1958 when sold to labourers Sperio Kospatas and Basis Constantopoulos.

The University of Sydney purchased the property in 1962.

Physical Description

The original floor plan was altered in the 1993 by the University of Sydney. This work partitioned the ground floor living room to form a bedroom, converted the kitchen into a living room, provided a new kitchen and bathroom in the area of original laundry, removed the upper floor bathroom to form a bedroom, and inserted an ensuite bathroom adjacent the main bedroom.

The existing plan and finishes of this building are derived from the refurbishment completed in 1993.

The building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have c.1993 fittings.

Particular changes are itemised below:

INTERIOR No. 105

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
105/100 (C100)	Archway opening with timber staff moulds and decorative plaster wall brackets Fanlight	Reproduction moulded timber architrave and skirting Reproduction six panel door Flush door leaf Ceiling lining and cornice
105/101 (Room 1)	Sashed window with side lights and architrave	Reproduction moulded timber architrave and skirting Reproduction six panel door Flush door leaf Ceiling lining and cornice Chimney breast removed Fireplace, hearth and staff moulds removed In fill of wall opening
105/102 (S100)	Staircase with newel posts, balusters, handrail, timber boarding with beaded edge soffit Chimneybreast	Infilled under staircase area Reproduction moulded timber skirting and architrave Door leaf In fill of wall opening Ceiling lining and cornice Partitioning of space
105/103 (102/Room 2)		Partitioning of space Reproduction moulded timber skirting and

CONSERVATION MANAGEMENT PLAN
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DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 105

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		architrave
		Door leaf
		Timber sash window
		Fireplace, hearth and staff moulds removed
		Ceiling lining and cornice
105/104 (103/Living)		Reproduction moulded timber skirting and architrave
		Door leaf
		New wall opening and timber framed window unit
		Ceiling lining and cornice
105/105 (104/Kitchen)		Post 1990 addition
105/106 (105/Laundry)		Post 1990 addition
105/107 (T100/Bath)		Post 1990 addition
105/200 (S200)	Staircase with newel posts, handrail, balusters Arched wall opening	Reproduction moulded timber architrave and skirting Part boxed-in balusters Flush door leafs Ceiling lining and cornice West wall partitioning
105/201 (Room 5)	French doors, fanlight, side lights, early lock and hand knob	Reproduction moulded timber skirting and architrave Chimneybreast removed Fireplace, hearth and staff moulds removed Flush door Ceiling lining and cornice
105/202		East wall partitioning Reproduction moulded timber skirting and

INTERIOR No. 105

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
(Room 4)		architrave Ceiling lining and cornice
105/203 (T200)		Post 1990 alteration
105/204 (203/Room 3)		Aluminium framed sash window Reproduction moulded timber architrave and skirting Ceiling lining and cornice Door within arched opening

EXTERIOR- FRONT No. 105

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, spearheads, latch keeper	
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) – date ? Render brick pillars	
Path	Sandstone threshold at gate Cement screed over brick	
GROUND FLOOR VERANDA		
Floor surface	Cement screed over sandstone door threshold Three cement units Three cement block treads with bullnosed edge and rendered coved sill	
Walls	Cement render lined as ashlar masonry	Electrical junction box

EXTERIOR- FRONT No. 105		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Arched recess in end wall	Electric light
	Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions	Street number
	1 no. sub floor vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing		Stop chamfered joists, bearers and wall plate Floor beam Dentil course removed
Cast iron lace		Cast aluminium decorative balustrade (one piece) Timber handrail
Walls	Cement render lined as ashlar masonry	Electric light
	Arched recess in end wall	Electrical conduit
	Terracotta wall vent	
Roof framing		Stop chamfered top plate (date?) End wall rafter Wall cover strip
ROOF		
Sheeting		
Decorative urns		

EXTERIOR – REAR No. 105		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS

EXTERIOR – REAR No. 105		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening Double hung sash window	
First floor rear bedroom window	Original opening	Aluminium framed sash Security bars
Ground floor living room window	Not visible	
SERVICE WING		
Laundry		Rebuilt and extended
Kitchen window		Timber framed glazed door/window unit
Kitchen door to breezeway		Bricked-in
Bathroom window		Opening altered Aluminium framed window
ROOF		
Sheeting	Not visible	
Kitchen chimney		Removed
GARDEN		
Boundary fencing		Timber paling Fence to 106 removed
Paths		Concrete Pavers
Plantings		Native trees c.1990s

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

CERTIFICATE OF TITLE VOL. 7702 FOLs. 145 & 146

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

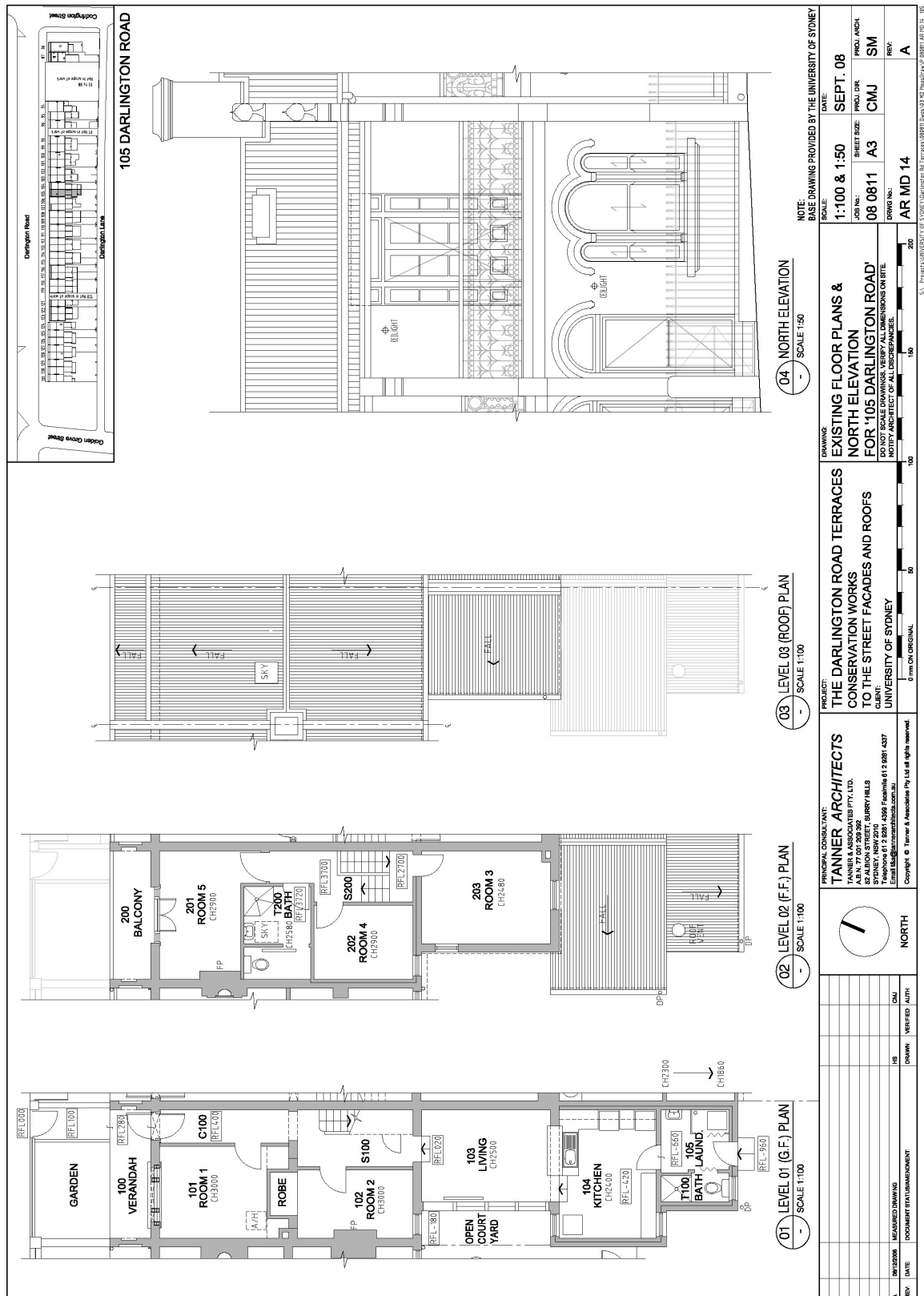
State Library NSW – Sands' Directory 1880-1932

City of Sydney BA/1993/1057

City of Sydney DA/1993/1148

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 106 DARLINGTON ROAD, DARLINGTON



No. 106 Darlington Road

November 2008

Tanner Architects



No. 106 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and initially tenanted in 1884 by Joseph Saunders until 1890. The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the tenants changed very frequently including Joseph Saunders, Martin Hore (1891-92), William H. Beattie (1893), John Brown, wagon builder (1894-95), George Young (1896), Noah Longhead (1897-1900) and Henry Kelk (1902-03). However, between 1905-18 the house was tenanted by William Johnston, a man of independent means.

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. The change in landlords resulted in the one tenant Mrs Mary Maher with D. P. Maher continuing their lease into the early 1930s. In 1947 the house was the home of William James Robertson and his wife and labourer Leslie Edgar Wheeler. The balcony was enclosed in 1954. (503/54 BA).

The house subsequently was owned by the Jones family until 1963 when transferred to Florence Beatrice Skinner of Bathurst, Lillian Grace Higgins of Strathfield, and Alma Elvy Norton of Roseville, all married women.

The University of Sydney purchased the property in 1964.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the laundry having been divided up.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors

and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 107

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
106/100 (C100)	Ceiling lining Ceiling rose Archway opening with timber staff moulds moulded timber skirting (E) moulded timber architrave Fanlight	Decorative plaster wall brackets Door leaf Reproduction moulded timber Skirting (W) Reproduction four panel door
106/101 (Room 1)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Sashed window with side lights and architrave Wall opening and architrave Door architrave Plaster wall vent Chimney breast & staff moulds Timber chimney piece (blocked-in) Cement hearth	Mantel Reproduction moulded timber skirting Door leaf Wall opening infilled
106/102 (Lounge & S100)	Ceiling lining Precast plaster ceiling rose Wall opening and architrave Staircase with newel posts, balusters, handrail, timber boarded beaded edge soffit and side panel Chimney breast & staff moulds Wall opening and architrave	Reproduction moulded timber skirting Aluminium framed sash window Chimney piece removed Wall opening infilled
106/103 (Kitchen)	Timber framed sash window and architrave	Reproduction moulded timber skirting Ceiling lining Cornice Dropped ceiling panel

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 107

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		2 no. door leafs
106/104 (104)		Post 1990 addition
106/105 (T100/laundry & WC)		Post 1990 addition
106/200 (S200)	Moulded timber skirting (W) Staircase with newel posts, balusters, handrail, Moulded timber architrave	Skylight Ceiling (?) Moulded timber skirting (E) Plasterboard lined wall (E) Door leafs Archway staff moulds removed
106/201 (Room 2)	French doors, side lights, fanlights Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Wall vent Chimney breast & staff moulds Timber chimney piece Moulded timber architrave	Reproduction French door Door leaf Reproduction moulded timber skirting
106/202 (Room 3)	Chimney flue and staff moulds	Ceiling lining Cornice Plasterboard lined wall (W) reproduction moulded timber skirting Moulded timber door architrave Aluminium framed sash window
106/203 (C200)		Ceiling lining Cornice Reproduction moulded timber skirting Reproduction moulded timber architrave

INTERIOR No. 107

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Archway staff moulds removed
106/204 (T200/T01)		Post 1990 fitout Door leaf Aluminium framed sash window
106/205 (203/Room 4)		Ceiling lining Cornice Reproduction moulded timber skirting Aluminium framed sash window Door leaf

EXTERIOR – FRONT No. 106

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, spearheads, latch keeper	Mail box
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) –date ? Render brick pillars	
Path	Sandstone threshold at gate Cement screed over brick	Render brick step at veranda threshold Brick edge to garden
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold Three cement units Three cement block treads with bullnosed edge and rendered coved sill	

EXTERIOR – FRONT No. 106		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, ‘twirls’ behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electric light Electrical conduite Street number
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam Fascia with beaded edge Scotia Dentil course removed
Cast iron lace		Cast aluminium decorative balustrade (one piece) Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing		Top plate End wall rafter Wall cover strip and moulding
ROOF		
Sheeting		Corrugated metal
Decorative urns	West front urn	

EXTERIOR – REAR No. 106		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening	Aluminium framed window Metal security bars
First floor rear bedroom window	Original opening	Aluminium framed window Metal security bars
Ground floor living room window	Original opening	Aluminium framed window Metal security bars
SERVICE WING		
Laundry		Rebuilt (stud framed and cement board sheeted)
Kitchen window	Original opening Double hung sash window	Metal security bars
Kitchen door to breezeway		Bricked-in
Bathroom window		Altered opening Aluminium framed window
ROOF		
Sheeting		Corrugated metal
Kitchen chimney	Brick	
GARDEN		
Boundary fencing		Timber paling Fence to 105 removed
Paths		Concrete Pavers
Plantings		
Sources		
PRIMARY APPLICATION 8081		

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

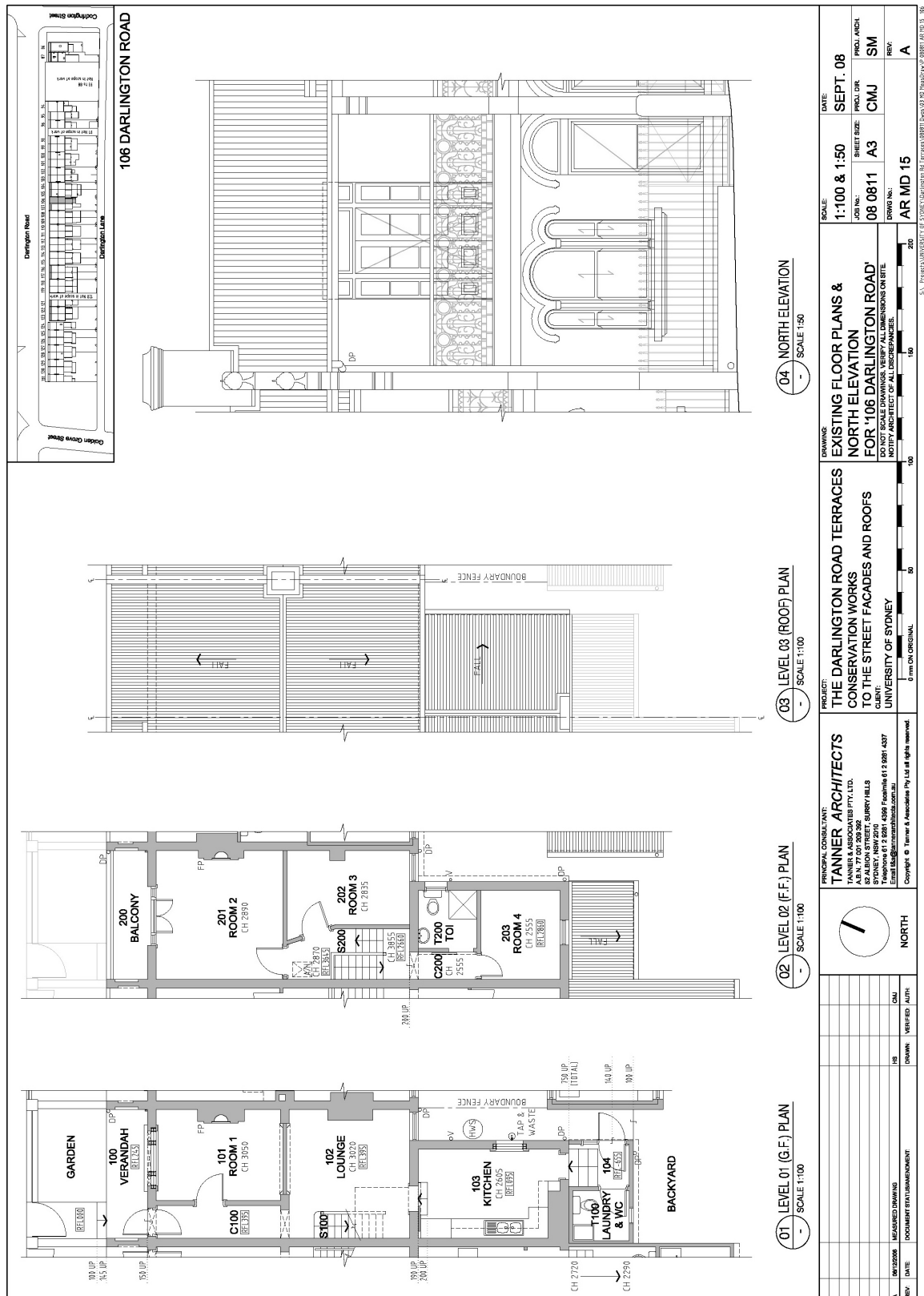
CERTIFICATE OF TITLE VOL. 8465 FOL. 111

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

NO. 107 DARLINGTON ROAD, DARLINGTON



No. 107 Darlington Road No. 107 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by William Maher. When owned by the Bank of New Zealand the house was tenanted by Charles H Lindsay (1885) and then the house painter/contractor George O. Young from 1887 until 1928. The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. Around 1930 and the house was tenanted by Miss W. Finneren (1929-31) and Mrs E. Prescott (1932). In 1947 the house was the home of two families: waiter William Edward Gale and painter Reginald Charles Spackman.

The house subsequently was owned by the Jones family until 1963 when transferred to Florence Beatrice Skinner of Bathurst, Lillian Grace Higgins of Strathfield, and Alma Elvy Norton of Roseville, all married women. In 1964 the house was divided into two self-contained flats (548/64 DA).

The University of Sydney purchased the property in 1964.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP. The last major change was undertaken in 2007 with the rebuilding of the ground floor bathroom.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have post c.2007 fittings.

Particular changes are itemised below:

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104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 107

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
107/100 (C100)	Front door Fanlight Moulded timber architrave Archway opening with timber staff moulds and decorative plaster wall brackets Ceiling lining Moulded plaster cornice Precast plaster ceiling rose	Reproduction moulded timber skirting Door leaf
107/101 (Room 1)	Sashed window with side lights Moulded timber architrave Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Chimney breast and staff moulds Timber chimney piece (infilled) Cement hearth Wall opening	Infill of wall opening Reproduction moulded timber skirting Door leaf Infill of wall opening
107/102 (Lounge & S100)	Staircase with timber boarded beaded edge soffit and side panel Chimney breast and staff moulds Ceiling lining and later battens Moulded timber door architraves Wall opening	Plasterboard soffit Chimney breast removed Aluminium framed sash window Staircase handrail, newel posts and balusters Secondary wall mounted handrail Reproduction moulded timber skirting Staircase cupboard removed
107/103 (Kitchen)	Door step	Ceiling lining Timber batten cornice Aluminium framed sash window Kitchen fittings Fireplace removed Door leaf

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 107

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Moulded timber architrave
		Door opening to 104
		Rendered walls
107/104 (C101)		2007 fitout
107/105 (T100/Shower)		2007 fitout
107/106 (T101/WC)		Not inspected
107/200 (S200)	Staircase with newel posts, balusters and handrail Beaded edge boarded partition (W) Moulded timber skirting	2 no. four panel doors and architraves Some reproduction balusters Ceiling lining Cornice
107/201 (Room 4)	Chimney breast and staff moulds Timber chimney piece (infilled) Cement hearth Moulded timber skirting French doors, side lights, fanlights, and lock Wall vent Four panel door and architrave	Ceiling lining Cornice
107/202 (Room 3)	Chimney flue and staff moulds Beaded edge boarded partition and rail Four panel door Exposed door frame	Ceiling lining Cornice Aluminium framed sash window
107/203 (C200)	Beaded edge boarded partition (W)	Ceiling lining Cornice Door leafs and architraves Reproduction moulded timber skirting

INTERIOR No. 107

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
107/204 (T200/Bath)	Window sash and architrave	Post 1990 fit out and finishes
107/205 (203/Room 2)		Timber casement window and architrave Reproduction moulded timber skirting South wall Ceiling lining and battens (date ?) Cornice Door leaf and architrave Boarded north wall (reused boards)s

EXTERIOR – FRONT No. 107

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, spearheads	Latch keeper removed
Iron gate	Pivot hinge, gate with mid rail	Latch removed
Flanking walls	Upper coved section removed (E & W) – date ? Rendered brick pillars	
Path	Sandstone threshold at gate Cement screed over brick	
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold Three cement units Three cement block treads with bullnosed edge and rendered coved sill	
Walls	Cement render lined as ashlar masonry Arched recess in end wall	Electrical junction box Electrical conduit

EXTERIOR – FRONT No. 107		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate Floor beam with stop chamfered outer face and beaded inner face Fascia with beaded edge	Steel supporting plates
Cast iron lace	Cast iron decorative balustrade Wrought iron handrail	Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing	Top plate with stop chamfered outer face and beaded inner face	End wall rafter Wall cover strip and moulding
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 107		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		

EXTERIOR – REAR No. 107		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
First floor breezeway bedroom window	Original opening	Aluminium framed window Metal security bars
First floor rear bedroom window	Original opening	Aluminium framed window Metal security bars
Ground floor living room window	Original opening	Aluminium framed window Metal security bars
SERVICE WING		
Laundry	Brick skillion with later fibreboard infill	Brick extension
Kitchen window	Original opening Double hung sash window	Metal security bars
Kitchen door to breezeway		Bricked-in
Bathroom window	Original opening Timber framed sash window	
ROOF		
Sheeting		Corrugated metal
Kitchen chimney	Brick	
GARDEN		
Boundary fencing		Timber paling Fence to 106 removed
Paths		Concrete
Plantings		

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

CERTIFICATE OF TITLE VOL. 8465 FOL. 111

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

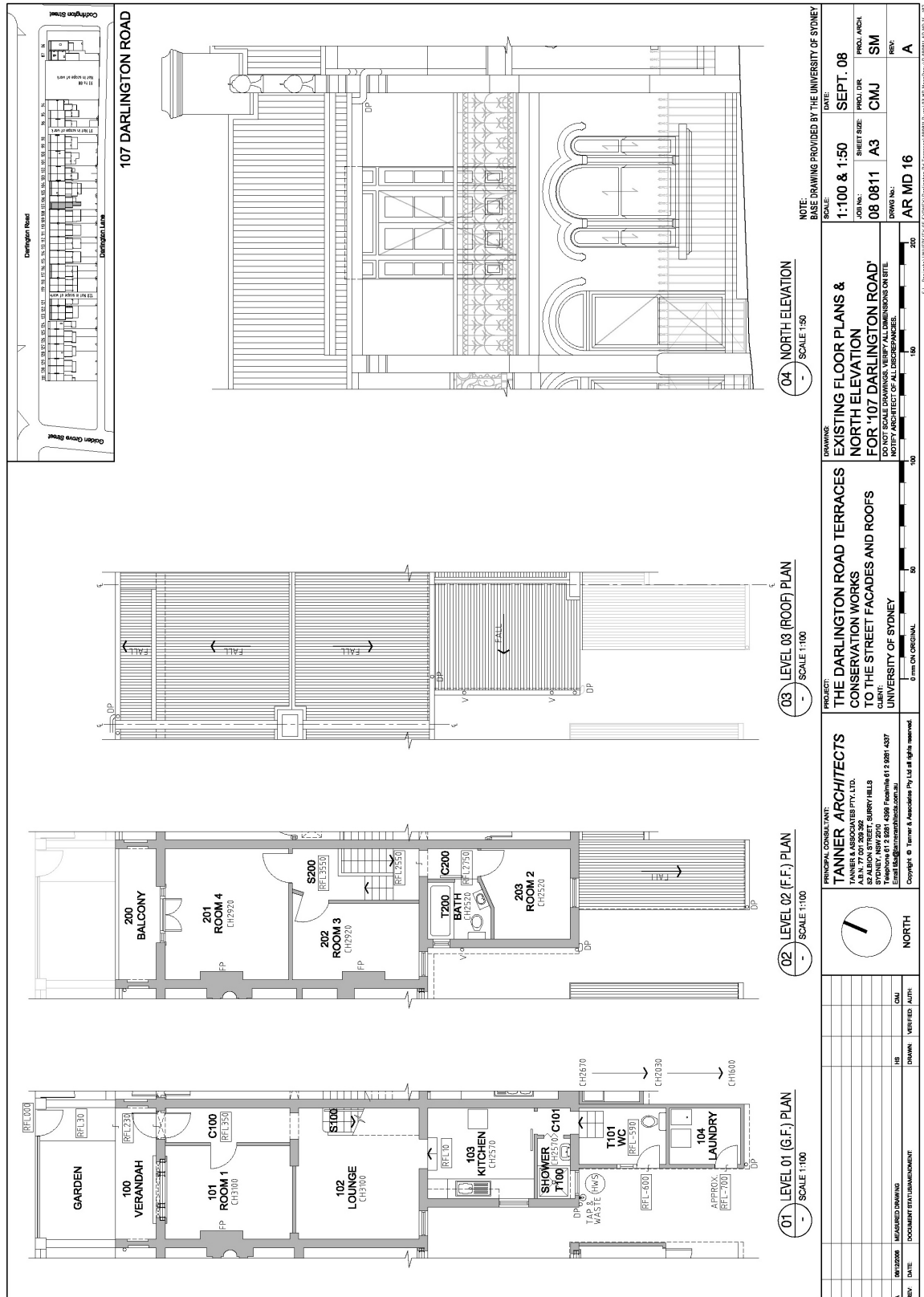
Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

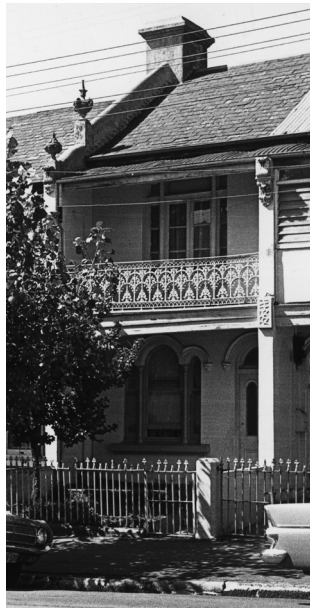
City of Sydney Council DA/2007/1721

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

NO. 108 DARLINGTON ROAD, DARLINGTON

No. 108 Darlington Road No. 108 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Joseph Rochester. When owned by the Bank of New Zealand the house was tenanted by J. Dunmore (1885), Edward J. Carmen, commercial traveller (1887), Henry Willoughby, produce merchant (1888), and Joseph W. Rainbow, painter (1889-91).

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the tenants changed very frequently including John Nash, commercial traveller (1892-93), Richard Miller (1894), R.D. Stephens (1895-96), Thomas W. Walker (1897), P. Sorenson (1898-1902), Mrs S Sorenson (1903-04), James Hannaway (1906), John Finnegan (1907), Mrs Amelia Tarrington (1908), Mrs Ellen Pooley (1909-10), Richard J. Butler, contractor (1911-15), John H. Wright (1916), and Mrs Elizabeth Quinn, domestic duties (1917-18).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. The change in landlords resulted in the tenants remaining for longer periods inclusive of Mrs Catherine Clemenson (1919-29) and Miss E.M. Dobell (1930-32). In 1947 the house was the home of Robert Robertson Allan, trades teacher.

The house was owned by the Jones family until 1957 when sold to labourer Georgios Liacopoulos. The University of Sydney purchased the property in 1972.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the major alterations having been made to the rear, probably in the 1950s. The alterations to the upper rear bedroom with the removal of the bathroom are also likely to have occurred in the 1950s.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power have been fitted throughout the building.

Particular changes are itemised below:

INTERIOR No. 108

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
108/100 (C100)	Fanlight Moulded timber architrave Moulded timber skirting Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets Lock keeper	Front door leaf Door leaf to 101
108/101 (Room 1)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Sashed window with side lights Chimney breast and staff moulds Timber chimney piece Iron register grate Cement hearth Moulded timber architrave Moulded timber skirting Wall vent Wall opening and architrave	Missing door leaf
108/102 (Lounge/S100)	Staircase with newel posts, balusters (some missing), handrail, timber boarded beaded edge soffit and side panel Sashed window and architrave Moulded timber architrave Moulded timber skirting Ceiling lining	Chimney breast removed Staircase cupboard removed

INTERIOR No. 108

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Precast plaster ceiling rose	
	Four panel door, lock and architrave	
	Remnant hinges	
	Wall opening and architrave	
108/103 (Kitchen)	Sandstone door step	
	Painted brick wall surface (N)	
	Ceiling lining	
	Fireplace opening	
	Sashed window and architrave	
	Ceiling beam	
108/104	Brick wall finish	C.1950s fittings in original space Reused early materials
108/105 (T100/Toilet)		C.1950s addition and bathroom fittings and with reused early materials
108/200 (S200)	Staircase with newel posts, and balusters	Ceiling lining
	Beaded edge boarded partition (E)	Cornice
	Moulded timber skirting	
	Moulded timber architrave	
108/201 (Room 2)	Moulded timber skirting	Ceiling lining
	Moulded timber architrave	Cornice
	French doors, side lights, fanlights, and lock	Mantel
	Four panel door and lock	
	Chimney breast and staff moulds	
	Timber chimney piece	
	Iron register grate	
	Wall vent	
108/202 (Room 3)	Beaded edge boarded partition and rail	Aluminium framed sash window and timber architrave
	Four panel door	Ceiling lining

INTERIOR No. 108

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Exposed door frame	Cornice
	Moulded timber skirting	
	Chimney flue and staff moulds	
	Moulded timber skirting	
	Wall vent	
108/203	Window sash and architrave (E & S)	Ceiling lining
(Room 4)	Moulded timber skirting (relocated material in places)	Cornice
	Four panel door and lock (relocated)	Hallway arched opening converted to door opening
		South window sash altered

EXTERIOR – FRONT No. 108

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	removed
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) – date ?	Handrail (W)
	Render brick pillars	
Path	Sandstone threshold at gate	Render brick step at veranda threshold
		Clay pavers
		Timber garden edge
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	
	Three cement units	
	Three cement block treads with	

EXTERIOR – FRONT No. 108		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	bullnosed edge and rendered coved sill	
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit Street number Gas conduit (disconnected)
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T&G boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam
Cast iron lace		Fibreboard and timber framed balustrade
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing	Top plate with stop chamfered outer face and beaded inner face Evidence for coved roof profile on end walls Wall cover strip moulding	Wall cover strip
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 108

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening	Aluminium framed window
First floor rear bedroom window	Original opening Double hung sash window	
Ground floor living room window	Original opening Double hung sash window	
SERVICE WING		
Laundry	Brick skillion	Original laundry extended to east boundary line Brick skillion extension to south
Kitchen window	Original opening Double hung sash window	
Kitchen door to breezeway		Bricked-in
Bathroom window	Original opening Timber framed sash window	
ROOF		
Sheeting		Corrugated metal
Kitchen chimney		Removed
GARDEN		
Boundary fencing		Timber paling Fence to 106 removed
Paths		Concrete
Plantings		
Sources		
PRIMARY APPLICATION 8081		
CERTIFICATE OF TITLE VOL. 7525 FOL. 199		

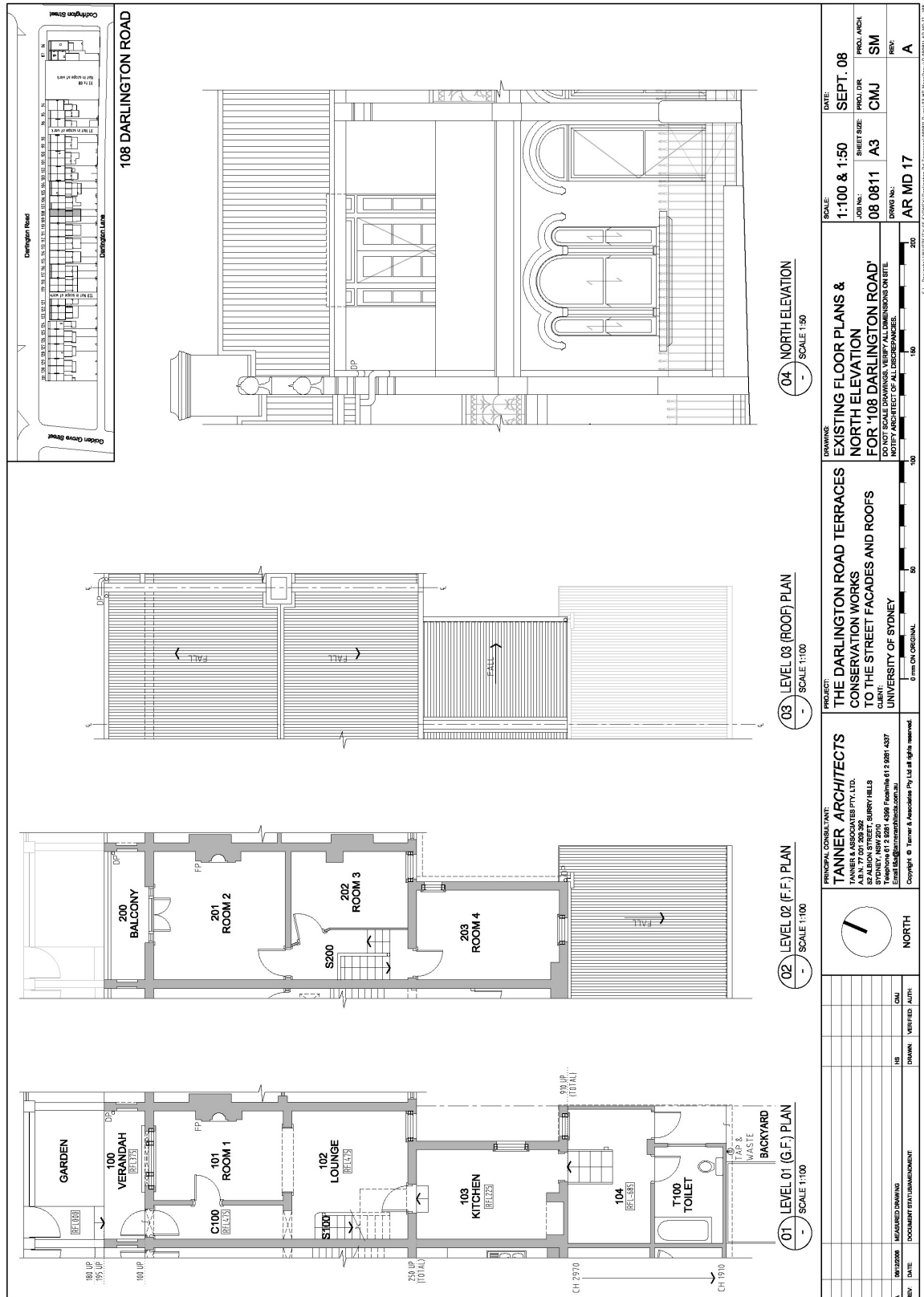
Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

NO. 109 DARLINGTON ROAD, DARLINGTON



No. 109 Darlington Road No. 109 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Mary Jones. When owned by the Bank of New Zealand the house was tenanted by Joseph Tailer, stoker (1887), Edward Withers (1888), and Willows (1890). The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. The Dixon era continued until 1920 and in this period the house was tenanted by the music teacher Alfonso Pagnotti, (1891-1924).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. The change in landlords resulted in no immediate change in the tenant. In 1925 the house was leased by carter David Robert Bell. Bell and his wife were still living in the house in 1947, although in the company of storeman Alan James Schou and his wife Mildred.

The house was owned by the Jones family until 1957 when sold to widow and long term tenant Mildred Mary Schou. The University of Sydney purchased the property in 1961.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the laundry having been altered and extended.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 109

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
109/100 (C100)	Front door Fanlight Moulded timber architrave Archway opening with timber staff moulds and decorative plaster wall brackets (1 no. later replacement) Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Moulded timber skirting	Door leaf
109/101 (Room 1)	Sashed window with side lights Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Chimney breast and staff moulds Moulded timber architrave Moulded timber skirting Wall opening	Infill of wall opening Door leaf
109/102 (S100 Lounge) &	Staircase with timber boarded beaded edge soffit and side panel, balustrade, newel post and handrail, panelled cupboard and door leaf Ceiling lining Precast plaster ceiling rose Chimney breast and staff moulds Moulded timber architraves Sashed window Moulded timber skirting Wall vent	Infill of wall opening
109/103 (Kitchen)	Door step Sashed window Door opening and architrave to 103	Ceiling lining Cornice Altered door opening to 102 Kitchen fittings

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 109

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		(Original moulded timber architraves have been reused as skirting boards) Fireplace infilled and otherwise altered
109/104	Painted brick walls Door opening Door step Ledge and sheeted door (relocated)	Later fitout
109/105 (T100/Toilet)		Later addition
109/200 (S200)	Staircase with newel posts, balusters and handrail Beaded edge boarded partition (W) 2 No. four panel door leafs Moulded timber architraves Moulded timber skirting	Ceiling lining
109/201 (Room 2)	Chimney breast and staff moulds Moulded timber skirting Door leaf French doors, side lights, fanlights Moulded timber architrave Moulded timber skirting Wall vent Wall gas connection (decommissioned)	Ceiling lining Cornice
109/202 (Room 3)	Ceiling lining Chimney flue and staff moulds Beaded edge boarded partition and rail Exposed door frame Wall vent Door leaf	Reproduction moulded timber skirting Aluminium framed window Metal security bars
109/203	Ceiling lining (date ?)	Reproduction moulded timber skirting

INTERIOR No. 109

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
(C200)	Beaded edge boarded partition (W & S) Four panel door leaf, frame and transom to 205	Door leaf and architrave to 204
109/204 (T200)	Sashed window	Post 1990 fit out and finishes
109/205 (203 /Room 4)	Ceiling lining Moulded timber skirting Beaded edge boarded partition and rail (N) Exposed door frame Sashed window and moulded timber architrave	

EXTERIOR – FRONT No. 109

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	Latch keeper removed Rendered brick course
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) – date ? Rendered brick pillars	
Path	Sandstone threshold with later cement screed at gate	Later concrete screed over cement
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	Later concrete screed in three panels
Walls	Cement render lined as ashlar masonry Arched recess in end wall	Electrical junction box Electrical conduit

EXTERIOR – FRONT No. 109		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate Floor beam with stop chamfered outer face and beaded inner face Fascia with beaded edge	Steel supporting plates Secondary, lower, beam with stop chamfered edge
Cast iron lace		Cast aluminium reproduction Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof		Top plate with stop chamfered edge Battened fibreboard soffit Light
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 109		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS

EXTERIOR – REAR No. 109		
ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Altered opening	Aluminium framed window
First floor rear bedroom window	Original opening Double hung sash window	Metal security bars
Ground floor living room window	Original opening Double hung sash window	Metal security bars
SERVICE WING		
Laundry	Brick skillion with later brick infill	Brick extension
Kitchen window	Original opening Double hung sash window	Metal security bars
Kitchen door to breezeway	Arched head and sandstone still	Bricked-in
Bathroom window	Original opening Double hung sash window	
ROOF		
Sheeting		Corrugated metal
Kitchen chimney		Removed
GARDEN		
Boundary fencing		Timber paling
Paths		Brick
Plantings		Mature tree

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

CERTIFICATE OF TITLE VOL. 7697 FOL.210

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**

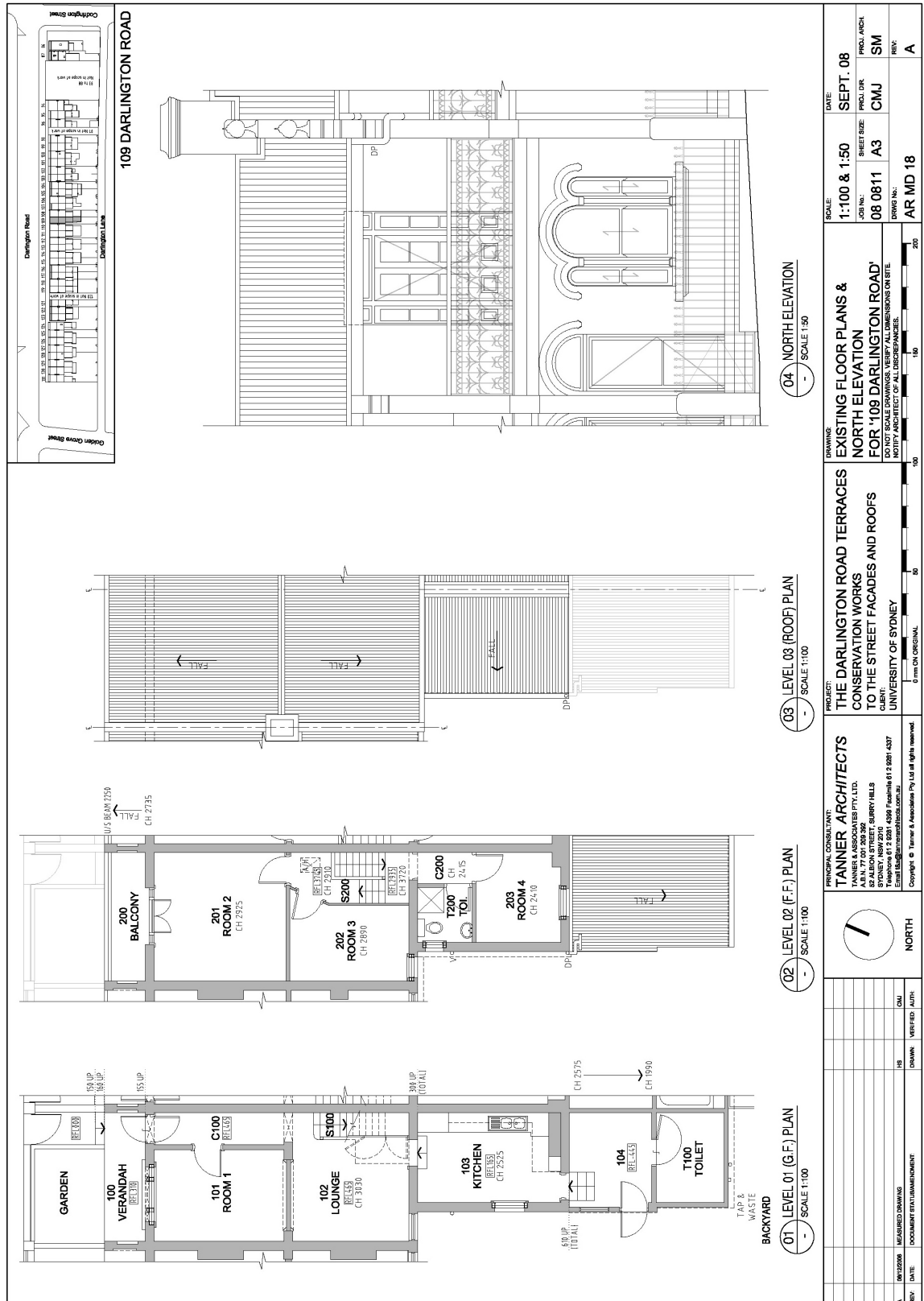
Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 110 DARLINGTON ROAD, DARLINGTON



No. 110 Darlington Road

November 2008

Tanner Architects



No. 110 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Claire Cummings. When owned by the Bank of New Zealand the house was tenanted by Andrew Shields (1884), Hardy (1885), William Valentine (1887), Thomas Clayton (1888), Miss C. Hirsch, dentist (1889), and Edward Webb (1890).

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the tenants again changed very frequently including Mrs Mary Jenkins (1891-92), Percy Jenkins (1893), Mrs Catherine Carroll (1894), Herr Poulsen, violinist (1896), John A. Bruce (1898), Mrs Mary Fisk (1900-04), and the Rev. Frederick Trivett (CofE) (1906-09). Between 1911 and 1920, the house was the home of James Butters, independent means (1911-14) and Mrs Elizabeth Butters, domestic duties (1915-1920).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. In this period the tenants were Mrs Edith Pendergast (1921-22), James Pendergast (1923-25), Mrs Emma Bayley (1928-1930), and Mrs Julia Cotterell (1931-32).

The house subsequently was owned by the Jones family until 1963 when transferred to Florence Beatrice Skinner of Bathurst, Lillian Grace Higgins of Strathfield, and Alma Elvy Norton of Roseville, all married women. In 1947 the house was evidently a boarding house operated by Hilda Daniels and tenanted by Isidore Maurice Blake, heliographer, Norman Leo Rohan, labourer, and William Henry Toner, packer.

The University of Sydney purchased the property in 1968.

Physical Description

The floor plan is generally as described in section 3.6.3 of the CMP, with the major alterations being the wall openings to neighbouring No. 111.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 110

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
110/100 (C100)	Fanlight Moulded timber architrave Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and 1 no. decorative plaster wall bracket	Door leaf Reproduction moulded timber skirting Wall opening to neighbouring No 111 Missing 1 no. plaster bracket
110/101 (102)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Sashed window with side lights Chimney breast and staff moulds Timber chimney piece Brick hearth Wall vent Moulded timber architrave	Door leaf Reproduction moulded timber skirting Infilled wall opening
110/102 104 and S100)	Staircase with newel posts, balusters, handrail, timber boarded beaded edge soffit and side panel Panelled cupboard Window and architrave Chimney breast and staff moulds Four panel door and architrave (to 103) Timber chimney piece Iron register grate Hearth	Niche on W wall Reproduction moulded timber skirting Ceiling lining (?)

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 110

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
110/103 (106)	Sashed window and architrave Fireplace opening Painted brick wall surface Four panel door (relocated) and architrave (to 104) Door stone step	Ceiling lining Reproduction timber skirting Wall opening to neighbouring No 111 Fireplace cupboard
110/104 (107)	Painted brick wall surface	Reproduction moulded timber skirting Reproduction moulded timber architrave Ceiling lining
110/105 (108)		Later addition
110/200 (S200)	Moulded timber architrave Beaded edge boarded partition (E) Staircase with newel posts, balusters, handrail	Ceiling lining Reproduction moulded timber skirting
110/201 (202)	Chimney breast and staff moulds French doors, side lights, fanlights, and lock Moulded timber architrave Wall vent Four panel door and architrave Timber chimney piece Iron register grate Hearth	Ceiling lining Coved cornice Reproduction moulded timber skirting
110/202 (203)	Window sash and architrave Chimney flue and staff moulds Moulded timber skirting	Flush door Chimney flue and staff moulds Plasterboard lined W wall
110/203		Wall opening to neighbouring No 111 Ceiling lining
110/204 (T200)		c.2007 fitout Timber framed window

INTERIOR No. 110

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
110/205	Moulded timber skirting (E, S & W)	Wall opening to neighbouring No 111
(204	Four panel door	Ceiling lining
	Chimney flue and staff mould	Reproduction moulded timber skirting (N)
		Aluminium framed sash window

EXTERIOR – FRONT No. 110

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, spearheads	
Iron gate		Missing
Flanking walls	Upper coved section removed (E & W) – date ? Render brick pillars	Section removed (E)
Path		Rendered brick step at veranda threshold Concrete path Rendered brick garden edge Removed sandstone threshold at gate

GROUND FLOOR VERANDA

Floor surface	Sandstone door threshold Three cement units Three cement block treads with bullnosed edge and rendered coved sill	
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party	Electrical junction box Electrical conduit Street number

EXTERIOR – FRONT No. 110

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions	Touch key pad Door bell presses Light
	1 no. sub floor metal vent	Burglar alarm light
	1 no. terracotta wall vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T&G boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam
Cast iron lace		Decorative cast aluminium balustrade Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing	Wall cover strip moulding	Top plate Wall cover strip End wall rafter (W)
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – FRONT No 110

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
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REAR ELEVATION

First floor breezeway Original opening
bedroom window

EXTERIOR – FRONT No 110

ELEMENT

ORIGINAL & EARLY FABRIC

MODIFICATIONS

Double hung sash window

First floor rear bedroom window

Opening altered
Aluminium framed window

Ground floor living room window

Original opening
Double hung sash window

Metal security bars

SERVICE WING

Laundry

Brick skillion

Weatherboard clad wall to breezeway
Brick skillion extension to south

Kitchen window

Original opening
Double hung sash window

Metal security bars

Kitchen door to breezeway

Bricked-in

Bathroom window

Original opening

Aluminium framed window

ROOF

Sheeting

Corrugated metal

Kitchen chimney

Removed

GARDEN

Boundary fencing

Timber paling
Fence to 111 removed

Paths

Brick pavers

Plantings

Lawn
Natives
Shrubs

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

CERTIFICATE OF TITLE VOL. 10255 FOL. 200

CERTIFICATE OF TITLE VOL. 8465 FOL. 111

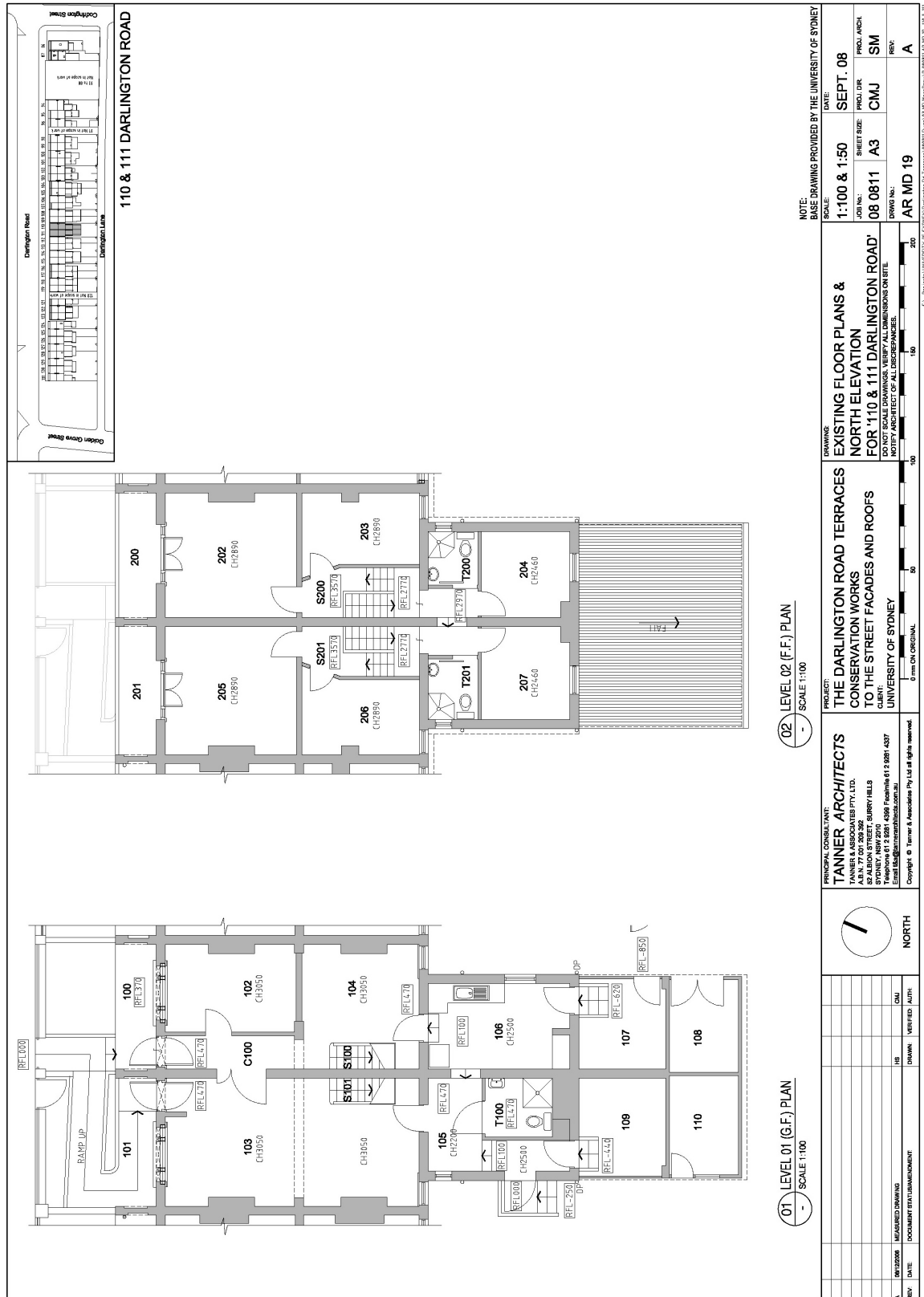
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Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 111 DARLINGTON ROAD, DARLINGTON



No. 111 Darlington Road No. 111 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883, and first tenanted in 1884 by Andrew Sheild. When owned by the Bank of New Zealand the house was tenanted by J Howard (1885), and then William East, painter (1887). The house was purchased by Hugh Dixson in 1891 as part of the group between No. 104 and No. 115 Darlington Road. Since 1888 the house had been leased by the hairdresser William Handley and he continued to reside here until 1906. Later Dixson era tenants were William Morris (1908), Joseph Roberts (1909), Mrs Kate King (1910-11), William Ingham, manager (1912-17), and Miss Florrie Doran, domestic duties (1918-22).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. From 1923 the house was tenanted by Mrs Annie and R Grono. Annie Grono was still living there in 1947 in the company of probable lodgers Sidney William Ruston, labourer and William Norman Erwin, painter.

The house subsequently was owned by the Jones family until 1957 when sold to Maurice Delta Pty Ltd. Later owners were A. Eagles Pty Ltd (1962), Maria Lebeduca (1963), and Nina Knight (1967).

The University of Sydney purchased the property in 1974.

Physical Description

The floor plan derives from the recent adaptation for office use. The major alterations are the removal of wall sections in front living rooms and partitioning the kitchen.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors

and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 111

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
111/100 (103)	Fanlight Door leaf Ceiling lining Moulded plaster cornice Precast plaster ceiling rose	Wall opening to neighbouring No 110 Part removal of W & S wall
111/101 (103)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Sashed window with side lights Chimney breast and staff moulds Moulded timber architrave Wall vent	Reproduction moulded timber skirting Chimney piece removed S wall removed
111/102 (S101)	Staircase with newel posts, balusters, handrail, timber boarded beaded edge soffit and side panel Panelled cupboard Ceiling lining Precast plaster ceiling rose Chimney breast and staff moulds Window and architrave Four panel door and architrave (to 103)	Niche on E wall North W removed Reproduction moulded timber skirting Chimney piece removed
111/103 (105)		Substantially replanned c.2007 Early timber sash window
111/104 (T100)		Disabled lavatory space inserted c.2007
111/105 (109)	Painted brick wall surface	Ceiling lining

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 111

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
111/106 (110)		Later addition
111/200 (S201)	Ceiling lining Moulded timber architrave Four panel door (to 202) Staircase with newel posts, balusters, handrail Beaded edge boarded partition (E)	
111/201 (205)	French doors, side lights, fanlights, and lock Chimney breast and staff moulds Wall vent Moulded timber architrave	Ceiling lining Coved cornice Reproduction moulded timber skirting Chimney piece removed
111/202 (206)	Chimney flue and staff moulds Moulded timber skirting Wall vent Window sash and architrave	Ceiling lining Plasterboard E wall lining Reproduction moulded timber skirting E wall
111/203	Arch with staff moulds Beaded edge boarded partition (E & S) Beaded edge architrave to 205	Wall opening to neighbouring No 110 Ceiling lining
111//204 (T201)		Fitout c.2007 Aluminium framed window
111/205 (207)	Four panel door Beaded edge boarded partition (N) Chimney flue and staff moulds	Aluminium framed sash window Reproduction moulded timber skirting Ceiling lining

EXTERIOR – FRONT No. 111

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
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EXTERIOR – FRONT No. 111

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) – date ? Render brick pillars	Section removed (E)
Path	Sandstone threshold with cement screed at gate	Rendered brick step at veranda threshold Concrete disabled ramp Rendered brick garden edge
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	Concrete with render brick edge
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, ‘twirls’ behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit Etched business name sign Fire alarm bell
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T&G boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam
Cast iron lace		Decorative cast aluminium

EXTERIOR – FRONT No. 111

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		balustrade Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing	Wall moulding	Top plate Wall cover strip End wall rafter (W)
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 111

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening Double hung sash window	
First floor rear bedroom window		Opening altered Aluminium framed window Metal security bars
Ground floor living room window	Original opening Double hung sash window	Upper sash replaced Metal security bars
SERVICE WING		
Laundry	Brick skillion	Weatherboard clad wall to breezeway Brick skillion extension to south

EXTERIOR – REAR No. 111

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
Kitchen window	Original opening Double hung sash window	Upper sash replaced Metal security bars
Kitchen door to breezeway		Bricked-in Window inserted Metal security bars
Bathroom window	Original opening	Aluminium framed window
ROOF		
Sheeting		Corrugated metal
Kitchen chimney		Removed
GARDEN		
Boundary fencing		Timber paling Fence to 110 removed
Paths		Concrete
Plantings		Lawn Shrubs

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

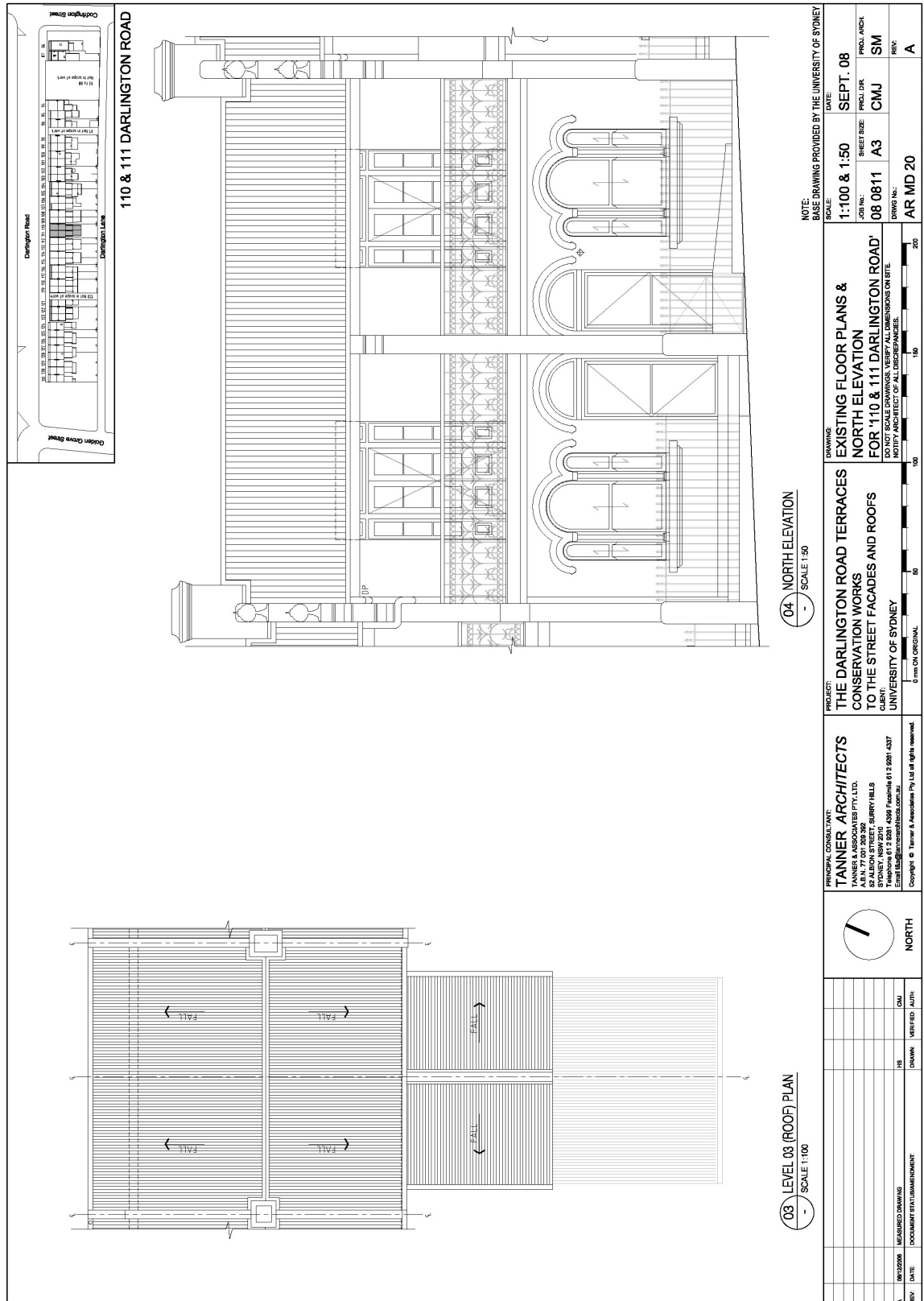
CERTIFICATE OF TITLE VOL. 7532 FOL. 227

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward: Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 112 DARLINGTON ROAD, DARLINGTON



No. 112 Darlington Road

November 2008

Tanner Architects



No. 112 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Hugh King. When owned by the Bank of New Zealand the house was tenanted by Frederick Lark (1888) and Arthur Black, professor of music (1889) with frequent periods of vacancy.

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the tenants changed very frequently until 1912 including James F. Maitland (1891), Mrs E. Baker (1892), Charles Johnson (1893), Percy J. McCaulay, reporter (1894-95), Hector Ross (1896-97), James Throwden (1898-1900), Miss Jane Craig (1901-05), Miss J Throwden (1906-07), Mrs Mary McDonough (1908), and Mrs Lydia White domestic duties (1910-11). In 1912 linesman Joseph Jones took on the lease and lived in the house until 1924.

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. In this period the house was tenanted by the aforementioned Joseph Jones and then Thomas and Mrs Janet Davidson (1925-32). Annie Love Davidson, milliner, was living in the house in 1947 in the company of machinist Muriel Helen Belshaw.

The property subsequently was owned by the Jones family until 1962 when sold to the University of Sydney.

Physical Description

The floor plan is generally as discussed in Section 3.6.3 with alterations to the front hall, and additions at the rear.

Generally, the building has been furnished with fitted vinyl in the living rooms, bedrooms, kitchen, staircase and corridors. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms have been fitted throughout the building.

Particular changes are itemised below:

INTERIOR No. 112

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
112/100 (C100)	Front door Fanlight Archway opening with timber staff moulds and decorative plaster wall brackets Ceiling lining Moulded plaster cornice	Wall opening to 101 Timber architrave Reproduction moulded timber skirting
112/101 (Office)	Sashed window with side lights Ceiling lining Moulded plaster cornice Chimney breast and staff moulds Timber chimney piece (infilled) Moulded timber architrave Moulded timber skirting Wall opening	Wall opening to 100 Relocated moulded timber architrave at opening to 100 Air conditioning unit and ducting
112/102 (Meeting Room and S100)	Staircase with timber boarded beaded edge soffit and side panel, balustrade, newel post and handrail, panelled cupboard Ceiling lining Chimney breast and staff moulds Timber chimney piece (infilled) Window frame, sill and moulded timber architraves Moulded timber skirting Wall vent	New window sashes Moulded timber architrave to 103
112/103 (Kitchen)	Door step Sashed window Four panelled door leaf	Battened ceiling lining Timber quad cornice Kitchen fittings Fireplace altered

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 112

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Timber architrave
112/104 (Office)	Painted brick walls Door opening to 103 Door step	Later fitout
112/105 (T100/Store)		Later addition
112/200 (S200)	Ceiling lining Staircase with newel posts, balusters and handrail Beaded edge boarded partition (E) 2 No. four panel door leafs Moulded timber architraves Moulded timber skirting	
112/201 (Office)	Ceiling lining Cornice Chimney breast and staff moulds Moulded timber skirting Door leaf French doors, side lights, fanlights Moulded timber architrave Moulded timber skirting Wall vent	Ceiling battens Reproduction moulded timber skirting (W)
112/202 (Office)	Ceiling lining Chimney flue and staff moulds Beaded edge boarded partition and rail Moulded timber architrave Moulded timber skirting Exposed door frame Wall vent	Ceiling battens Air conditioning unit and ducting

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 112

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Door leaf	
	Sash window and sash lifts	
112/203 (C200)	Ceiling lining Beaded edge boarded partition (E & S) 2 no. four panel door leaf	Moulded timber architrave to 204 ?
112/204 (T200/Bath)	Sashed window Exposed door frame	Post 1980 fit out and finishes
112/205 (203/Office)	Ceiling lining Moulded timber skirting Beaded edge boarded partition (N) Chimney flue and staff moulds Exposed door frame Window frame and sill, and moulded timber architrave Wall vent	New sashes N wall relocated

EXTERIOR – FRONT No. 112

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, spearheads	Latch keeper removed
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) – date ? Rendered brick pillars	
Path		Concrete
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	Concrete

EXTERIOR – FRONT No. 112

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit Air condition ducting Commercial signage Light
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T & G boards AC units
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam Fascia with beaded edge
Cast iron lace		Stud framed and weatherboard sheeting
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof	Top plate with stop chamfered outer face and beaded inner face	Top plate with stop chamfered edge Wall cover strip and moulding
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 112

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
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EXTERIOR – REAR No. 112

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
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REAR ELEVATION

First floor breezeway bedroom window	Original opening Double hung sash window	Metal security bars
First floor rear bedroom window	Original opening Double hung sash window	Metal security bars
Ground floor living room window	Original opening Double hung sash window	Metal security bars

SERVICE WING

Laundry	Brick skillion with later brick infill	Brick extension
Kitchen window	Original opening Double hung sash window	Metal security bars
Kitchen door to breezeway	Arched head and sandstone still	Bricked-in
Bathroom window	Original opening Double hung sash window	

ROOF

Sheeting	Corrugated metal
Kitchen chimney	Removed

GARDEN

Boundary fencing	Timber paling
Paths	Brick
Plantings	Mature jacaranda tree

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

CERTIFICATE OF TITLE VOL. 8442 FOL. 154

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**

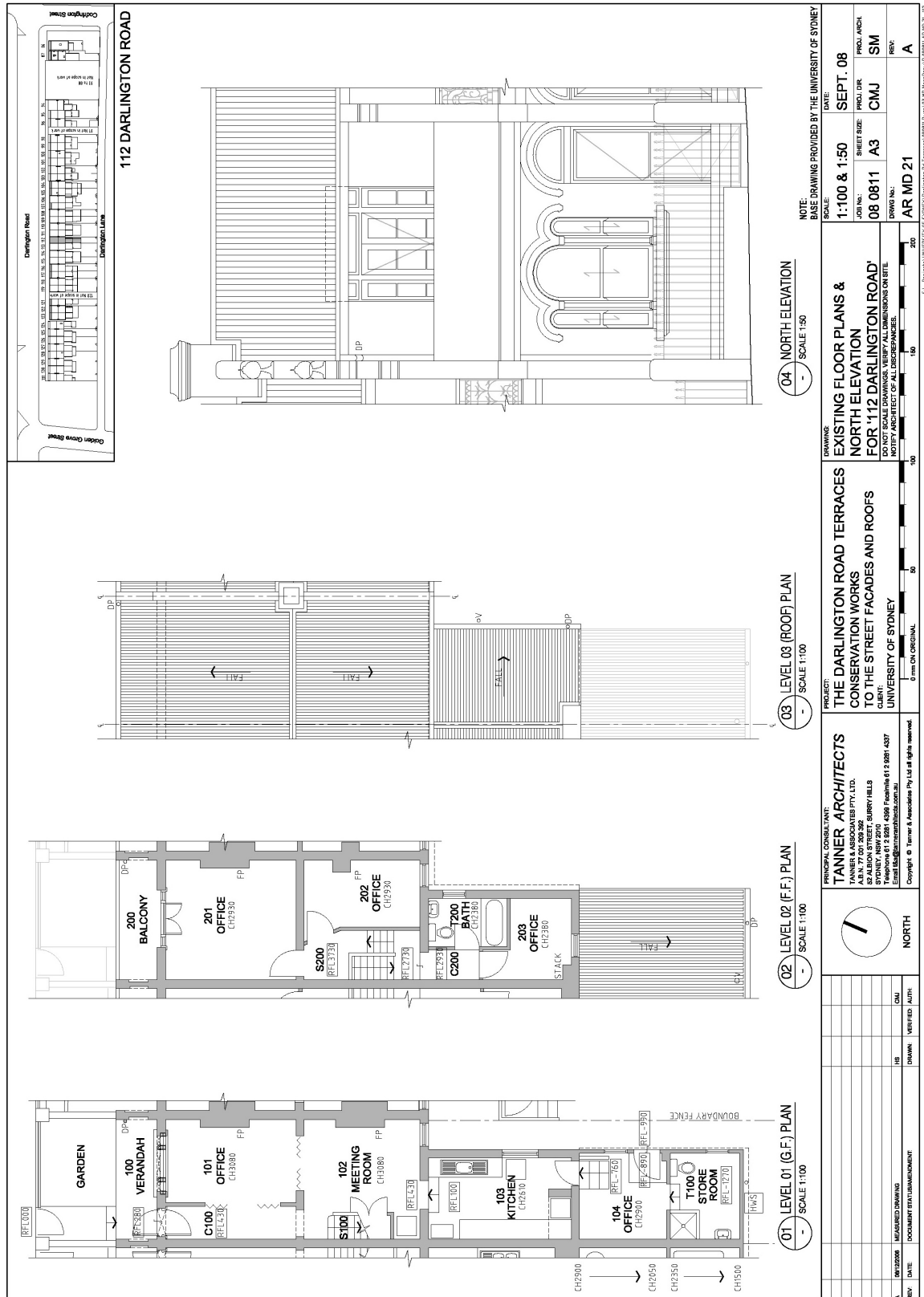
Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 113 DARLINGTON ROAD, DARLINGTON



No. 113 Darlington Road

November 2008

Tanner Architects



No. 113 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by John Johnson. When owned by the Bank of New Zealand the house was tenanted by Muir McMurtie (1885), and then Hiram Howard (1887).

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. Since 1888 the house had been leased by, commercial traveller William B. Johnson and he continued to reside here until 1906. Later tenants in the Dixon era were George H. Boaner (1907), Henry Hughes, carpenter (1908-17), and William J Wilson (1918-19).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. The change in landlords resulted in the tenants remaining for longer periods inclusive of John Talbot (1920-26) and A Hindle (1927-32). In 1947 the house was tenanted by labourer John Percy Swann.

The house subsequently was owned by the Jones family until 1963 when transferred to Florence Beatrice Skinner of Bathurst, Lillian Grace Higgins of Strathfield, and Alma Elvy Norton of Roseville, all married women, and then purchased by the University of Sydney in the same year.

Physical Description

The existing plan and finishes of this building are derived from the refurbishment completed in 2003 for the provision of student accommodation.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors

and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms fittings were installed in 2003.

Particular changes are itemised below:

INTERIOR No. 113

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
113/100 (C100)	Fanlight Moulded timber architrave Moulded timber skirting Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets	Front door leaf
113/101 (Bed 1)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Moulded timber architrave Moulded timber skirting Chimney breast and staff moulds Moulded timber skirting Moulded timber architrave Wall opening and architrave	Missing chimneypiece In-filled wall opening to 102 Door leaf
113/102 (Dining & S100)	Ceiling lining Precast plaster ceiling rose Wall opening and architrave Staircase with newel posts Panelled staircase cupboard (door return removed) Chimney breast and staff moulds Moulded timber skirting	In-filled wall opening to 101 Balusters and handrail Plasterboard soffit lining Missing chimneypiece Timber sash window
113/103 (Kitchen)	Sandstone door step Fireplace breast	Ceiling lining Cornice

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 113

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Aluminium framed window Reproduction moulded timber skirting Reproduction moulded timber architrave Kitchen fittings
113/104 (Laundry)	Brick wall finish	Reproduction moulded timber skirting Reproduction moulded timber architrave Door leafs
113/105 (T100/Bath)		Later addition
113/200 (S200)	Ceiling lining Moulded timber architrave Moulded timber skirting Staircase with newel posts Beaded edge boarded partition (E)	Reproduction moulded timber skirting 2 no. door leafs Balusters and handrail
113/201 (Bed 2)	French doors, side lights, fanlights Chimney breast and staff moulds Timber chimney piece (boxed in) Wall vent Ceiling lining Moulded plaster cornice	Reproduction moulded timber skirting Missing ceiling rose
113/202 (Bed 3)	Chimney flue and staff moulds Beaded edge boarded partition and rail Exposed door frame	Ceiling lining Cornice Reproduction moulded timber skirting Wall vent Aluminium framed window Reproduction moulded timber architrave
113/203 (C200)	Arch and staff moulds	Ceiling lining Cornice Reproduction moulded timber skirting

INTERIOR No. 113

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Reproduction moulded timber architrave 2 no. door leafs
113/204 (T200/Bath)		Fittings Window
113/205 (203/Bed 4)		Ceiling lining ? Reproduction moulded timber skirting Reproduction moulded timber architrave Door leaf Aluminium framed sliding sash window Wall vent

EXTERIOR – FRONT No. 113

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	Mail box
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) – date ? Render brick pillars	
Path	Sandstone threshold with cement screed top at gate Cement screed on brick	Rendered brick step at veranda threshold
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold Three cement units Three cement block treads with bullnosed edge and rendered coved sill	

EXTERIOR – FRONT No. 113

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit Gas meter Street number Light Door bell press Fire alarm bell
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam with stop chamfer Fascia panel with beaded bottom edge
Cast iron lace		Decorative cast aluminium balustrade Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit Lights
Roof framing		Top plate with stop chamfer Wall cover strip End wall rafter (W)
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 113

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening Altered at sill	Aluminium framed window Metal security bars
First floor rear bedroom window		Opening altered Aluminium framed window Metal security bars
Ground floor living room window	Original opening Double hung sash window	Metal security bars
SERVICE WING		
Laundry	Brick skillion	Fibreboard clad wall to breezeway Brick skillion extension to south
Kitchen window		Altered opening Aluminium framed window Metal security bars
Kitchen door to breezeway		Bricked-in Window inserted (date ?) and bricked-in
Bathroom window	Original opening	Aluminium framed window
ROOF		
Sheeting		Corrugated metal
Kitchen chimney	Brick	
GARDEN		
Boundary fencing		Timber paling Fence to 114 removed
Paths		Concrete
Plantings		
Sources		

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

CERTIFICATE OF TITLE VOL. 8465 FOL. 111

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

City of Sydney DA/U03/778

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



NO. 114 DARLINGTON ROAD, DARLINGTON



No. 114 Darlington Road

November 2008

Tanner Architects



No. 114 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 James McMullins. When owned by the Bank of New Zealand the house was tenanted initially by R Dalton (1885) and then Captain William G. Garth, master mariner, from 1887. Garth resided in the house intermittently until 1895, sometimes in the company of Mrs M. McManus, costumier (1891-93).

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the house was the home of the aforementioned Garth and McManus. In 1897 James Creasy was living there, and Mrs M. McManus returned in 1898. The later tenants of the Dixon era stayed for shorter periods inclusive of Henry Miller and Mrs Mons Miller's, registry office (1901), Mrs Isabel Savage (1902-03), Joseph Maslen (1904), William Mills (1905-07), Albert Smithurst, carrier (1908-15), Mrs Elizabeth Bovard, domestic duties (1916-17) and Clifton Smith (1918).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the group between No. 104 and No. 115 Darlington Road. By this time William M. Stevens was resident and he continued to live there 1927. Later tenants were Mrs A. Munson (1928-30) and Henry W. Keefe (1931-32). In 1947 the house was the home of the Blake family (John Blake, labourer, Joyce Frances Blake, clerk, Marie Blake, shop assistant, and Mary Blake, home duties) and Maria Logan, home duties.

The house subsequently was owned by the Jones family until 1963 when transferred to Florence Beatrice Skinner of Bathurst, Lillian Grace Higgins of Strathfield, and Alma Elvy Norton of Roseville, all married women, and then purchased by the University of Sydney in the same year.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the laundry having been partitioned and extended.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 114

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
114/100 (C100)	Fanlight Front door leaf Moulded timber architrave Moulded timber skirting Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets	Door leaf to 101
114/101 (Room 1)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Chimney breast and staff moulds Timber chimney piece (infilled opening) Wall opening and architrave Sashed window with side lights Moulded timber skirting Moulded timber architrave	In-filled wall opening to 102 Door leaf
114/102 (Lounge & S100)	Ceiling lining Precast plaster ceiling rose Wall opening and architrave Staircase with newel posts, balusters, handrail, timber boarded beaded edge soffit and side panel Moulded timber skirting Moulded timber architrave	In-filled wall opening to 101 Aluminium framed sash window Plasterboard lined staircase cupboard

INTERIOR No. 114

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
114/103 (Kitchen)	Early sash window inserted into former breezeway opening Brick wall finish (N)	Ceiling lining Cornice Fireplace altered Aluminium framed sash window Kitchen fittings Door threshold lined over Reproduction moulded timber skirting
114/104 (C101)		Refurbished post 1990
114/105 (104/Laundry)		Refurbished post 1990
114/106 (100/WC)		Refurbished post 1990
114/107 (Store)		Later addition
114/200 (S200)	Staircase with newel posts, balusters Beaded edge boarded partition (E) Moulded timber skirting Moulded timber architrave Arch and staff moulds	2 no. door leafs Ceiling lining Blocked up wall opening at upper landing to neighbouring NO. 113 Handrail
114/201 (Room 2)	Chimney breast and staff moulds Timber chimney piece (boxed in) Cement hearth French doors, side lights, fanlights, architrave Moulded timber skirting (N & E) Wall vent	Ceiling lining Cornice Door lead Reproduction moulded timber architrave Reproduction moulded timber skirting (W)
114/202 (Room 3)	Chimney flue and staff moulds Moulded timber skirting	Ceiling lining Cornice

INTERIOR No. 114

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Beaded edge boarded partition and rail	Aluminium framed window
	Exposed door frame	Door leaf
	Wall vent	
114/203 (C200)	Beaded edge boarded partition (E) Arch and staff moulds	
114/204 (T200)		Post 1990 fittings Aluminium framed sash window
114/205 (203/Room 4)	Ceiling lining and battens ? Moulded timber skirting Wall vent	Reproduction moulded timber door architrave Door leaf Aluminium framed sash window

EXTERIOR – FRONT No. 114

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	Mail box
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section removed (E & W) – date ? Render brick pillars	
Path	Sandstone threshold with cement screed top at gate Cement screed on brick	Rendered brick step at veranda threshold
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold Three cement units Three cement block treads with bullnosed edge and rendered coved sill	

EXTERIOR – FRONT No. 114

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit Street number
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam with stop chamfer Fascia panel with beaded bottom edge
Cast iron lace	Decorative cast iron balustrade Wrought iron handrail Stay	
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing		Top plate Wall cover strip End wall rafter (W)
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 114

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening	Aluminium framed window Metal security bars
First floor rear bedroom window	Original opening	Aluminium framed window Metal security bars
Ground floor living room window		Opening altered Aluminium framed window Metal security bars
SERVICE WING		
Laundry	Brick skillion	Fibreboard clad wall to breezeway Brick skillion extension to south
Kitchen window	Original opening (Altered at sill)	Aluminium framed window Metal security bars
Kitchen door to breezeway		Bricked-in Window inserted (date ?) Metal security bars
Bathroom window		Altered opening Aluminium framed window
ROOF		
Sheeting		Corrugated metal
Kitchen chimney	Brick String course	
GARDEN		
Boundary fencing		Timber paling Fence to 113 removed
Paths		Concrete
Plantings		Natives

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

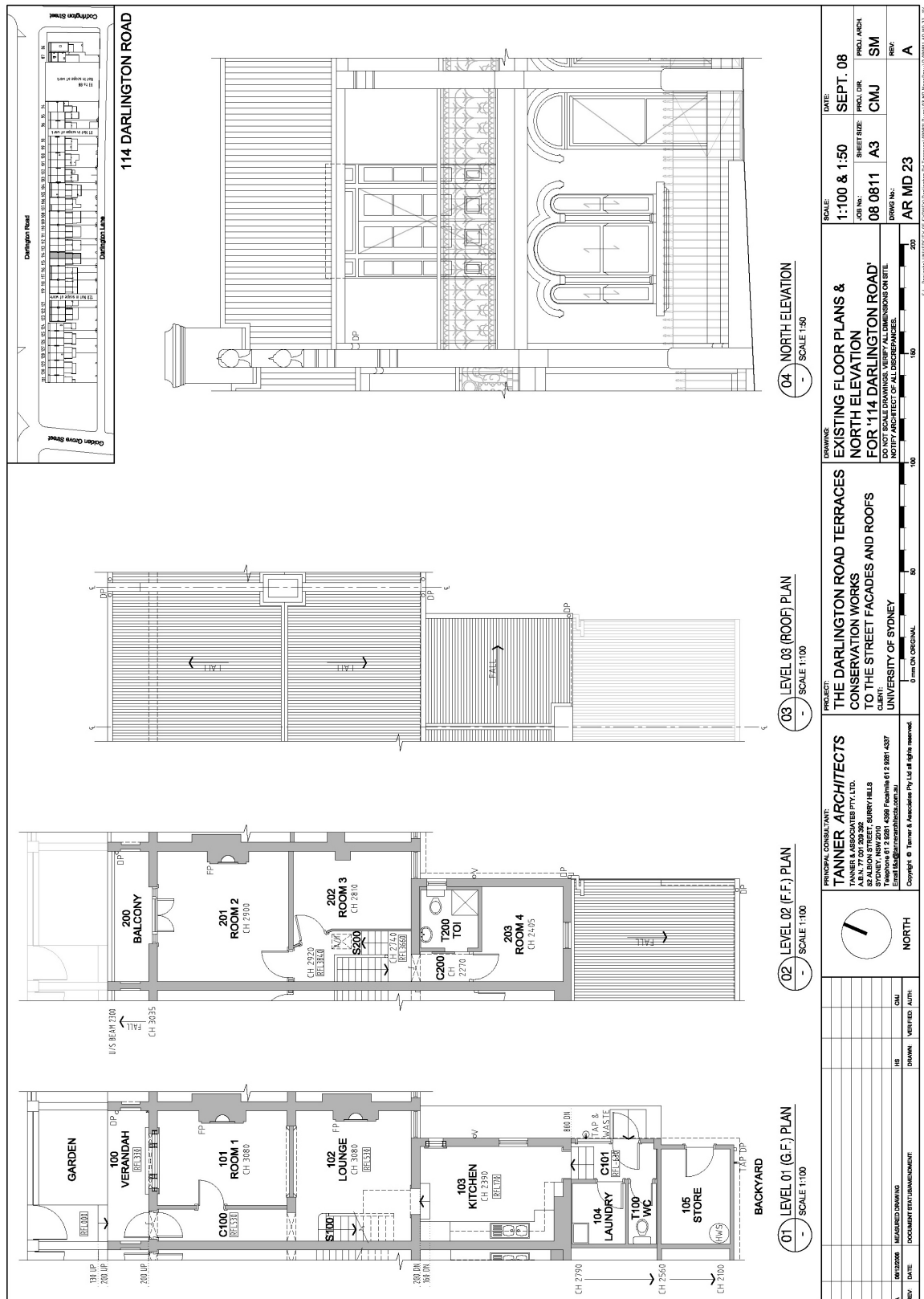
CERTIFICATE OF TITLE VOL. 8465 FOL. 111

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



NO. 115 DARLINGTON ROAD, DARLINGTON



No. 115 Darlington Road No. 115 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Charles Rene. When owned by the Bank of New Zealand the house was tenanted by Edward Dodd (1885), Mrs J. King (1887), and James B. Preston, engineer (1888-90).

The house was purchased by Hugh Dixon in 1891 as part of the group between No. 104 and No. 115 Darlington Road. In the Dixon era the house was tenanted by Sydney Langville (1891), F.E. Lombe (1892-93), Mrs Mary Ann Street (1894-95), Frank Ford (1896-99), James W. Houston (1900-05), Mrs E Wilson (1906), and William Berry, bricklayer (1908-32).

In 1920 the house was purchased by engineer Oswald Jones of Redfern as part of the row between No. 104 and No. 115 Darlington Road. In 1947 the house was the home of the Walker family - Daphne Doris Walker, home duties, Louise Ann Walker, home duties, Neville Wilson Walker, labourer and Walter Cornelius Walker, clerk.

The house was owned by the Jones family until 1957 when sold to the Newtown shopkeeper Harilos Kospetas. The house was purchased by labourer John Barlis, and his wife in 1959. Barlis lodged a development application in 1968 to use the premises as a tailor's shop (208/69 DA)

The University of Sydney purchased the property in 1972.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the laundry having been refurbished and extended.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors

and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 115

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
115/100 (C100)	Fanlight Moulded timber architrave Moulded timber skirting Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets	Reproduction door leaf
115/101 (Room 1)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Wall opening and architrave Sashed window with side lights, architrave Moulded timber skirting Moulded timber architrave	Chimney breast removed (ceiling patched) In-filled wall opening to 102 Door leaf
115/102 (Lounge and S100)	Ceiling lining Precast plaster ceiling rose Wall opening and architrave Staircase with newel posts, balusters, handrail, timber boarded beaded edge soffit and side panel	Chimney breast removed (ceiling patched) Staircase under space boxed-in In-filled wall opening to 101 Reproduction moulded timber skirting Aluminium framed sash window
115/103 (Kitchen)	Door step	Ceiling lining Cornice Reproduction moulded timber skirting Reproduction moulded timber architrave Aluminium framed sliding sash window Kitchen fittings Fireplace

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 115

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
115/104 (Laundry)	Brick wall finish (N)	Refurbished post 1990
115/105 (T100/Toilet)		Later addition
115/200 (S200)	Ceiling lining Staircase with newel posts, balusters, handrail Beaded edge boarded partition (W) Moulded timber architrave (to 202) Moulded timber skirting Arch and staff moulds (with later door frame)	Blocked up wall opening at upper landing to neighbouring NO. 114 2 no. door leafs Reproduction moulded timber architrave (to 201) Moulded timber skirting (E)
115/201 (Room 2)	Ceiling lining and later battens Precast plaster ceiling rose Moulded plaster cornice French doors, side lights, fanlights, architrave Moulded timber skirting (N & W)	Reproduction moulded timber skirting (E & S) Door leaf Reproduction moulded timber architrave Chimney breast removed (ceiling patched)
115/202 (Room 3)	Ceiling lining and later battens Moulded timber skirting Beaded edge boarded partition and rail Exposed door frame Moulded timber window architrave Wall vent	Chimney flue removed Reproduction moulded timber skirting (N) Door leaf Timber window sash
115/203 (C200)	Moulded timber skirting (E)	Ceiling lining Cornice Reproduction moulded timber skirting (W) Door frame within archway Reproduction moulded timber door architrave
115/204 (T200/Toilet)	Sash window and architrave	Post 1990 fittings

INTERIOR No. 115

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
115/205	Chimney flue and staff moulds	Ceiling lining
(203/Room 4)	Moulded timber skirting	Cornice
		Reproduction moulded timber skirting (N)
		Door leaf and reproduction moulded timber architrave
		Window sash and architrave

EXTERIOR – FRONT No. 115

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	Mail box Rendered brick plinth
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	Upper coved section (W) Upper coved section removed (E) – date ? Render brick pillars	
Path	Sandstone threshold with cement screed top at gate Cement screed on brick	Rendered brick step at veranda threshold Rendered brick edging
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold Three cement units Three cement block treads with bullnosed edge and rendered coved sill	
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window	Electrical junction box Electrical conduit Street number

EXTERIOR – FRONT No. 115

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	sill, 'twirls' behind mullions	
	1 no. sub floor metal vent	
	1 no. terracotta wall vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T & G boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam with stop chamfer bottom edge Fascia panel with beaded bottom edge
Cast iron lace	Decorative cast iron balustrade Wrought iron handrail Stay	
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing		Top plate with stop chamfer bottom edge Wall cover strip End wall rafter (W)
ROOF		
Sheeting		Corrugated metal
Decorative urns		

EXTERIOR – REAR No. 115

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
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REAR ELEVATION

EXTERIOR – REAR No. 115

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
First floor breezeway bedroom window	Original opening Double hung sash window	Metal security bars
First floor rear bedroom window	Original opening Double hung sash window	Metal security bars
Ground floor living room window		Opening altered Aluminium framed window Metal security bars

SERVICE WING

Laundry	Brick skillion	Fibreboard clad wall to breezeway Brick skillion extension to south
Kitchen window		Altered opening Aluminium framed window Metal security bars
Kitchen door to breezeway		Bricked-in Window inserted Metal security bars
Bathroom window	Original opening Double hung sash window	

ROOF

Sheeting		Corrugated metal
Kitchen chimney	Brick String course Terracotta pot	

GARDEN

Boundary fencing		Timber paling
Paths		Concrete

EXTERIOR – REAR No. 115

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
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Plantings

Sources

PRIMARY APPLICATION 8081

CERTIFICATE OF TITLE VOL. 1010 FOL. 19

CERTIFICATE OF TITLE VOL. 7697 FOL. 211

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



NO. 116 DARLINGTON ROAD, DARLINGTON



No. 116 Darlington Road No. 116 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Alfred Jones. When owned by the Bank of New Zealand the house was tenanted by Mrs J. King (1887), and William Butchard (1889). The house was purchased by William Briggs in 1890. Briefly tenanted by Mrs Levi in 1891, Mrs Maitland in 1892 and Frank E Lombe between 1893 and 1895, the house then became the home of John Finegan from 1896 until 1904. In 1897, Briggs sold the house to building contractor George Onesimus Young. The tenants in the Young period included William Lawson (1905), the Rev. George Jennings (CofE) (1907-09), Daniel Glading (1910), Patrick J Mullins (1913-15), Mrs Rose Shout (1917), and James Sullivan from 1918. Following Young's death in 1930, the property was transferred in 1931 to his surviving daughters Ruth Hypatia Parker (b.1887), wife of Matthew Parker, Darlington, mechanic and Florence Ethel Law, wife of Alfred Laurence Law (b.1888), Northbridge, contractor. In 1944, the property was transferred to another descendent of George Young, Leah Matilda then the wife of Robert Lawrence Hagger of Northbridge, salesman. In 1947, the property was acquired by Bernard O'Reilly of Cronulla, fitters labourer. In this year the house was the home of the Walker family. In 1966, Elizabeth Harris of Ryde, married woman acquired the property and in the following year it was purchased by the University of Sydney.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP.

The existing plan and finishes of this building are derived from the refurbishment completed in the 1980s for the provision of office accommodation, with further refurbishment of the service areas in 2007.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The bathroom has ceramic tile floors and wall areas. The rear kitchen, located within the former

laundry, has a trowelled concrete floor. Electric light and power have been fitted throughout the building. Particular changes are itemised below:

INTERIOR No. 116

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
116/100 (C100)	Fanlight Four panel door leaf Moulded timber architrave Moulded timber skirting Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets	
116/101 (Office)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Wall opening and architrave Panelled bi-fold doors Sashed window with side lights, architrave Chimney breast and staff moulds Timber chimney piece Iron register grate Cement hearth Moulded timber skirting Moulded timber architrave Wall vent	
116/102 (Office)	Ceiling lining Precast plaster ceiling rose Wall opening and architrave Panelled bi-fold doors Chimney breast and staff moulds Timber chimney piece Iron register grate	Aluminium framed sash window Reproduction moulded timber architrave (to 103) Handrail

INTERIOR No. 116

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Cement hearth	
	Staircase with newel posts, balusters, timber boarded beaded edge soffit, side panel	
	Remnant of panelled staircase cupboard	
	Moulded timber skirting	
	Moulded timber architrave	
	Wall vent	
116/103 (Office/Sto rage)	Door step	Ceiling lining
	Sashed window and architrave	Cornice
	Brick wall finish (N)	Reproduction moulded timber skirting
	Four panel door leaf (to 104)	Reproduction moulded timber door architrave
		Fireplace removed
116/104 (Office/Kit chen)		Refurbished in 2007
116/200 (S200)	Staircase with newel posts, balusters	Ceiling lining
	Beaded edge boarded partition (E)	Cornice
	Moulded timber door architrave	Reproduction plaster ceiling rose
	Moulded timber skirting	Handrail
	2 no four panel door leafs	
	Arch (staff moulds removed)	
116/201 (Office)	Chimney breast and staff moulds	Ceiling lining
	Timber chimney piece	Cornice
	Iron register grate	
	Moulded timber skirting	
	French doors, side lights, fanlights, architrave	
	Door leaf and architrave	
116/202 (Office)	Moulded timber skirting	Ceiling lining
	Beaded edge boarded partition and rail	Cornice
	Exposed door frame	Aluminium framed sash window

INTERIOR No. 116

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Chimney flue and staff moulds	
	Four panel door leaf	
116/203 (C200)	Moulded timber skirting	Ceiling lining
	Beaded edge boarded partition (E & S)	Cornice
	Arch	Four panel door leaf (to 205)
		Reproduction moulded timber door architrave
		Arch staff moulds removed
116/204 (T200/WC)		Refurbished in 2007
		Aluminium framed sash window
116/205 (203/ Office)	Chimney flue and staff moulds	Ceiling lining
	Door leaf	Reproduction moulded timber skirting
	Exposed door frame	Aluminium framed sash window
		Wall vent

EXTERIOR – FRONT No. 116

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, spearheads	Mail box
Iron gate	Pivot hinge, gate with mid rail	
Flanking walls	High coved wall section	
	Render brick pillars	
Path	Sandstone threshold with cement screed top at gate	Brick paved
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold with cement screed	

EXTERIOR – FRONT No. 116

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Three cement units	
	Three cement block treads with bullnosed edge and rendered coved sill	
Walls	Cement render lined as ashlar masonry	Electrical junction box
	Arched recess in end wall	Electrical conduit
	Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions	Street number Tenancy sign Light
	1 no. sub floor metal vent	
	1 no. terracotta wall vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T & G boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam with stop chamfer bottom edge Fascia panel
Cast iron lace		Decorative cast iron balustrade (Victorian era and relocated from another building) Timber handrail
Walls	Cement render lined as ashlar masonry	Electrical conduit
	Arched recess in end wall	
	Terracotta wall vent	
Roof framing	Top plate with stop chamfer bottom edge on outer face and beaded inner face	Wall cover strip
ROOF		
Sheeting		Corrugated metal
Decorative urns	Front and rear decorative cast cement urns	

EXTERIOR – REAR No. 116

ELEMENT

ORIGINAL & EARLY FABRIC

MODIFICATIONS

REAR ELEVATION

First floor breezeway bedroom window	Original opening	Aluminium framed window Metal security bars
First floor rear bedroom window	Original opening	Aluminium framed window Metal security bars
Ground floor living room window	Original opening	Aluminium framed window Metal security bars

SERVICE WING

Laundry	Brick skillion with later fibreglass infill	
Kitchen window	Original opening Double hung sash window	Metal security bars
Kitchen door to breezeway	Arched head and sandstone sill	Bricked-in
Bathroom window	Altered opening	Aluminium framed window Metal security bars

ROOF

Sheeting	Corrugated metal
Kitchen chimney	Brick

GARDEN

Boundary fencing	Timber paling
Paths	Brick
Plantings	Mature camphor laurel tree

Sources

BK 439 NO 426

BK 596 NO 126

PRIMARY APPLICATION 26898

CERTIFICATE OF TITLE VOL. 3833 FOL. 239

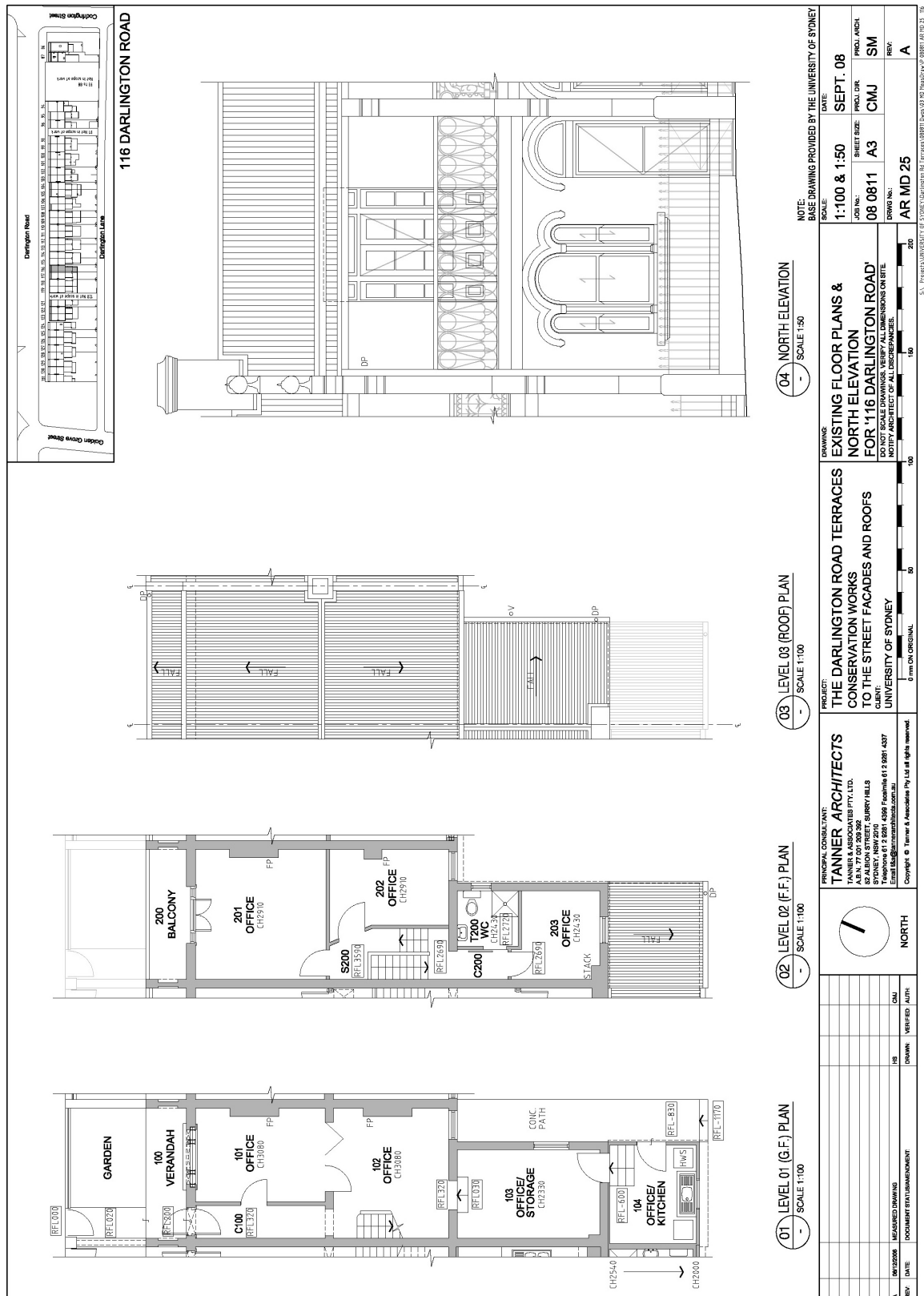
CERTIFICATE OF TITLE VOL. 4630 FOL. 212

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



NO. 117 DARLINGTON ROAD, DARLINGTON



No. 117 Darlington Road

November 2008

Tanner Architects



No. 117 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Mary Cummins. When owned by the Bank of New Zealand the house was tenanted by the house painter Francis Hunt, who in 1892 purchased No. 121 Darlington Road.

The house was purchased by William Briggs in 1890. The initial tenant was George Robinson (1890-95). Later tenants included followed Thomas Dartnell (1896-1897), Mrs F McKay (1898), Henry Widdop (1898-1901), and Alexander Silby (1903). In 1904, Briggs' widow, Sarah, sold the house to building contractor George Onesimus Young. From this time and until 1911 the house was tenanted by James Houston, and then Joseph Sibley (1913-1915), John Steele (1918-1923), William Bowen (1924-1928) and J McCallum. Following Young's death in 1930, the property was transferred in 1931 to his surviving daughters Ruth Hypatia Parker (b.1887), wife of Matthew Parker, Darlington, mechanic and Florence Ethel Law, wife of Alfred Laurence Law (b.1888), Northbridge, contractor. In 1944, the property was transferred to another descendent of George Young, Leah Matilda then the wife of Robert Lawrence Hagger of Northbridge, salesman. In 1947, the property was acquired by Bernard O'Reilly of Cronulla, fitters labourer. In this year the house was the home of the Walker family. In this year, the house was the home of Maud Ethel Marley, Brenda Margaret Marley and Kathleen Maud Ellis. In 1966, Elizabeth Harris of Ryde, married woman acquired the property and in the following year it was purchased by the University of Sydney.

Physical Description

The existing plan and finishes of this building are derived from the refurbishment completed in 2005 for the provision of student accommodation.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building.

Particular changes are itemised below:

INTERIOR No. 117

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
117/100 (C100)	Fanlight Moulded timber architrave Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets Picture rail	Front door leaf Door leaf (to 101) Reproduction moulded timber skirting Reproduction moulded timber architrave (to 101)
117/101 (Room 1)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Sashed window with side lights, architrave Wall opening and architrave Chimney breast and staff moulds Timber chimneypiece (blocked-in) Picture rail	Reproduction moulded timber skirting Door leaf and architrave In-filled wall opening to 102
117/102 (Lounge and S100)	Wall opening and architrave Chimney breast and staff moulds Timber chimneypiece (blocked-in) Staircase with newel posts, balusters Picture rail	Ceiling lining Cornice Reproduction moulded timber skirting Timber framed sash window and moulded timber architrave In-filled wall opening to 101 Plasterboard lined staircase soffit Mantel Handrail
117/103 (Kitchen)	Door step	Ceiling lining Cornice

INTERIOR No. 117

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		2 no. timber framed sash window and moulded timber architrave
		Reproduction moulded timber skirting
		Reproduction moulded timber door architrave
		Kitchen fittings
		Fireplace removed
117/104 (T100/ Toilet)		Later addition
117/105 (104/ Laundy)		Later addition
117/200 (S200)	Staircase with newel posts, balusters	Ceiling lining
	Beaded edge boarded partition (W)	Cornice
	Moulded timber skirting	Reproduction moulded timber door architrave
	Picture rail	Handrail
117/201 (Room 2)	Decorative pressed metal ceiling and cornice	Door leaf and reproduction moulded timber architrave
	Picture rail	Mantel
	Chimney breast and staff moulds	
	Timber chimneypiece (blocked-in)	
	French doors, side lights, fanlights, architrave	
	Moulded timber skirting	
	Wall vent	
117/202 (Room 3)	Ceiling lining and battens	Timber sash window
	Chimney flue and staff moulds	
	Beaded edge boarded partition and rail	
	Wall vent	
117/203 (C200)	Moulded timber skirting (E)	Ceiling lining
		Cornice
		Door leaf and reproduction moulded timber

INTERIOR No. 117

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		architrave
117/204 (T200/ Toilet)		Timber sash window Refurbished in 2007
117/205 (203 /Room 4)	Chimney flue and staff moulds Moulded timber skirting	Ceiling lining Cornice Door leaf and reproduction moulded timber architrave Timber sash window and architrave

EXTERIOR – FRONT No. 117

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	Mail box
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	High coved wall section Render brick pillars	
Path	Sandstone threshold with cement screed top at gate	Brick paved
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold with cement screed Three cement units Three cement block treads with bullnosed edge and rendered coved sill	
Walls	Cement render lined as ashlar masonry Arched recess in end wall	Electrical junction box Electrical conduit

EXTERIOR – FRONT No. 117

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions	Light Gas meter Fire alarm light
	1 no. sub floor metal vent	
	1 no. terracotta wall vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T & G boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam Fascia panel
Cast iron lace		Decorative cast aluminium balustrade Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing		Top plate with stop chamfer edge (installed upside down) End wall rafters Wall cover strip
ROOF		
Sheeting		Corrugated metal
Decorative urns	Front and rear decorative cast cement urns	

EXTERIOR – REAR No. 117

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		

EXTERIOR – REAR No. 117

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
First floor breezeway bedroom window		Opening altered (sill) Metal security bars Double hung sash window
First floor rear bedroom window		Opening altered (sill) Double hung sash window Metal security bars
Ground floor living room window		Opening altered (sill) Double hung sash window Metal security bars
SERVICE WING		
Laundry		Rebuilt in brick
Kitchen window		Opening altered (sill) Double hung sash window Metal security bars
Kitchen door to breezeway		Bricked-in
Bathroom window		Opening altered (sill) Double hung sash window Metal security bars
ROOF		
Sheeting		Corrugated metal
Kitchen chimney	Brick	
GARDEN		
Boundary fencing		Timber paling
Paths		Concrete
Plantings		Native

Sources

City of Sydney BA/2005/473

City of Sydney DA/2005/569

BK 439 NO 426

BK 766 NO 810

PRIMARY APPLICATION 26898

CERTIFICATE OF TITLE VOL. 3833 FOL. 239

CERTIFICATE OF TITLE VOL. 4630 FOL. 212

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

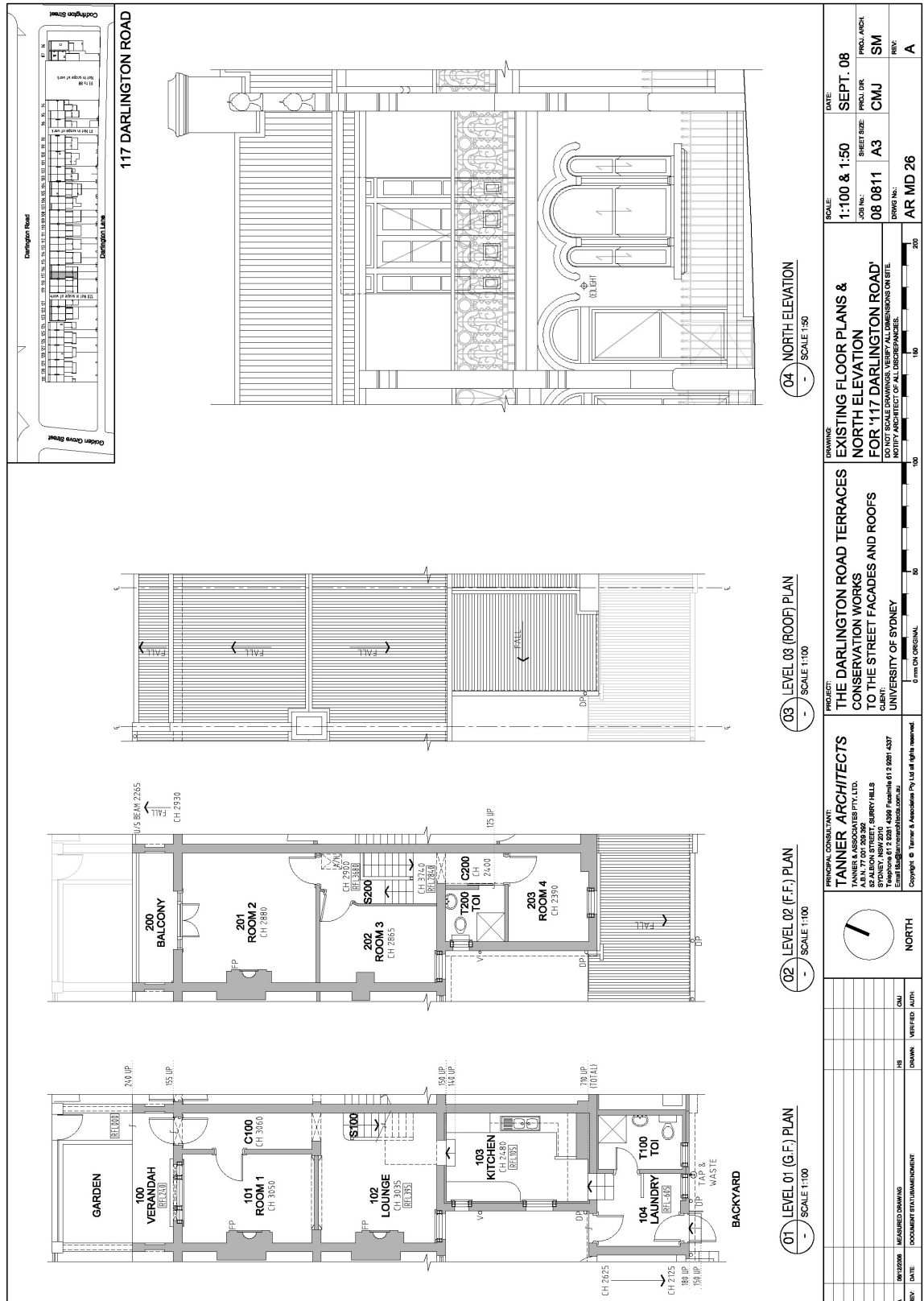
Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD

DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 118 DARLINGTON ROAD, DARLINGTON

No. 118 Darlington Road No. 118 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Richard Scolley. When owned by the Bank of New Zealand the house was tenanted by Alfred Kellich (1886), Miss Elizabeth Ducker (1887-88 & 1890), and Charles Hunter (1889).

The house was purchased by William Briggs in 1890 as part of the row between No. 116 and No. 119 Darlington Road. Briggs leased the house to William Saull (1891), A.G. Daniells (1892), H.J. Fieldus (1893), Robert Briggs (1894), Dr John McLeod, M.D., surgeon (1895), and George Worsley (1896-03).

Briggs' daughter, Rachel, sold the house to building contractor George Onesimus Young in 1904, who also owned No. 116, and 122-123 Darlington Road by this time. Young leased the house to Mrs J. Kelly (1904-05), Ernest Fearnley (1906), Robert Hobden (1907-08), Frederick Wallin (1909), Miss E Jones, costumier (1911), Mrs Ethel Engel, domestic duties (1912), George Dutton, carter (1913-18), and Charles and Mary Wood. The Wood family were still residing at the house in 1947 in the company of Elsie Matilda White, tailoress, and Oswald Ann Piper, home duties.

Following Young's death in 1930, the property was transferred in 1931 to his surviving daughters Ruth Hypatia Parker (b.1887), wife of Matthew Parker, Darlington, mechanic and Florence Ethel Law, wife of Alfred Laurence Law (b.1888), Northbridge, contractor. The property was transferred to Leah Matilda Hagger of Northbridge, salesman, in 1937. In 1944, the property was transferred to another descendent of George Young, Leah Matilda then the wife of Robert Lawrence Hagger of Northbridge, salesman. In 1947, the property was acquired by Bernard O'Reilly of Cronulla, fitters labourer. In 1966, Elizabeth Harris of Ryde, married woman acquired the property and in the following year it was purchased by the University of Sydney.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the laundry having been rebuilt.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, and smoke alarms have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 118

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
118/100 (C100)	Front door Fanlight Moulded timber architrave Moulded timber skirting Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets Four panel door leaf	
118/101 (Office)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Sashed window with side lights, architrave Chimney breast and staff moulds Timber chimneypiece Iron register grate Moulded timber skirting Wall opening and architrave Picture rail Wall vent	In-filled wall opening to 102
118/102 (Reception/ Office & S100)	Wall opening and architrave Chimney breast and staff moulds Timber chimneypiece (blocked-in) Moulded timber skirting Staircase with newel posts, balusters, edged	In-filled wall opening to 101 Aluminium framed sash window Handrail Door leaf to 103 Wall vent

INTERIOR No. 118

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	bead boarded soffit Moulded door architrave Picture rail	
118/103 (Kitchen)	Door step Ceiling lining? Beam in ceiling Fireplace (blocked-in) Brick wall surface Three paned window and architrave Ledged and boarded door leaf and architrave to 104	Aluminium framed sash window Kitchen fittings
118/104 (Store room)		Refurbished and extended to eastern boundary
118/105 (T100/Bath)		Refurbished
118/200	Ceiling lining Staircase with newel posts, balusters, handrail Beaded edge boarded partition (E) 2 no. four panel doors and moulded timber architrave Moulded timber skirting	
118/201	Decorative pressed metal ceiling and cornice Chimney breast and staff moulds Timber chimneypiece Iron register grate French doors, side lights, fanlights, architrave Moulded timber skirting Four panel door, lock, and moulded timber architrave Wall vent	

INTERIOR No. 118

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
118/202	Ceiling lining Chimney flue and staff moulds Beaded edge boarded partition and rail Exposed door frame Moulded timber skirting Wall vent	Aluminium framed sash window
118/203	Arched opening and staff moulds Four panel door leaf (relocated) Moulded timber skirting Chimney flue and staff mould Wall vent	Ceiling lining and battens? Cornice Aluminium framed sash window Wall partitions removed and areas patched Door opening inserted within wall arch

EXTERIOR – FRONT No. 118

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	Mail box
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	High coved wall section Render brick pillars	
Path	Sandstone threshold with cement screed top at gate Cement topped brick	Brick edging
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold with cement screed Three cement units	Altered floor edging

EXTERIOR – FRONT No. 118

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit Light Gas line (disconnected) Mail box Tenancy sign
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		T & G boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam Fascia panel
Cast iron lace		Decorative cast aluminium balustrade Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing		Top plate End wall rafters Wall cover strip Stop chamfer wall cover strip (date ?)
ROOF		
Sheeting		Corrugated metal
Decorative urns	Front and rear decorative cast cement urns	

EXTERIOR – REAR No. 118

ELEMENT

ORIGINAL & EARLY FABRIC

MODIFICATIONS

REAR ELEVATION

First floor breezeway
bedroom window

Opening altered (sill)
Aluminium framed window

First floor rear bedroom
window

Opening altered (sill)
Aluminium framed window

Ground floor living room
window

Not visible for inspection

Aluminium framed window

SERVICE WING

Laundry

Extended east to boundary and
south

Kitchen window

Not visible for inspection

Kitchen door to
breezeway

Bricked in
Window inserted (date ?)

Bathroom window

Not visible for inspection

ROOF

Sheeting

Corrugated metal

Kitchen chimney

Removed

GARDEN

Boundary fencing

Timber paling

Paths

Concrete

Plantings

Exotic and native

Sources

BK 439 NO 426

BK 809 NO 292

PRIMARY APPLICATION 26898

CERTIFICATE OF TITLE VOL. 3833 FOL. 239

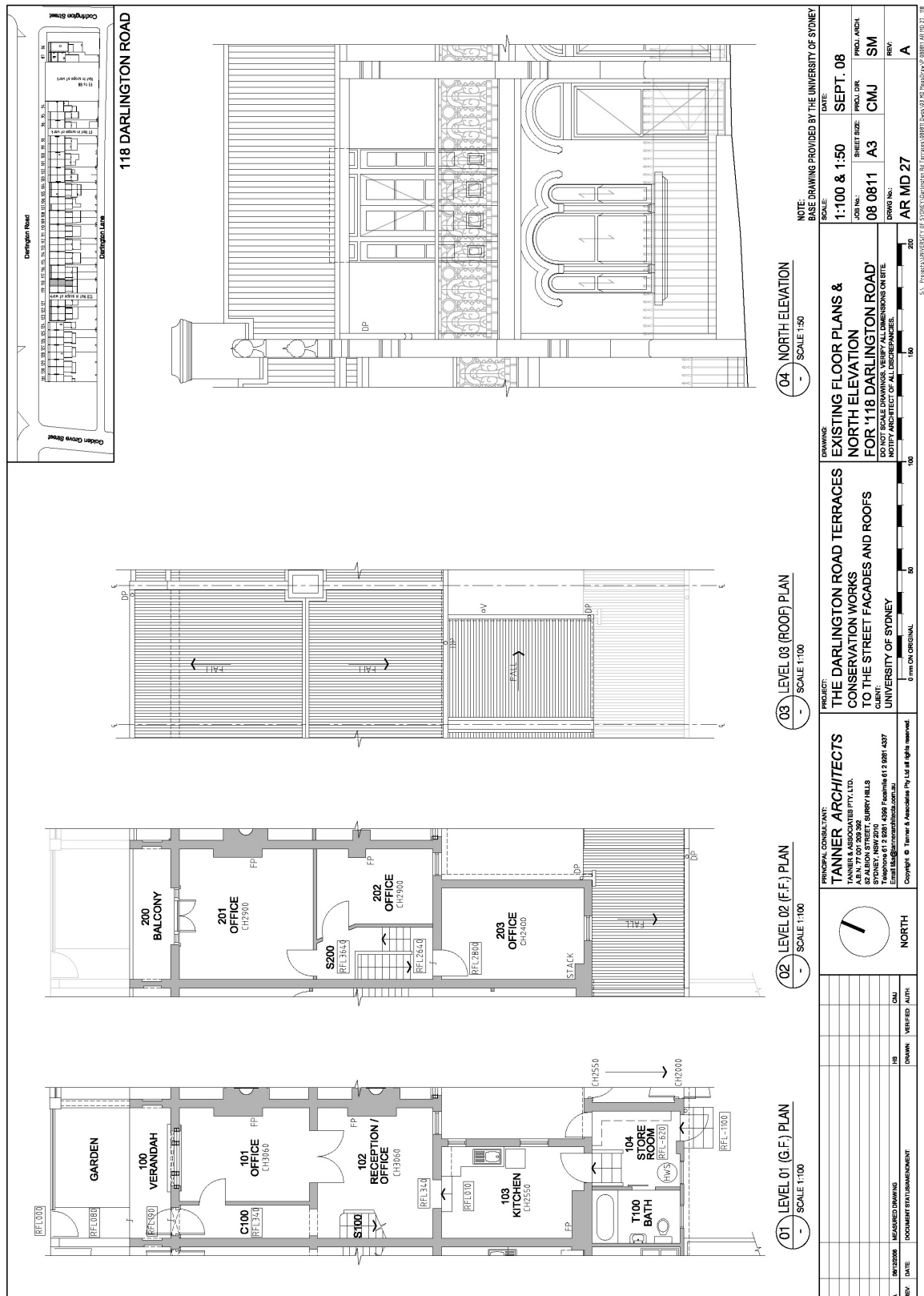
CERTIFICATE OF TITLE VOL. 4630 FOL. 212

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



NO. 119 DARLINGTON ROAD, DARLINGTON

No. 119 Darlington Road No. 119 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by R. Longstaff. When owned by the Bank of New Zealand the house was tenanted by James McCulloch, clerk (1886), Robert Deverall, printer (1887-88), and Robert Deverall, plumber (1889). The house was purchased by William Briggs in 1890 as part of the row between No. 117 and No. 119 Darlington Road. Briggs leased the house to A.E.A. Black (1890-91) and John L. Berghoefer, tailor (1892 -06).

Briggs' daughter, Sarah, sold the house to building contractor George Onesimus Young in 1904, who also owned No. 116, and 122-123 Darlington Road at this time. Young leased the house to Mark Morgan (1908-10), Josiah P. Holman, fireman/ engine driver (1911-16), Thomas and Amelia Ward (1917-1925), Mrs Amelia Grace (1925-28) and Mrs Gale Grace (1929-32).

Following Young's death in 1930, the property was transferred in 1931 to his surviving daughters Ruth Hypatia Parker (b.1887), wife of Matthew Parker, Darlington, mechanic and Florence Ethel Law, wife of Alfred Laurence Law (b.1888), Northbridge, contractor. The house was transferred to widows Margaret Florence Black and Lillian Maud Corcoran of Darlinghurst in 1947. The University of Sydney purchased the property in 1969.

Physical Description

The existing plan and finishes of this building are derived from the refurbishment completed in 2003 for the provision of student accommodation.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms fittings were installed in 2003.

Particular changes are itemised below:

INTERIOR No. 119

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
119/100 (C100)	Fanlight Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets Moulded timber skirting Moulded timber architrave Picture rail	Front door leaf Door leaf to 101
119/101 (Bed 1)	Decorative pressed metal ceiling and cornice Sashed window with side lights, architrave Chimney breast and staff moulds Timber chimney piece (blocked in) Moulded timber skirting Moulded timber architrave Wall opening and architrave Picture rail Wall vent	Door leaf In-filled wall opening to 102
119/102 (Lounge & S100)	Ceiling lining Precast plaster ceiling rose Chimney breast and staff moulds Timber chimneypiece (blocked-in) Staircase with newel posts, balusters Moulded timber skirting (S) Wall opening and architrave Window architrave Picture rail (W)	Reproduction moulded timber skirting (W, N) Plasterboard lined staircase soffit In-filled wall opening to 101 Window sash Handrail
119/103 (Kitchen)	Door step	Ceiling lining Cornice

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 119

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Door frame and leaf to breezeway Aluminium framed window Fireplace removed Kitchen fittings Reproduction moulded timber skirting
119/104 (Laundry)		Refurbish in 2003
119/200 (S200)	Ceiling lining Staircase with newel posts, balusters Beaded edge boarded partition (W) Moulded timber skirting Picture rail Moulded timber architrave (to 202)	Reproduction moulded timber architrave (to 201) Handrail
119/201 (Bed 2)	Decorative pressed metal ceiling and cornice Chimney breast and staff moulds Chimney piece (blocked in) Moulded timber skirting French doors, side lights, fanlights, architrave Picture rail	Door leaf and reproduction moulded timber architrave
119/202 (Bed 3)	Chimney flue and staff moulds Beaded edge boarded partition and rail Exposed door frame Moulded timber skirting Wall vent	Ceiling lining and battens (date ?) Cornice Aluminium framed sash window Wall vent
119/203 (C200)	Arched wall opening and staff mould Beaded edge boarded partition (S & W) Moulded timber skirting	Ceiling lining Cornice Door leaf and reproduction moulded timber architrave Skylight

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 119

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
119/204 (T200/Bath)		Refurbished 2003 Aluminium framed sash window
119/205 (203/Bed 4)		Ceiling lining Aluminium framed sash window Reproduction moulded timber skirting Door leaf and reproduction moulded timber architrave Wall vent

EXTERIOR – FRONT No. 119

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, latch keeper, spearheads	Mail box
Iron gate	Pivot hinge, gate with mid rail, latch	
Flanking walls	High coved wall section Rendered brick pillars	
Path	Sandstone threshold with cement screed top at gate Cement topped brick	Brick edging
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold with cement screed Three cement units	
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window	Electrical junction box Electrical conduit Light Street number

EXTERIOR – FRONT No. 119

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	sill, 'twirls' behind mullions	
	1 no. sub floor metal vent	
	1 no. terracotta wall vent	
Cast iron lace		Removed
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate	Floor beam Fascia panel
Cast iron lace		Decorative cast aluminium balustrade Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing	Top plate with beaded bottom edge on outer face (reused material?) Moulded wall cover strip	End wall rafters Wall cover strip
ROOF		
Sheeting		Corrugated metal
Decorative urns	Front and rear decorative cast cement urns	

EXTERIOR – REAR No. 119

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening	Aluminium framed window Metal security bars

EXTERIOR – REAR No. 119

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
First floor rear bedroom window	Original opening	Aluminium framed window Metal security bars
Ground floor living room window	Original opening	Double hung sash window Metal security bars

SERVICE WING

Laundry	Brick skillion	Fibreboard clad wall to breezeway Brick skillion extension to south
Kitchen window		Altered opening Aluminium framed window Metal security bars
Kitchen door to breezeway		Bricked-in Door inserted Metal security bars
Bathroom window	Original opening Double hung sash window	

ROOF

Sheeting	Corrugated metal
Kitchen chimney	Removed

GARDEN

Boundary fencing	Timber paling Roller door to laneway
Paths	Concrete
Plantings	Native

Sources

City of Sydney DA/2003/776
BK 439 NO 426

BK 809 NO 292

PRIMARY APPLICATION 26898

CERTIFICATE OF TITLE VOL. 3833 FOL. 239

CERTIFICATE OF TITLE VOL. 4630 FOL. 238

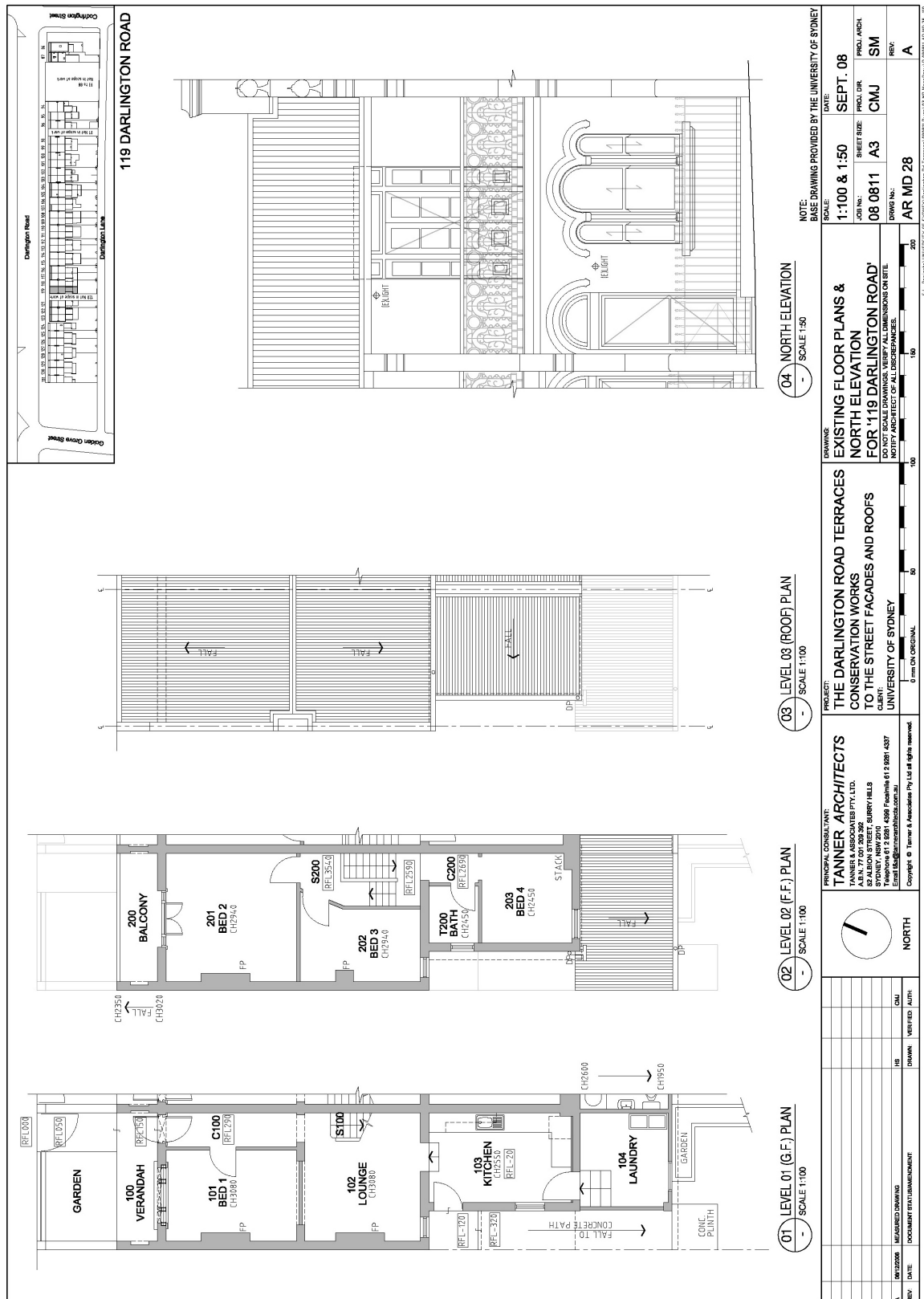
CERTIFICATE OF TITLE VOL. 5778 FOL. 131

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

**104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY**



NO. 121 DARLINGTON ROAD, DARLINGTON

No. 121 Darlington Road No. 121 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by James Hargraves. Tenants of the period when the house was owned by the Bank of New Zealand were William P. Stevens and George Robinson, printer. In 1892, the property was purchased by the house painter Francis Southwood Hunt who lived in the house until 1918. The house subsequently was owned by the Hunt family until 1952. The tenants of this period included William James Kitchener (1919-25), James Pendergast (1926-28) and Joseph Bailey (1929-32). In 1947 the house was occupied by coppersmith George Joseph Morris and his wife.

In 1957, the property was sold to fruit shop proprietor Onofrio Biviano of Sefton. Shortly after, in 1959, it was transferred to storeman Stepas Barzdevicius and his wife. Barzdevicius enclosed the balcony in 1959 (2837/59 BA). The University of Sydney purchased the property in 1973.

Physical Description

The floor plan is as described in section 3.6.3 of the CMP, with the laundry and kitchen areas having been replanned.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors and wall areas. Electric light and power, and smoke alarms have been fitted throughout the building. The kitchen and bathrooms have post c.1990 fittings.

Particular changes are itemised below:

INTERIOR No. 121

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
121/100 (C100)	Moulded timber architrave Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Archway opening with timber staff moulds and decorative plaster wall brackets Moulded timber skirting Moulded timber architrave	Front door leaf Door leaf and moulded timber architrave to 101
121/101 (Office)	Sashed window with side lights, architrave Moulded timber skirting Wall opening and architrave Chimney breast	Ceiling lining Cornice Reproduction moulded timber skirting (E) Door leaf and moulded timber architrave to 100 Chimney piece removed Staff moulds altered
121/102 (Meeting & Tea Room & S100)	Chimney breast Wall opening Staircase with newel posts, balusters (some altered)	Ceiling lining Cornice Chimney piece removed Aluminium framed sashed window Plasterboard lined staircase soffit Door leaf and moulded timber architrave to 103 Staff moulds altered Reproduction moulded timber architrave to wall opening Handrail
121/103 (Store)		Ceiling lining Cornice Door threshold removed Floor level altered Floor plan remodelled Door opening to 102 Reproduction moulded timber architrave

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 121

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
121/104 (T100/WC)		Inserted post 1980
121/105 (C101)	Window sash and architrave (sill altered) Sandstone door threshold at rear door Frame of rear door	Refurbished 1980s
121/200 (S200)	Cornice 2no four panel doors and moulded timber architraves Staircase with newel posts, balusters Beaded edge boarded partition (W) Moulded timber skirting	Ceiling lining Internal window (W) Handrail
121/201 (Office)	Moulded timber skirting Four panel door leaf Side lights, fanlights, architrave Chimney breast	Ceiling lining Cornice Reproduction moulded timber architrave to 200 Reproduction pair of French door Staff moulds altered Mantle shelf
121/202 (Office)	Chimney flue Beaded edge boarded partition and rail Exposed door frame	Ceiling lining Cornice Staff moulds altered Reproduction moulded timber skirting Aluminium framed sash window
121/203 (C200)	Moulded timber skirting Beaded edge boarded partition (S & W) Moulded timber architrave (to 204)	Ceiling lining Cornice Staff moulds partly altered Door leaf and reproduction moulded timber architrave (to 205)
121/204 (T200/Bath)		Refurbished post 1980 Aluminium framed sash window

INTERIOR No. 121

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
121/205 (203/Office)	Window sash	Ceiling lining Cornice Reproduction moulded timber skirting Reproduction moulded timber window architrave

EXTERIOR – FRONT No. 121

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, spearheads	
Iron gate		Missing
Flanking walls	High coved wall section Rendered brick pillars	
Path		Concrete ramped path Cement rendered brick edging Handrail
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	Concrete floor
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent 1 no. terracotta wall vent	Electrical junction box Electrical conduit Street number Tenancy signage Electric ell press
Cast iron lace		Removed

EXTERIOR – FRONT No. 121

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FIRST FLOOR VERANDA		
Flooring		T&G with beaded edge
Floor framing	Stop chamfered joists, bearers and wall plate Floor beam with stop chamfer outer bottom edge and beaded inner bottom edge Dentil course and mouldings Fascia	
Cast iron lace		Decorative cast iron balustrade (Victorian era and relocated from another building) Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit
Roof framing	Top plate with beaded bottom edge on inner face and stop chamfer outer face Moulded wall cover strip	End wall rafters Stop chamfer cover strip (date?)
ROOF		
Sheeting		Corrugated metal
Decorative urns		Missing front and rear

EXTERIOR – REAR No. 121

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening (sill altered)	Aluminium framed window
First floor rear bedroom	Original opening	Aluminium framed window

EXTERIOR – REAR No. 121

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
window	Double hung sash window	Metal security bars
Ground floor living room window	Original opening (sill altered)	Aluminium framed window Metal security bars
SERVICE WING		
Laundry		Laundry removed Skillion covered area
Kitchen window	Original opening Double hung sash window	
Kitchen door to breezeway		Bricked-in
Bathroom window		Altered opening Aluminium framed window
ROOF		
Sheeting		Corrugated metal
Kitchen chimney	Brick	
GARDEN		
Boundary fencing		Timber paling
Paths		Brick pavers
Plantings		

Sources

BK 489 NO 701

BK 1642 NO 216

BK 2495 NO 2

BK 3117 NO 945

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

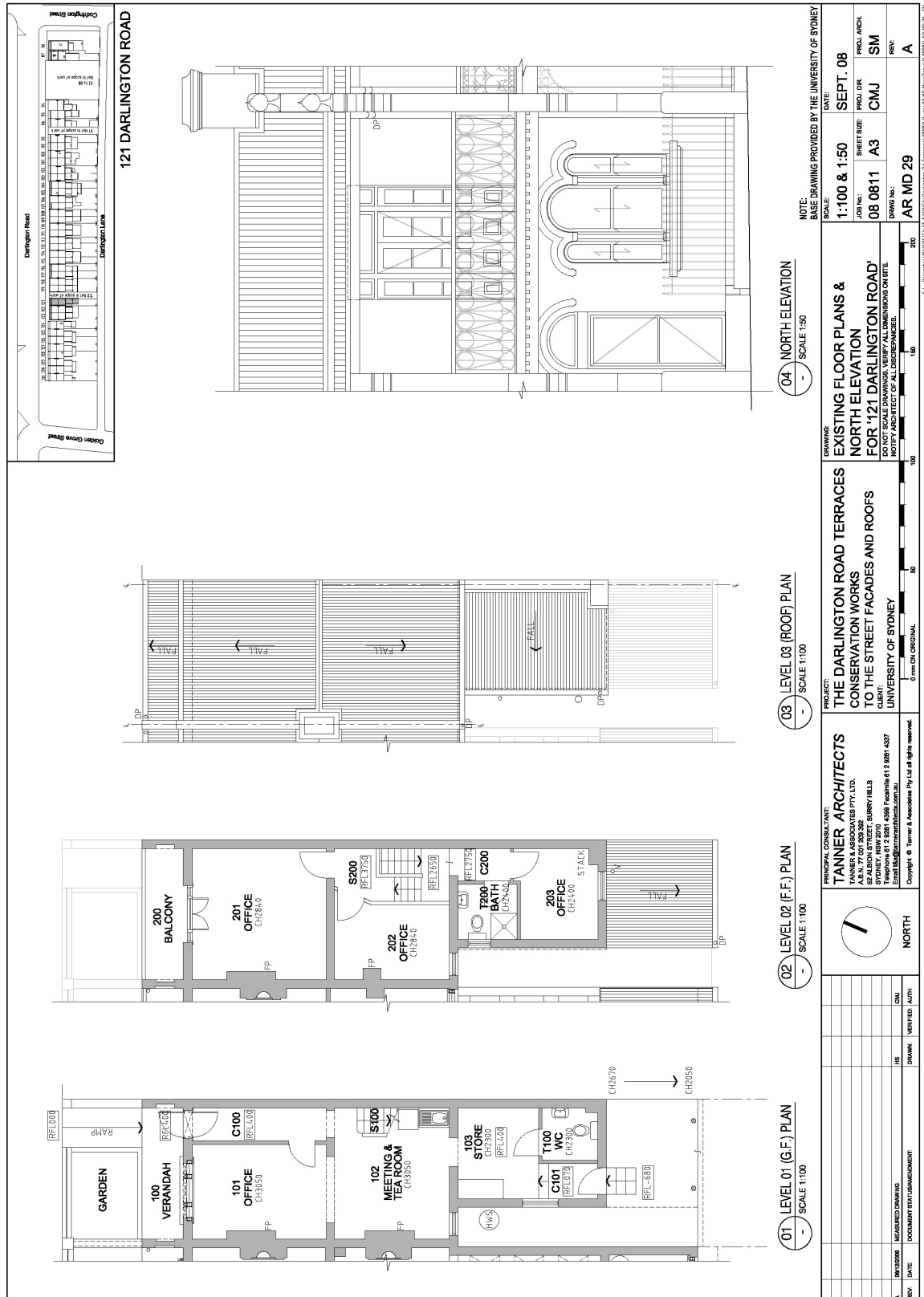
Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward: Darlington Subdivision

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

State Library NSW – Sands' Directory 1880-1932

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 122 DARLINGTON ROAD, DARLINGTON

No. 122 Darlington Road No. 122 Darlington Road

November 2008 Circa 1970

Tanner Architects University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted between 1884-87 by the noted organ builder Charles J. Jackson. Other tenants of the period when the house was owned by the Bank of New Zealand were John Salisbury junior (1888) and Mrs J. Evans (1889-90).

The property was purchased by building contractor George Onesimus Young in 1891. Young leased the house to William J. Rutherford, tobacconist (1891-94), Thomas Phillips-Gibson (1895-03), William Power (1904), Mrs Jane Hanna (1905), Charles H. Piggott, commercial traveller (1906), George Bristow (1907), Mrs Lucy Leyburn, domestic duties and James Leyburn, joiner (1908-15), Isaac Ross (1916-21), Nicholas Little (1922-24) and James Smith (1925-32).

Following Young's death in 1930, the property was transferred in 1931 to his surviving daughters Ruth Hypatia Parker (b.1887), wife of Matthew Parker, Darlington, mechanic and Florence Ethel Law, wife of Alfred Laurence Law (b.1888), Northbridge, contractor. The property was transferred to coal trimmer James Walter Smith in 1952 who had occupied the house since at least 1947 with his wife May. The house was transferred to works and mains officer Giuesspie Govani and his wife in 1958. The University of Sydney purchased the property in 1968.

Physical Description

The existing plan and finishes of this building are derived from the refurbishment completed in 1996 for the provision of student accommodation. This work removed the kitchen breezeway wall and extended this space up to the eastern property boundary. The existing rear laundry and bathroom was partitioned.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors

and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms have c.1996 fittings.

Particular changes are itemised below:

INTERIOR No. 122

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
122/100 (C100)	Front door leaf Fanlight Decorative pressed metal ceiling, ceiling rose and cornice Archway opening with timber staff moulds and decorative plaster wall brackets Moulded timber skirting	Reproduction moulded timber skirting (E) Door leaf and reproduction moulded timber architrave to 101
122/101 (Room 1)	Decorative pressed metal ceiling and cornice Sashed window with side lights, architrave Chimney breast and staff moulds Timber chimney piece (blocked in) Wall opening and architrave Wall vent Picture rail	Reproduction moulded timber skirting In-filled wall opening to 102 Door leaf and reproduction moulded timber architrave to 100
122/102 (Lounge & S100)	Chimney breast and staff moulds Timber chimney piece (blocked in) Staircase with newel posts, balusters, edge beaded timber soffit and side panel Moulded timber skirting	Ceiling lining Cornice In-filled wall opening to 101 Removal of window frame and sash to breezeway – wall opening only Reproduction moulded timber skirting (E) Reproduction moulded timber door architrave Mantel Handrail
122/103 (Kitchen)	Four panel door to 104 (relocated)	Ceiling lining Cornice Reproduction moulded timber skirting Reproduction moulded timber door architrave Door threshold to 102 remove

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 122

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Original east wall removed Kitchen fittings Altered fireplace opening Skylight
122/104 (Laundry)		Constructed in 1996
122/105 (T100/ Toilet)		Constructed in 1996
122/200 (S200)	Decorative pressed metal ceiling and cornice (1930s Art Deco style or 1950s) Staircase with newel posts, balusters Beaded edge timber boarded partition Moulded timber skirting Moulded timber architrave	2 no. door leaves Handrail
122/201 (Room 2)	Ceiling lining Moulded plaster cornice Precast plaster ceiling rose Chimney breast and staff moulds Timber chimney piece (blocked in) Sashed window with side lights, architrave Moulded timber skirting	Mantel Door leaf
122/202 (Room 3)	Chimney flue and staff moulds Beaded edge timber boarded partition and rail Moulded timber skirting	Ceiling lining and battens (date ?) Cornice Door leaf Timber framed sash window Reproduction moulded timber door architrave
122/203 (C200)		Ceiling lining and battens Cornice

INTERIOR No. 122

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
		Reproduction moulded timber door architrave Door leafs
122/204 (T200/ Toilet)		Refurbished in 1996 Glass brick window
122/205 (203 /Room 4)	No access	

EXTERIOR – FRONT No. 122

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay	Missing spearheads Timber rail
Iron gate	Pivot hinge, gate with mid rail, latch	Timber rail
Flanking walls	High coved wall section Rendered brick pillars	
Path		Cement screed on brick path Glazed tile garden edging (date ?)
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	Cement floor and edging
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions 1 no. sub floor metal vent	Electrical junction box Electrical conduit Gas meter Street number Electric bell press 1 no. sub floor metal vent

EXTERIOR – FRONT No. 122

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	1 no. terracotta wall vent	Fire alarm bell and light
Cast iron lace	Cast iron decorative brackets Cast iron decorative fringe	
FIRST FLOOR VERANDA		
Flooring	Metal flashing to floor edge (date ?)	T&G boards with beaded edge
Floor framing	Stop chamfered joists, bearers and wall plate Dentil course and mouldings	Fascia Floor beam with stop chamfer outer bottom edge
Cast iron lace	Decorative cast iron balustrade Wrought iron handrail Wrought iron stay	Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit Light
Roof framing		Top plate Battened fibreboard soffit
ROOF		
Sheeting		Corrugated metal
Decorative urns		Missing front and rear

EXTERIOR – REAR No. 122

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening	Double hung sash window

EXTERIOR – REAR No. 122

ELEMENT

ORIGINAL & EARLY FABRIC

MODIFICATIONS

First floor rear bedroom window

Original opening

Aluminium framed window
Metal security bars

Ground floor living room window

Removed

SERVICE WING

Laundry

Rebuilt – extended to east boundary and south

Kitchen window

Removed

Kitchen door to breezeway

Removed

Bathroom window

Altered opening
Glass bricks

ROOF

Sheeting

Corrugated metal

Kitchen chimney

Removed

GARDEN

Boundary fencing

Timber paling
Boundary fence to 123 removed

Paths

Brick pavers

Plantings

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Sources

City of Sydney BA/1996/863

City of Sydney DA/1996/746

BK 460 NO 253

PRIMARY APPLICATION 26898

CERTIFICATE OF TITLE VOL. 3833 FOL. 239

CERTIFICATE OF TITLE VOL. 4630 FOL. 238

CERTIFICATE OF TITLE VOL. 5778 FOL. 132

CERTIFICATE OF TITLE VOL. 6532 FOL. 184

Sydney City Archives CRS 613 - Darlington Valuation and Rate Books 1864-1947

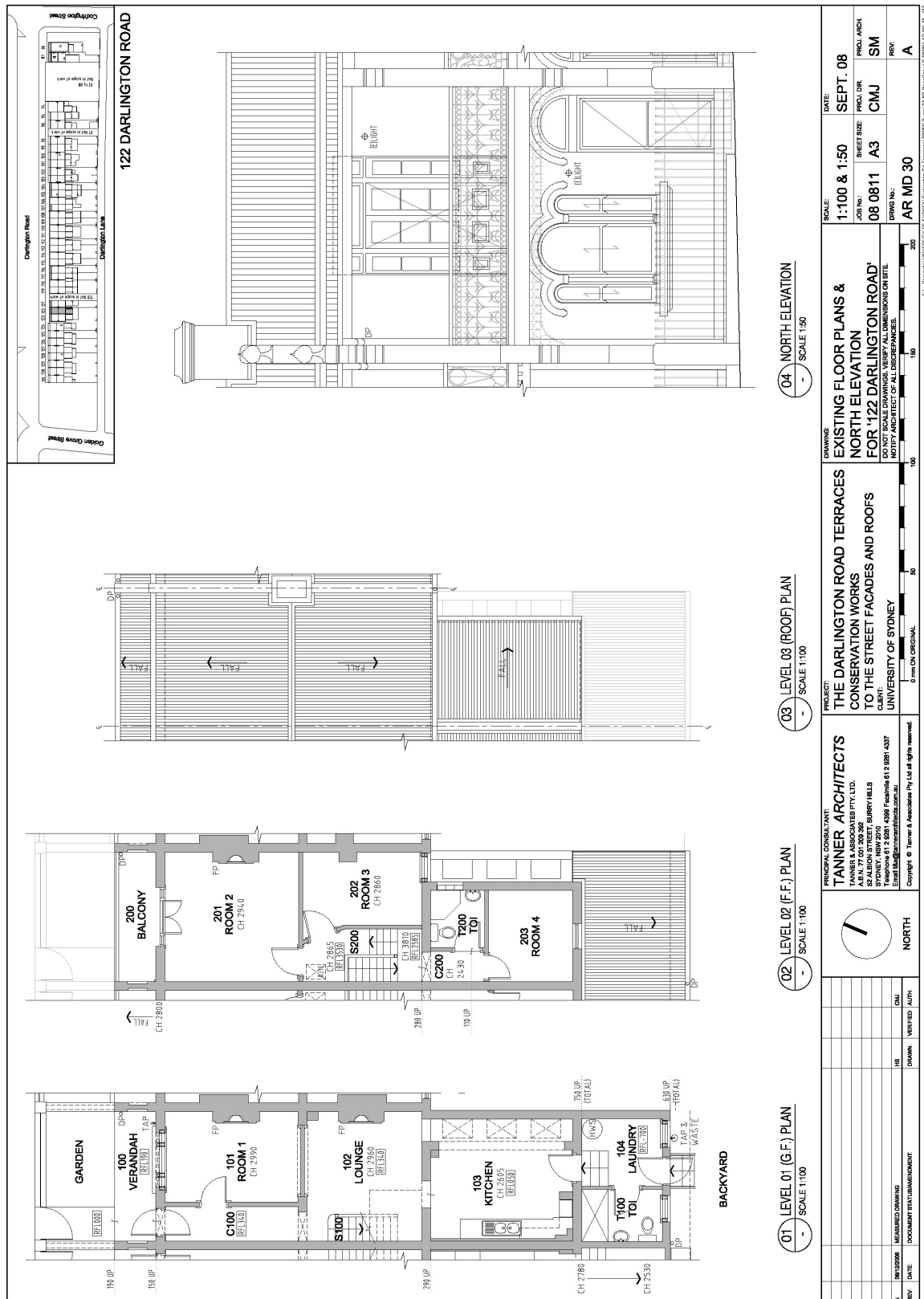
Sydney City Archives CRS 53/061 - Electoral roll: Phillip Ward and Municipality of Darlington Ward:
Darlington Subdivision

State Library NSW – Sands' Directory 1880-1932

CONSERVATION MANAGEMENT PLAN

104-119 & 121-123 DARLINGTON ROAD

DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



NO. 123 DARLINGTON ROAD, DARLINGTON



No. 123 Darlington Road

November 2008

Tanner Architects



No. 123 Darlington Road

Circa 1970

University of Sydney Archives Item G74/4

Historical Background

Erected by builder Alfred Peterson in 1883 and first tenanted in 1884 by Catherine Bradley. The property was purchased by tailor Alfred Riedel of George Street in 1885 and was his home until 1900. Riedel sold the house to contractor George Onesimus Young in 1897. Young leased the house to Joseph C. Luraschi, and Mrs F.C. Luraschi, dressmaker (1901), Owen Smith (1902-03), Mrs M Miller, servants' registry (1904-07), Mrs Adelaide Peadon (1909-10), William Payne, slater (1911-19), and Joseph Bailey (1920-28).

Following Young's death in 1930, the property was transferred in 1931 to his surviving daughters Ruth Hypatia Parker (b.1887), wife of Matthew Parker, Darlington, mechanic and Florence Ethel Law, wife of Alfred Laurence Law (b.1888), Northbridge, contractor. In 1947 the house was the home of two families, Cecil Charles Evers, sorter and wife Dorothy Ruth, and the numerous Lewis family (Edith Dorothy Lewis, home duties, Francis Lewis, labourer, Harold Lewis, labourer

Jean Mavis Lewis, home duties, Keith Lewis, labourer, Kenneth George Lewis, launch driver, and Ronald Leonard Lewis, labourer). The Lewis family undertook motor polishing in the garage at rear of the property in 1949 (480/49 DA) and enclosed the balcony in 1954 (1801/54 BA). The property was transferred to rubber worker Percy Ronald Gum and his wife Wilma in 1952. The University of Sydney purchased the property in 1967.

Physical Description

The existing plan and finishes of this building are derived from the refurbishment completed in 1996 for the provision of student accommodation.

Generally, the building has been furnished with fitted carpet in the living rooms, bedrooms, staircase and corridors. The kitchen has a vinyl tile floor surface. The bathroom and laundry areas have ceramic tile floors

and wall areas. Electric light and power, smoke alarms, and wall heaters have been fitted throughout the building. The kitchen and bathrooms fittings were refurbished in 1996.

Particular changes are itemised below:

INTERIOR No. 123

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
123/100 (C100)	Front door leaf Ceiling lining Moulded plaster cornice Archway opening with timber staff moulds and decorative plaster wall brackets Moulded timber skirting	Reproduction moulded timber skirting (W) Door leaf and reproduction moulded timber architrave to 101 Ceiling rose missing
123/101 (Room 1)	Decorative pressed metal ceiling and cornice Sashed window with side lights, architrave Chimney breast and staff moulds Timber chimney piece (blocked in) Moulded timber skirting Wall opening and architrave Picture rail Wall vent	Door leaf and reproduction moulded timber architrave to 100 In-filled wall opening to 102 Mantel
123/102 (Lounge & S100)	Decorative pressed metal ceiling and cornice Staircase with newel posts, and beaded edge boarded soffit and side panel Sash window Moulded timber skirting Picture rail Wall vent	Door leaf and reproduction moulded timber architrave to 103 Reproduction moulded window architrave Balusters Handrail
123/103 (Kitchen)	Decorative pressed metal ceiling Wall vent	Cornice Reproduction moulded timber skirting Aluminium framed sliding sash window Door frame and leaf opening to breezeway Reproduction moulded window architrave
123/104 (Laundry)		Refurbished in 1996

CONSERVATION MANAGEMENT PLAN
104-119 & 121-123 DARLINGTON ROAD
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

INTERIOR No. 123		
SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
123/105 (T100/ Toilet)		Refurbished in 1996
123/200 (S200)	Beaded edge boarded partition (W) Staircase with newel posts, balusters Moulded timber skirting Picture rail	Ceiling lining Cornice 2 no door leafs and reproduction moulded timber architrave Reproduction moulded timber skirting (E) Handrail
123/201 (Room 2)	Decorative pressed metal ceiling and cornice French doors, side lights, fanlights, architrave Chimney breast and staff moulds Chimney piece (blocked in) Moulded timber skirting Moulded timber architrave Picture rail	
123/202 (Room 3)	Moulded timber skirting Chimney flue and staff moulds	Ceiling lining Cornice Timber framed sash window and reproduction moulded timber architrave Floor vent Door leaf and reproduction moulded timber architrave Picture rail Plasterboard wall lining (E)
123/203 (C200)		Ceiling lining Cornice Reproduction moulded timber skirting Door leaf and reproduction moulded timber architrave
123/204		Refurbished post 1990

INTERIOR No. 123

SPACE	ORIGINAL & EARLY FABRIC	MODIFICATIONS
(T200/ Toilet)		Aluminium framed sash window
123/205 (203/ Room 4)		Ceiling lining Aluminium framed sash window Reproduction moulded timber skirting Door leaf and reproduction moulded timber architrave

EXTERIOR – FRONT No. 123

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
FRONT GARDEN		
Palisade fence	Dressed sandstone base course with iron palisade, stay, spearheads	
Iron gate	Pivot hinge, gate with mid rail	
Flanking walls	High coved wall section Rendered brick pillars	
Path		
Side passage	Iron palisade gate with spearheads and mid rail Pivot hinge Sandstone threshold	Cement screed on brick path
GROUND FLOOR VERANDA		
Floor surface	Sandstone door threshold	Cement floor and edging
Walls	Cement render lined as ashlar masonry Arched recess in end wall Cast cement mouldings to upper party walls, label moulds over window and door heads with floral pattern bosses, window sill, 'twirls' behind mullions	Electrical junction box Electrical conduit Gas meter Street number Electric bell press

EXTERIOR – FRONT No. 123

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
	1 no. sub floor metal vent	1 no. sub floor metal vent
	1 no. terracotta wall vent	Fire alarm bell and light Water pipe and cock
Cast iron lace		Missing
FIRST FLOOR VERANDA		
Flooring		Shot boards
Floor framing	Stop chamfered joists, bearers and wall plate Dentil course and mouldings	Fascia Floor beam with stop chamfer outer bottom edge
Cast iron lace		Decorative cast aluminium balustrade Timber handrail
Walls	Cement render lined as ashlar masonry Arched recess in end wall Terracotta wall vent	Electrical conduit Light
Roof framing		Top plate End wall rafters Wall cover strip
ROOF		
Sheeting		Corrugated metal
Decorative urns		Missing front and rear

EXTERIOR – REAR No. 123

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
REAR ELEVATION		
First floor breezeway bedroom window	Original opening (sill altered)	Double hung sash window

EXTERIOR – REAR No. 123

ELEMENT	ORIGINAL & EARLY FABRIC	MODIFICATIONS
First floor rear bedroom window	Opening altered	Timber sash window Metal security bars
Ground floor living room window	Original opening Double hung sash window	Metal security bars
SERVICE WING		
Laundry		Rebuilt
Kitchen window		Altered opening Aluminium framed window
Kitchen door to breezeway		Bricked-in Door inserted
Bathroom window		Altered opening Aluminium framed window
ROOF		
Sheeting		Corrugated metal
Kitchen chimney		Removed
GARDEN		
Boundary fencing		Timber paling Boundary fence to 122 removed
Paths		Concrete
Plantings		

Sources

City of Sydney BA/1996/863

City of Sydney DA/1996/746

BK 311 NO 452

BK 596 NO 457

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CERTIFICATE OF TITLE VOL. 4630 FOL. 238

CERTIFICATE OF TITLE VOL. 5778 FOL. 132

CERTIFICATE OF TITLE VOL. 6603 FOL. 54

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DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

