



University of Sydney



## Conservation Management Plan for Terrace Houses at Nos. 95-96 and 98-103 Darlington Road, Darlington

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## TABLE OF CONTENTS

<b>1.0 Introduction</b>	<b>3</b>
1.1 Executive Summary	3
1.2 The Brief	3
1.3 The Aims and Purpose of the Conservation Management Plan	3
1.4 The Definition of the Study Place and Setting	3
1.5 Methodology	5
1.6 Sources Cited	5
1.7 Author Identification	5
1.8 Acknowledgements	5
1.9 Limitations with the Study	6
<b>2.0 Description of the Site</b>	<b>7</b>
2.1 Darlington Terrace Houses	7
2.2 Location within Sydney	12
2.3 Land Ownership	13
2.3.1 University of Sydney Ownership	13
2.4 Heritage Curtilage	13
2.5 Landscape and Setting	14
2.6 Landscape and Setting	18
<b>3.0 History</b>	<b>21</b>
3.1 Aboriginal History	21
3.2 Colonial History of the Site	21
3.3 Site Development	23
3.4 Expansion of the University	25
3.5 University of Sydney Campus 2010 and 2020	27
3.6 Nos. 95-103 Darlington Road History	28
<b>4.0 Building Fabric</b>	<b>29</b>
4.1 Fabric Survey	29
4.2 Fabric Analysis	29
4.3 Fabric Additions and Alterations	35
4.4 Fabric Condition	43
<b>5.0 Architectural Style and Type</b>	<b>45</b>
5.1 Victorian- Italianate Style	45
5.2 Terrace Houses	47
<b>6.0 Assessment of Significance</b>	<b>52</b>
6.1 Historical Themes	52
6.2 Assessment of Cultural Significance	54
6.3 Grading of Significance	56
6.4 Statement of Significance	58

<b>7.0 Issues, Obligations and Opportunities</b>	<b>59</b>
7.1 Cultural Significance	59
7.2 Statutory and Non-Statutory Controls and Organisations	61
7.2.0 Commonwealth	61
7.2.1 State	63
7.2.2 Non-Statutory	65
7.3 Physical	67
7.3.0 Heritage Curtilage and Views	67
7.3.1 Condition and Integrity of Built fabric	68
7.4 Obligations and Opportunities Arising out of Client Requirements	70
7.4.0 Stakeholders	70
7.4.1 Client's Requirements	71
<b>8.0 Policies</b>	<b>73</b>
<b>Bibliography</b>	<b>81</b>
<b>APPENDECIES</b>	<b>86</b>
APPENDIX 1 Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)	86
APPENDIX 2 Plans and Elevations of Nos. 95-96 and 98-103 Darlington Road.	88
APPENDIX 3 Fabric Survey	121
APPENDIX 4 Incomplete Interior Fabric Analysis	147
APPENDIX 5 Sewerage	151
APPENDIX 6 Ownership	153
APPENDIX 7 Occupants and their respective occupations from The SANDS directories	157

## 1.0 INTRODUCTION

### 1.1 Executive Summary

This Conservation Management Plan has been prepared for the University of Sydney for terrace house Nos. 95-103 (excluding No. 97) Darlington Road, Darlington, New South Wales (NSW). This document provides an investigation of the cultural significance of these residences as defined by the NSW Heritage Office and their seven criteria. The Cultural Significance for these properties was established and policies were created within this Conservation Management Plan to respect the Cultural Significance, Statutory and Non- Statutory Obligations, fabric, and the client's requirements. In addition, information regarding the location of the site area, history of the site through physical and social evidence will be provided.

### 1.2 The Brief

Professor Trevor Howells of the Faculty of Architecture, Design and Planning at the University of Sydney and Chris Legge-Wilkinson, Manager of Heritage Policy and Projects at the University of Sydney have compiled this brief for the production of the Conservation Management Plan for a designated site on the University of Sydney Campus.

This Conservation Management Plan has been prepared for Campus Infrastructure Services (CIS) at the University of Sydney. Preparation of the plan fulfils the course requirements for ARCH 9028: Heritage Conservation Methods and Practices.

### 1.3 The Aims and Purpose of the Conservation Management Plan

Dr James Kerr describes a Conservation Management Plan as "a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development. For most places it deals with the management of change."<sup>1</sup>

This Conservation Management Plan aims to identify the row of Darlington Road terrace houses as a site that holds cultural significance. The plan will propose and outline conservation strategies and guidelines to help conserve the terrace row and protect and enhance its cultural significance.

### 1.4 Definition of the Study Place and Setting

This Conservation Management Plan is produced for terrace houses Nos. 95, 96, 98, 99, 100, 101, 102, and 103 Darlington Road. Darlington is an inner city suburb of NSW and is located about 3 km south of the Sydney central business district. It is part of the local government area of the City of Sydney. The terrace houses formed part of the Darlington Campus of the University of Sydney when they acquired these residences from 1964 onwards. The study area consists of eight terrace houses which line Darlington Road and face towards the Institute buildings and Institute wall on the opposite side of Darlington Road. Adjacent roads include Codrington Street and Golden Grove Street and are illustrated in Figure 1.0. The location of the terraces within the Darlington suburb is illustrated by Figure 1.1.

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<sup>1</sup> James Kerr, *The Conservation Plan*, Sydney, National Trust (NSW), 2000.



**Figure 1.0.** The adjacent roads to Darlington Road.

(Source: Whereis, <http://www.whereis.com/index.htm?nref=homeMap>, Retrieved June 2008.)



**Figure 1.1.** The location of the terrace houses in the Darlington suburb.

(Source: Whereis, <http://www.whereis.com/index.htm?nref=homeMap>, Retrieved June 2008.)

## 1.5 Methodology

This Conservation Management Plan has been prepared in accordance with the principles and guidelines of *The Burra Charter (the Australia ICOMOS Charter for Places of Cultural Significance)* as well as the methodology described by the NSW Department of Planning in the Updated Version of the NSW Heritage Manual *Assessing Heritage Significance (2001)*. Definitions from the *Burra Charter* have been included in Appendix 1.

## 1.6 Sources Cited

The following sources were consulted in preparation of this Conservation Management Plan:

The Mitchell Library, State Library of New South Wales;  
The University of Sydney Archives;  
The University of Sydney Campus Infrastructure Services;  
The University of Sydney Department of Investment and Capital Management;  
The Caroline Simpson Library and Research Collection: New South Wales Historic Houses Trust; and  
City of Sydney Council Archives.

## 1.7 Author Identification

This Conservation Management Plan has been prepared by:

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Stela Rahman, Bachelor of Arts in Architecture, University of Technology, Sydney;  
Mia Langejans, Bachelor of Design (Architecture), University of Sydney;  
Daniel O'Keefe, Bachelor of Arts, The University of Sydney; Graduate Diploma Urban and Regional Planning, The University of Sydney; and  
Fatin Atiqah Abu Othman, Bachelor of Building Surveying, Universiti Teknologi MARA.

## 1.8 Acknowledgements

The preparation of this report was enabled with the help of the following people:

Trevor Howells, Faculty of Architecture, Design and Planning, The University of Sydney;  
Chris Legge-Wilkinson, Manager Heritage Policy and Projects, Campus Infrastructure Services, The University of Sydney;

Julia Mant, Reference Archivist, Archives and Records Management Services, The University of Sydney;

Anthony Johnson, Manager, Property Portfolio, Investment and Capital Management, The University of Sydney;

Christine Marshall, Manager, Residential Properties, Investment and Capital Management, The University of Sydney;

The residents and office workers in the terrace house Nos. 95, 98, 99, 100, 101, 102, and 103; and

Phil Bennet, Heritage Advisor, Sydney Water.

### **1.9 Limitations with the study**

The information gathered for certain areas of the study is incomplete, leaving some gaps and areas that need further investigation to create a complete study. The Darlington terrace houses owned by the University of Sydney are used for student residences for the most part. House number 96 is owned by the University but houses a private tenant, barring the study from obtaining access. Restrictions were placed on the properties that were permitted to be viewed, as access to bedrooms was denied; thus the conservation management plan will focus on the external building fabric. Terrace No. 97, though geographically located within the study site is privately owned to date and therefore not a part of the official study site. The terraces that are owned by the University are generally used as student residences.

Some of the information gathered was missing vital pieces of data. The land deed packets were for the most part complete; however some of the Reference Nos. and Book Nos. were absent from the titles. There were some deed packets that were incomplete, leaving large gaps in the history of occupants.



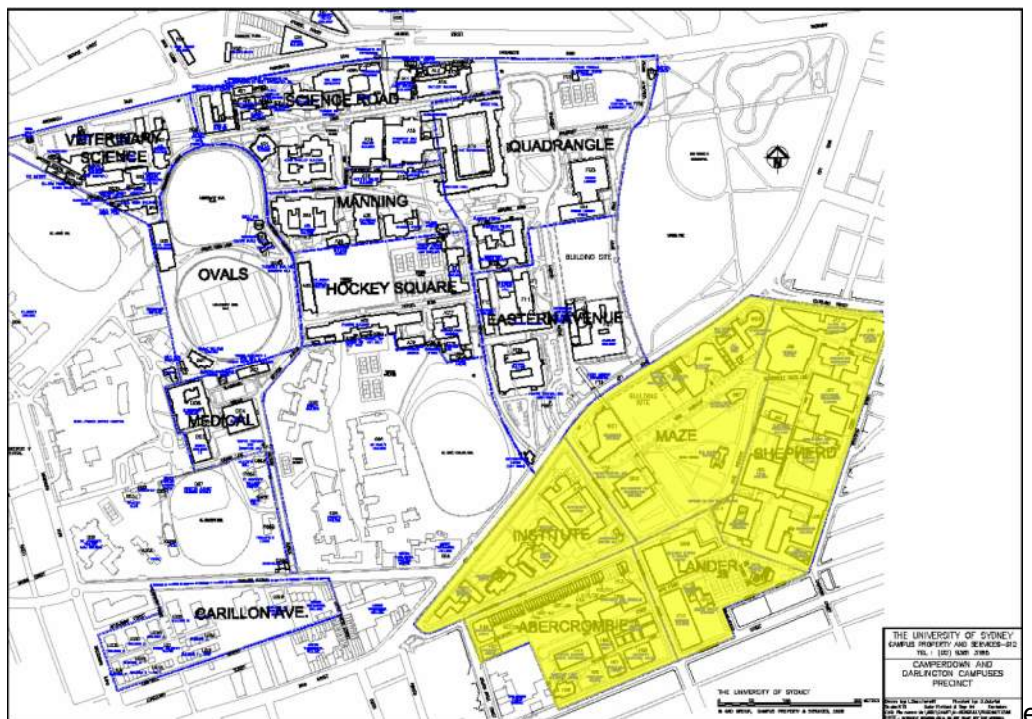
## 2.0 DESCRIPTION OF THE SITE

### 2.1 Darlington Terrace Houses

The Golden Grove Terrace houses at Nos. 95-96 and Nos. 98-103 are located within the suburb of Darlington, an inner city suburb of Sydney, NSW (see figure 1.0) It is located about three kilometres south of the Sydney CBD and is part of the local government area of The City of Sydney. These houses form part of the Darlington Campus of the University of Sydney campus when they were acquired these residences from the 1970's onwards. Figures 2.0 and 2.1 shows the location of Darlington within Sydney and the location of the Darlington campus within the University of Sydney respectively.



**Figure 2.0.** Map of Darlington, Sydney.  
(Source: <http://www.googlemaps.com.au>.)



**Figure 2.1.** University Precinct Map, Darlington Campus Highlighted in yellow.  
(Source: <http://www.facilities.usyd.edu.au/maps/prec.shtml>.)



The terraces were part of an 1880 subdivision plan designed by F.H. Reuss Junior.<sup>2</sup> Construction on the entire row of terraces began in 1884 and was finished by 1888.<sup>3</sup> Terraces were popular with the working class, with wealthier members of society living in detached Victorian style houses.<sup>4</sup> The terrace houses in the study row are two storey buildings complete with verandas featuring cast iron lace. The houses are constructed in the late Victorian-Italianate Style and are for the most part very similar in appearance. The area specifically includes terrace Nos. 95, 96, 98, 100, 101, 102, and 103. No. 97, though geographically located within the terrace row is privately owned and therefore not a part of this study. Figures 2.2 and 2.3 illustrate the terrace row.

Terrace No. 95 holds different architectural features compared to the rest of the row. The front window construction of terrace No. 95 features a triptych style window with Doric columns. The chimney is also of different style from the rest of the row. The rest of the terraces in the row have a single plain rectangular front window façade and consistent chimneys. All of the terraces have a stuccoed façade that is lined to resemble ashlar. Many of the terraces have retained the original tiling on the front porch, however, in some cases it is not entirely intact and in others it is missing entirely. Number 102 has an outdoor bathroom that has been added on at a later date as it is detached from the rest of the house. The University of Sydney acquired all of the terraces in the study row in the years from 1967 to 1983. Nos. 95, 96, 99, 100, 101, and 103 are used for student accommodation, while Nos. 98 and 102 are currently used for office accommodation. Terrace No. 97, though geographically located within the site is still privately owned. The laneway where waste was traditionally deposited behind the houses is still intact from when the houses had no bathroom facilities. Figures 2.4-2.11 illustrate each individual terrace in the row. Floor plans, roof plans, and elevations may be seen in Appendix 2 for each terrace.



**Figure 2.2.** Terrace Nos. 95-98 Darlington Road.  
(Source: Janice Hogg, April 2008.)

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<sup>2</sup>University of Sydney, *Search Paper*, Sydney: Minter Simpson and Co, 1972, University of Sydney CIS Investment and Capitol Management Department.

<sup>3</sup> Register of the National Estate Listing, Place ID 14083, File No. 1/12/036/0557, [www.environment.gov.au](http://www.environment.gov.au), Retrieved April 2008.

<sup>4</sup> RAIA, *Archicentre*, <http://www.archicentre.com.au/victorianterrace.pdf>, Retrieved April 2008.



**Figure 2.3.** Terrace Nos. 96-103 Darlington Road.  
(Source: Janice Hogg, April 2008.)



**Figure 2.4.** No. 95 Darlington Road.  
(Source: Stela Rahman, April 2008.)



**Figure 2.5.** No. 96 Darlington Road.  
(Source: Stela Rahman, April 2008.)



**Figure 2.6.** No. 98 Darlington Road.  
(Source: Stela Rahman, April 2008.)



**Figure 2.7.** No. 99 Darlington Road.  
(Source: Stela Rahman, April 2008.)



**Figure 2.8.** No. 100 Darlington Road.  
(Source: Stela Rahman, April 2008.)



**Figure 2.9.** No. 101 Darlington Road.  
(Source: Stela Rahman, April 2008.)





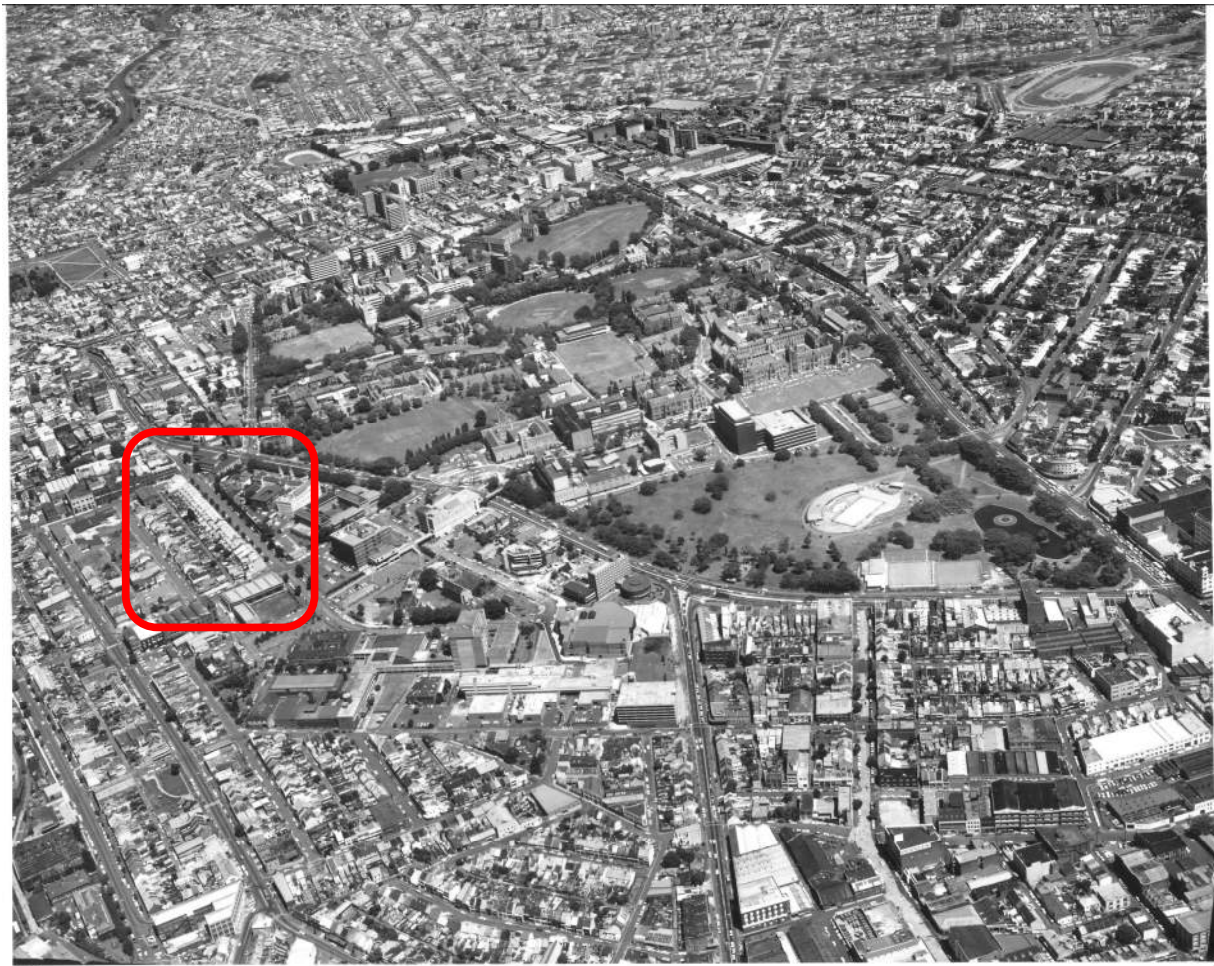
**Figure 2.10.** No. 102 Darlington Road.  
(Source: Stela Rahman, April 2008.)



**Figure 2.11.** No 103 Darlington Road.  
(Source: Stela Rahman, April 2008.)

## 2.2 Location within Sydney

The terrace house row known as the *Golden Grove Terraces* is located on Darlington Road at the South end of the University in an area known as the *Golden Grove*.<sup>5</sup> The terraces are part of a large strip that begins at the corner of Codrington Avenue and Darlington Road and extends along Darlington Road. The houses face the Institute Building, formerly the Institute for the Deaf, Dumb, and Blind on the opposite side of Darlington Road. The terraces are located on the University of Sydney's campus in the Abercrombie precinct. The backyards face the Business and Economics building. Figure 2.13 illustrates the location of the terraces within Darlington.



**Figure 2.13.** Aerial photograph showing the University of Sydney. The Darlington Road Terrace Houses are seen in the red marking which has been added to the original photo.  
(Source: Milton Kent Pty. Ltd., 1976, the University of Sydney Archives Item 41- 1991 No 1.)

<sup>5</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

## 2.3 Land Ownership

Terrace Nos. 95-103 are owned and managed by the University of Sydney with the exception of terrace No. 97 which is privately owned. The occupant history was obtained by examining the deed packets for each terrace property. For the most part the occupant information is quite thorough and includes all tenants from 1881 until the University of Sydney purchased the properties. Some of the tenant histories for specific terraces are incomplete, thus the tables displayed in the index are incomplete. Refer to Appendix 6 to see the list of ownership from 1881 until the properties were acquired by the University of Sydney.

### 2.3.1 University of Sydney Ownership

The terraces have changed ownership several times up until the University of Sydney purchased them. The University did not acquire ownership off the entire row of terraces at the same time. Each house was bought separately and at different times. The schedule of conveyances with the University of Sydney is listed in the table below:

Terrace Number	Date of Conveyance	Property Sale Price
No. 99	4 December 1964 <sup>6</sup>	• 4,300
No. 101	15 January 1965 <sup>7</sup>	• 4,950
No. 98	20 December 1967 <sup>8</sup>	\$12,000
No. 95	26 May 1972 <sup>9</sup>	\$19,250
No. 96	13 July 1973 <sup>10</sup>	\$22,000
No. 103	27 March 1974 <sup>11</sup>	\$18,500
No. 100	13 May 1974 <sup>12</sup>	\$23,645
No. 102	25 March 1983 <sup>13</sup>	\$73,000

**Table 3.0.** Conveyances of the Properties to the University of Sydney.

## 2.4 Heritage Curtilage

The heritage curtilage for the site is composite. The curtilage is broken into two parts; the lots for terraces Nos. 95-96 comprise the first part of the heritage curtilage and the lots for terrace Nos. 98-103 comprise the second part of the composite curtilage. The lots include the area which incorporates the immediate setting of each subject terrace including any landscaped areas and outbuildings. The rear laneway is part of the heritage curtilage for the terraces. The following figure illustrates the two heritage curtilage boundaries that form the composite curtilage.

<sup>6</sup> Registered No. 213, Book 2726, University of Sydney CIS Investment and Capitol Management Department.

<sup>7</sup> Registered No. 844, Book 2730 University of Sydney CIS Investment and Capitol Management Department.

<sup>8</sup> Registered No. 791, Book 2868 University of Sydney CIS Investment and Capitol Management Department.

<sup>9</sup> Registered No. 804, Book 3052 University of Sydney CIS Investment and Capitol Management Department.

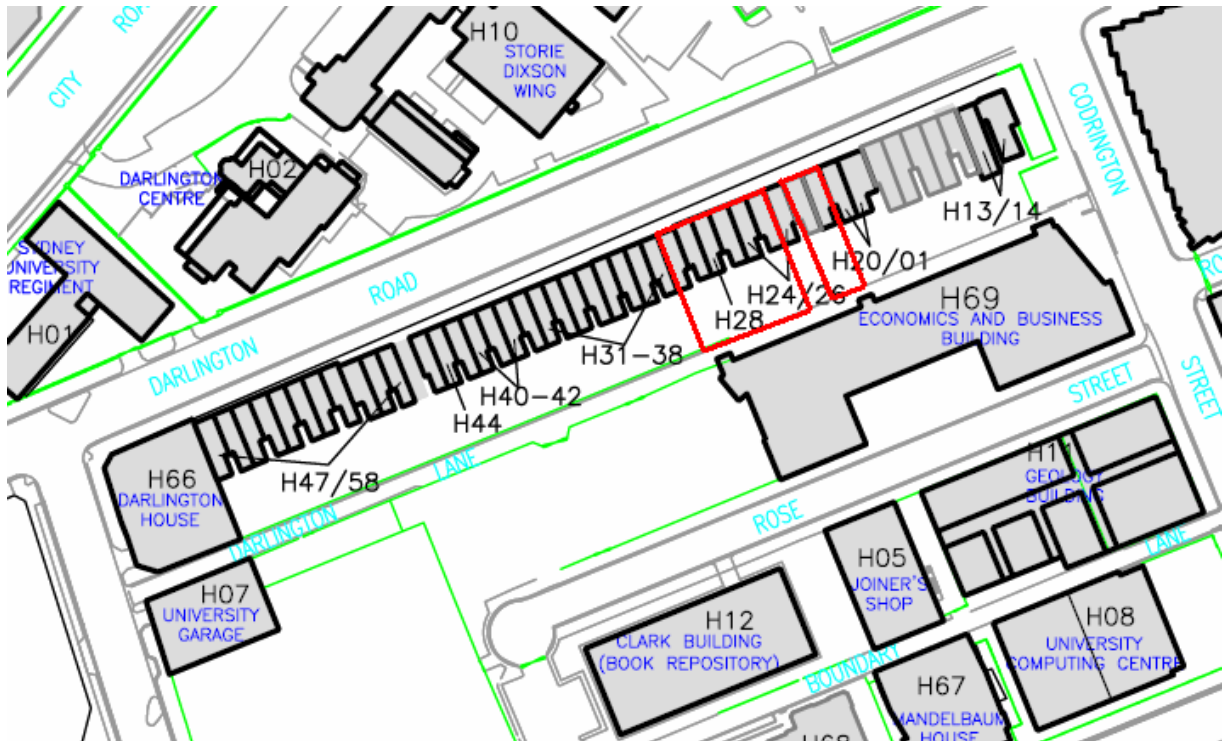
<sup>10</sup> Registered No. 362, Book 3109 University of Sydney CIS Investment and Capitol Management Department.

<sup>11</sup> Registered No. 730, Book 3146 University of Sydney CIS Investment and Capitol Management Department.

<sup>12</sup> Registered No. 629, Book 3153 University of Sydney CIS Investment and Capitol Management Department.

<sup>13</sup> Registered No. 801, Book 354 University of Sydney CIS Investment and Capitol Management Department.





**Figure 2.14.** The composite heritage curtilage is displayed in the red outlines and encapsulates Nos. 95-96 Darlington Road (red outline on the right) and Nos. 97-103 Darlington Road and includes the respective rear laneways.

(Source: University of Sydney Campus Infrastructure Services,  
[http://www.facilities.usyd.edu.au/maps/docs/camp\\_darl.pdf](http://www.facilities.usyd.edu.au/maps/docs/camp_darl.pdf), Retrieved June 2008.)

## 2.5 Landscape and Setting

The current landscape of the surrounding environment consists of large rows of trees lining both sides of Darlington Road. These trees are mainly *Populus Deltoides* (Cottonwood or American Black Poplar).<sup>14</sup> This is a significant streetscape, a remnant of the terrace housing that once typified the suburb of Darlington long before the University's encroachment. The only two significant views, into and out of the site are the view to the Institute wall and the view to the terrace row. The Institute wall is of polychrome brick construction with stone quoins. Constructed started along Old Newtown Road (now Darlington Road) in 1885. This fence has been modified on the Institute Building side to support the raised ground level within the Institute grounds.<sup>15</sup> This wall comprises the most significant view that can be seen from the terraces as it holds landmark qualities. The second important view is of the vista created by the row of terraces themselves which contribute a large part to the aesthetic of the overall streetscape of Darlington Road. This vista is critical as it showcases a large intact group of existing Victorian-Italianate style terraces and is significant to the history of late nineteenth century architecture.

<sup>14</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan, Appendix A, October 2002*, p A9.

<sup>15</sup> Michael Pearson, Duncan Marshall, Donald Ellsmore, Val Attenbrow, Sue Rosen, Rosemary Kerr, and Chris Betteridge, *University of Sydney Grounds Conservation Plan, October 2002*, The University of Sydney: Campus Infrastructure and Services, 2008, p. 23.

Figure 2.15 and 2.16 illustrates the view to the Institute wall and the vista created by the terrace row respectively.



**Figure 2.15.** The view to the Institute wall from the terraces on Darlington Road.  
(Source: Fatin Atiqah Abu Othman, June 2008.)



**Figure 2.16.** The vista created by the intact row of terraces on Darlington Road.  
(Source: Mia Langejans, April 2008.)

Each property has both front and back gardens. The front gardens are much smaller and consist mainly of a tree with some other greenery such as ornamental grasses. Some properties do not have a front tree. The back gardens have inconsistent landscaping. None of the trees appear to be fruit trees, though many have flowers. The rest of the yard consists of small pathways created by stones, bricks, sparse grass, and soil. Some of the yards have been entirely paved therefore no back garden is present. Figures 2.17- 2.19 illustrate the plantings found in the terrace gardens.





**Figure 2.17.** Tree and rear yard at No. 102 at Darlington Road.  
(Source: Janice Hogg, April 2008.)



**Figure 2.18.** Lower shrubs, trees, and brick paving at No.100 Darlington Road.  
(Source: Janice Hogg, April 2008.)



**Figure 2.19.** Lower shrubs at No. 95 Darlington Road.  
(Source: Daniel O'Keefe, April 2008.)

## 2.6 Heritage Listings

The online database of the State Heritage Inventory contains items on statutory lists in New South Wales. This information is mainly provided by local councils and most records have basic identification information such as Name, Address and Listing. It was found that the only statutory heritage listing for the Darlington Road Terrace houses are contained in the NSW State Inventory under the South Sydney Local Environmental Plan, 2000.

The Darlington Road terraces are located on the Darlington Campus at the University of Sydney. The University of Sydney is listed as a Heritage Conservation Area on the City of Sydney Local Environmental Plan, 2005. The specific zone is CA 25 and the terraces themselves are listed as Heritage Items, specifically listing number 315 and 352.<sup>16</sup> The terraces are also on the Register of the National Estate.<sup>17</sup> The terraces are not currently listed on any other registry. The following tables summarise Heritage Registers and their relevance as applied to the Darlington Road terraces:

### Statutory Heritage Registers

Register	Brief Description	Listing	Description of Listing
State Heritage Register	Significant objects and places are listed on the register. The items must be important to all of New South Wales to be listed. <sup>18</sup>	Not Listed	N/A
Section 170 Register	Government agencies in New South Wales are required to keep a list of heritage items and an assessment of significance for each heritage asset listed. <sup>19</sup>	Not Listed	N/A
City of Sydney LEP	An official government prepared document that regulates activities related to development and maintenance of local	Listed	The University of Sydney is classified as a Conservation Area (CA 25) The terraces are classified as Heritage

<sup>16</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm) Retrieved April 2008.

<sup>17</sup> Register of the National Estate Listing, Place ID 14083, File No. 1/12/036/0557, [www.environment.gov.au](http://www.environment.gov.au), Retrieved April 2008.

<sup>18</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm) Retrieved April 2008.

<sup>19</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm) Retrieved April 2008.

	issues. The LEP controls listed Heritage items. <sup>20</sup>		Items (Listing No. 351, 352) <sup>21</sup>
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Register	Brief Description	Listing	Description of Listing
Register of National Estate	A register run by the Australian Government that protects listed items of Australia's Indigenous, historic and natural heritage. The register is maintained at a federal and state level. <sup>22</sup>	Listed	The terraces are classified as historic and considered to be an "unusually large group of intact late Victorian houses." <sup>23</sup>
World Heritage List	Currently lists 851 sites that are considered to have outstanding cultural and or natural value. The selected sites are chosen by the World Heritage Committee. <sup>24</sup>	Not Listed	N/A
National Heritage List	A list of places of outstanding heritage value to the nation. <sup>25</sup>	Not Listed	N/A
Commonwealth Heritage List	A list of places that the Australian government either owns or manages, and have significance heritage value to the nation. <sup>26</sup>	Not Listed	N/A

<sup>20</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

<sup>21</sup> Heritage Branch. *Local Environmental Plan*.

<sup>22</sup> Register of the National Estate Listing, Place ID 14083, File No. 1/12/036/0557, 2008.

<sup>23</sup> Register of the National Estate Listing, Place ID 14083, File No. 1/12/036/0557, 2008.

<sup>24</sup> UNESCO, *World Heritage List*, <http://whc.unesco.org/en/list>, Retrieved April 2008.

<sup>25</sup> National Trust of Australia (NSW), *National Heritage List*, 2007, <http://www.nsw.nationaltrust.org.au/default.asp> Retrieved April 2008.

<sup>26</sup> National Trust of Australia (NSW), *National Heritage List*, 2007.



**Table 2.0.** Statutory Heritage Registers and their correlation with Nos. 98- 103 (excluding No. 97) Darlington Rd.

**Non Statutory Heritage Registers**

Register	Brief Description	Listing	Description of Listing
National Trust Register	The Trust's Register is intended to perform an advisory and educational role. Cultural and natural environments in New South Wales are surveyed and assessed to determine whether they are significant enough to conserve. <sup>27</sup>	Listed	This listing with the Register has no legal force however it is widely recognised as an authoritative statement of the cultural significance of a place. <sup>28</sup>
RAIA Register of Significant 20 <sup>th</sup> Century Buildings	A small list in the early stages of its development. Buildings are nominated within the RAIA and if they are considered significant they are added to the register. <sup>29</sup>	Not Listed	N/A
Institution of Engineers Heritage Register	Protects Australia's Engineering, Technological and Construction heritage. Marks notable engineering contributions with Plaques. <sup>30</sup>	Not Listed	N/A

**Table 2.1.** Non- Statutory Heritage Registers and their correlation with Nos. 98- 103 (excluding No. 97) Darlington Rd.

<sup>27</sup> National Trust of Australia (NSW), *National Trust Register*, 2002 <http://www.nsw.nationaltrust.org.au/default.asp> Retrieved April 2008.

<sup>28</sup> National Trust of Australia (NSW), *National Trust Register*, 2002.

<sup>29</sup> RAIA, *Register of Significant Twentieth Century Architecture*, <http://www.architecture.com.au/i-cms?page=1> Retrieved April 2008.

<sup>30</sup> Engineers Australia, *Australian Historic Engineering Plaquing Program*, <http://www.engineersaustralia.org.au/> Retrieved April 2008.

## 3.0 HISTORY

### 3.1 Aboriginal History

The Camperdown and Darlington campuses of the University of Sydney were occupied by Aboriginal people of the Cadigal and/or Wanngal clans. The freshwater sources and swamps within or in close proximity to the University grounds, west and east of the Petersham Ridge, may have attracted occasional Aboriginal occupation. The fact that many of the early residential terraces and buildings did not have deep footings supports the prediction that undisturbed sub-surface deposits may be present.<sup>31</sup>

Any possible archaeological evidence would be a result of the original Black Water Creek layout which originally extended alongside Darlington Road.<sup>32</sup> Since aboriginal camps were likely located near water sources, the evidence of the Black Water Creek extension makes it probable that there is some archaeological evidence of Aborigines, however the assessment carried out in Casey and Lowe indicates that such evidence though possible is not likely.<sup>33</sup>

### 3.2 Colonial History of the Site

In the first colonial explorations of the countryside around the initial settlement at Sydney, Governor Phillip selected an area around Petersham Hill, near the intersection of Paramatta Road and City Road which was formerly known as Kangaroo Grounds and was reserved for use by school, Crown and church. Lieutenant-Governor Grose acquired 12 hectares of the reserve where he ultimately built a farm. This land became known as Grose Farm which is the present day University of Sydney grounds.<sup>34</sup> In August 1789, the 405 hectares was divided as follows: 162 hectares on the north fronting the harbour was designated as church or glebe land; 81 hectares on the south for the maintenance of a schoolmaster; and 162 hectares between, for the Crown.<sup>8</sup> This land allocation can be seen in Figure 3.1.

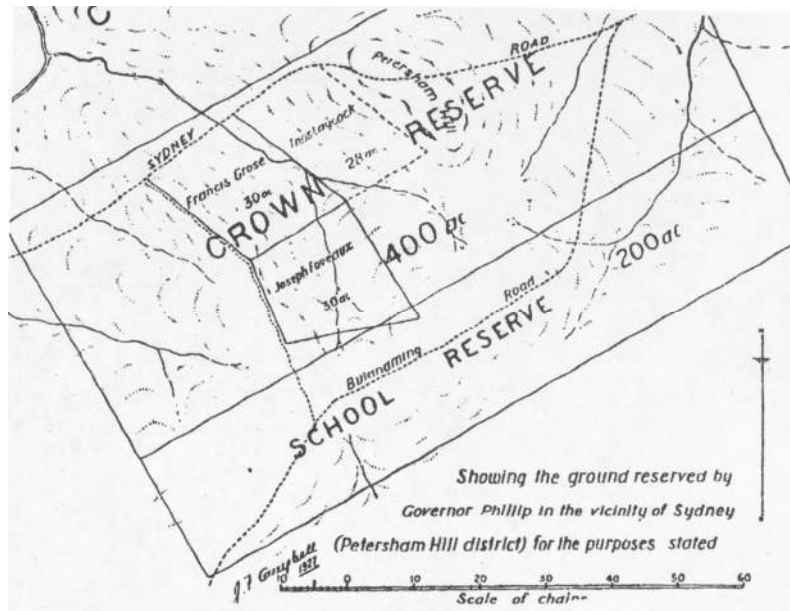
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<sup>31</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, p 26

<sup>32</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, pp 28-30.

<sup>33</sup> Casey and Lowe Associates, *Archaeological Assessment: Sections of the Darlington Campus*.

<sup>34</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, p A6.



**Figure 3.1.** Ground reserved by Governor Phillip.  
(Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, Page 13.)

In 1827, emigrant and botanist Thomas Hosmer Shepherd, was offered a grant north east of Hutchinson's land by Governor Darling on condition that he establish a nursery and fruit garden within two years. Shepherd cultivated 11 hectares of rich alluvial soil along City Road. Shepherd's Darling Nursery provided free fruit trees for landowners each year and was sometimes known as the 'Government Gardens'. Shepherd named the fruit and flower farm he established "Shepherd's Darling Nursery" in honour of Governor Darling. This is generally assumed to be the source of the name, Darlington.<sup>35</sup> The Darlington suburb is located within the area known as Golden Grove which derived its name from a ship that arrived on the First Fleet.<sup>36</sup>

The formation of roadways was a result of the landscape and natural features. The Black Wattle Swamp Creek bounded the southern side of Darlington; thus guiding the formation of local roadways which were situated near the Creek. Darlington Road was previously known as Old Newtown Road. The Old Newtown Road was later re-routed as it had some rather boggy parts that made travelling difficult. The present day City Road is the outcome of the re-routing of Old Newtown Road, whilst the present day Darlington Road is part of the original Old Newtown Road, specifically the first section of the former roadway<sup>37</sup>.

<sup>35</sup> City of Sydney Heritage Inventory: Darling Nursery Estate Conservation Area: SHI - 2421470

<sup>36</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

<sup>37</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan, Appendix A, October 2002*, p A18.

### 3.3 Site Development

William Hutchinson was granted 21 hectares of land called the Golden Grove<sup>38</sup> after his arrival in New South Wales in 1799. Hutchinson spent his time in New South Wales as a land owner and businessman. His land was largely used for fields and gardens and remained undeveloped up until his death in 1846. Development on the land remained stagnant until the late nineteenth century.<sup>39</sup> Figure 3.0 illustrates Hutchinson's land grant upon his arrival in New South Wales.



**Figure 3.0.** William Hutchinson's Land Grant to the South of the Crown Reserve highlighted in yellow, 1844.

(Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, Page 13.)

The 1850s saw the beginnings of residential development in the area and the establishment of hotels and commercial buildings. Darlington was established as a municipality in 1864, bounded by Codrington Street, Cleveland Street, and Blackwattle Creek.<sup>40</sup> At this time Darlington's population was 700 and it contained 169 houses and approximately 8 kilometres of streets. The area grew steadily between 1864 and 1876. In 1879 the Golden Grove Estate was subdivided into 36 sections for housing.<sup>41</sup> In 1888 development began and continued at a steady rate until 1893. The nearby Eveleigh Railway Workshops enabled the land to be ideal residential properties for railway workers. The Railway workshops were one of the largest

<sup>38</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, Appendix A, October 2002, p A18.

<sup>39</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

<sup>40</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, Appendix A, October 2002, p A19.

<sup>41</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, Appendix A, p 19

employers in Sydney at the turn of the century, declining only in the latter half of the 20th century.<sup>42</sup> A tram route was added along Cleveland Street and Abercrombie Street.<sup>43</sup> Industry in the area accelerated creating a boom in residential demand.<sup>44</sup> Such industries in the area included: a jam factory, iron foundry, a zinc and brass works, two cabinet factories, a cordial factory, a portmanteau factory and other small industries. With the facilitation of transit routes through railway and tram, the development of the Darlington suburb was accelerated in 1860 through 1900 and became one of the densest populated suburbs in all of Sydney.<sup>45</sup> By 1891 the population of Darlington had increased to 3,500, outnumbering Paddington, Redfern and Newtown. The area remained fairly stable into the twentieth century, with the population in 1918 being 3,920.<sup>46</sup>

The early twentieth century saw major changes in transportation technologies. As diesel powered engines replaced those powered by steam, the reliance on the Eveleigh Railway yards for work became obsolete. From 1920-1940 the public transportation system greatly improved and other Sydney suburbs saw expansion, thus the Darlington suburb became less habited as the population migrated to the outer suburbs.<sup>47</sup> Since the 1920s there had been an increase in low-level industrial buildings in the suburb. By the beginning of World War II many families whose men had joined the forces moved to country areas to be closer to relatives. In the post-war period however, migration brought new settlers to the inner-city, close to factory employment; many Aboriginal families had also returned to the area.<sup>48</sup>

In 1870, an Institute Building for the Deaf, Dumb, and Blind was built as a charity for children with special needs. The Institute stood on a triangular site between City, Darlington and Codrington Roads. Benjamin Backhouse designed the building in the Victorian style and the property was fenced with large stone fence laden with stone piers.<sup>49</sup>

In 1878, the Darlington Public School opened, and was located on Old Newtown Road (now Maze Crescent) adjacent to the Town Hall. The architect was George Allen Mansfield. The school faced overcrowding from an explosive population and new buildings were added and subsequently remodelled to accommodate the overflow. The school has seen many uses over the years including practice for Teacher's College. In the years of the Great Depression it was used by the community as a soup kitchen. The school has also been used by Girl Guides as a place of congregation.<sup>50</sup>

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<sup>42</sup> <http://www.aussieheritage.com.au>

<sup>43</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

<sup>44</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan, Appendix A, October 2002*, p A19.

<sup>45</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

<sup>46</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan, Appendix A, October 2002*, p A 19.

<sup>47</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

<sup>48</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan, Appendix A, October 2002*, p A 19.

<sup>49</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan, Appendix A, October 2002*, p A 20.

<sup>50</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan, Appendix A, October 2002*, pp A 20-A21.

### 3.4 Expansion of the University

The Darlington Road terraces are located within the University of Sydney's boundaries on the Darlington Campus. The University of Sydney was founded in 1850, in a period characterised by increasing concern among the newly emerged middle classes for an education system which prepared the 'higher grades' of society for leadership and the professions.<sup>51</sup>

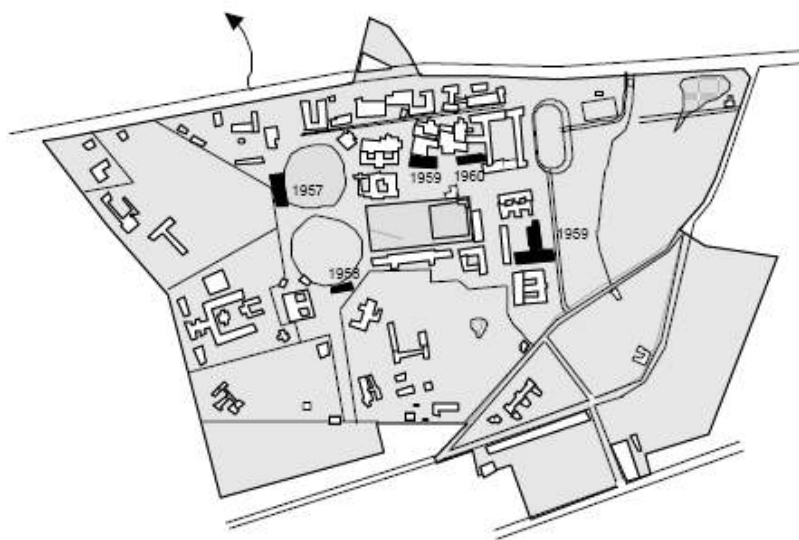
In the 1950s the University of Sydney was able to extend its boundaries into Darlington. This was a result of rezoning in part of the Darlington area to 'special uses', which essentially was a 'University Extension Area.' The expansion of the University resulted in the loss of about 650 dwellings as well as shops, factories, bank, post office, Town Hall and other amenities, which were demolished. Roads and lanes were progressively closed or removed and the population of Darlington decreased by about 2,000. The surviving parts of Darlington now comprise of some terrace houses, the Institute Building and a section of the original Darlington Public School.<sup>52</sup> Figure 3.2 shows the expansion of the University during the rapid growth period of 1951-1970. As can be seen from these images the Darlington Campus was in a state of rapid growth, with most of the Campus' buildings being constructed during this period.

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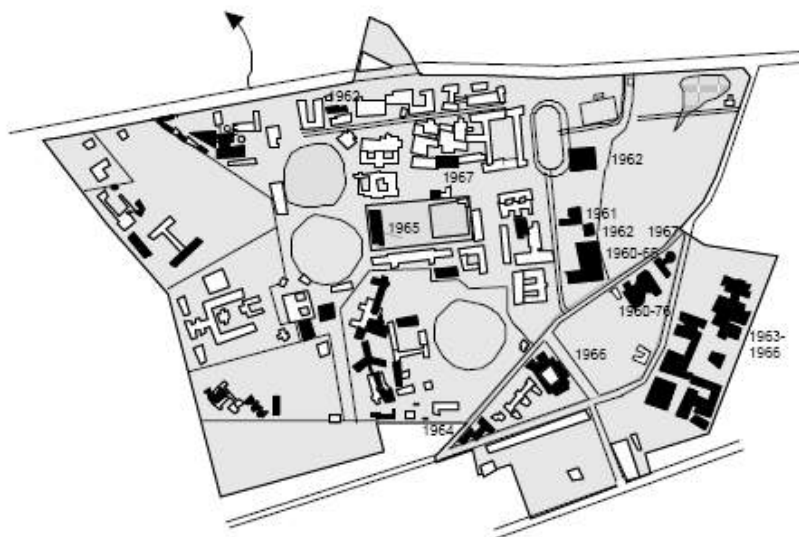
<sup>51</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Management Plan*.

<sup>52</sup> Michael Pearson *et al.*, *The University of Sydney Grounds Conservation Plan*, Appendix A, October 2002, p A 21.

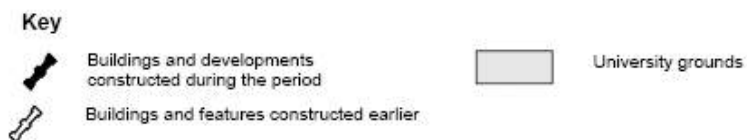




Development of University 1951-1960



Development of University 1961-1970



**Figure 3.2.** Expansion of the University.  
(University of Sydney Grounds Conservation Plan, Page 19.)

### 3.5 University of Sydney Campus 2010 and 2020

The most recent initiative of the University of Sydney is the Campus 2010 and Building for the Future program which 'will serve to link the Camperdown and Darlington campuses'<sup>53</sup> and seeks to have major updated facilities and planning changes to the Darlington and Camperdown campuses by 2010. Of main concern to the Darlington Road terraces is the creation of 'a pedestrian thoroughfare called 'The Ramblas', with vehicular traffic removed and a dramatic new look achieved through landscaping, paving, signage and lighting.'<sup>54</sup> This may indirectly increase traffic on Darlington road due to the displacement of vehicles from within the university main grounds on this thoroughfare. The Campus 2020 master plan proposes a pedestrian thoroughfare that would have serious impact on the terrace row as it would involve removing one or more of the terraces. The following image illustrates the proposed walkway in the Campus 2020 master plan.



**Figure 3.3.** The Campus 2020 Master Plan proposal indicating the proposed walkway through the terrace row on Darlington Road shown in the red box.  
(Source: Sydney University 2020 Master Plan Review: an illustrative master plan.)

<sup>53</sup> The campus 2010+ building for the future program', <http://www.facilities.usyd.edu.au/projects/capital/about.shtml>

<sup>54</sup> The campus 2010+ building for the future program', <http://www.facilities.usyd.edu.au/projects/capital/about.shtml>

### 3.6 Nos. 95-103 Darlington Road History

The terraces on Darlington Road were constructed as part of a subdivision plan created by F.H. Reuss Jr. The construction on the entire row began in 1884, with most of the terraces being complete by 1888. Terrace Nos. 95-103 Darlington Road would have definitely been completed by 1901 as information obtained in the SANDS Directories indicates that these terraces held occupants from this date forward. The full records obtained from the SANDS Directories of the terrace occupants may be viewed in Appendix 7.

The terraces were used as rental properties as the names of the owners do not match the names of the occupants, revealing that the owner did not occupy his/ her own property. Owners often owned more than one property at a time. In the few cases where the owner name matched the occupant name, the owner was in possession of multiple properties, indicating they would have lived in one of his/ her terraces and rented the remaining properties.

The terraces were all built of brick with stuccoed rendering that was lined to resemble ashlar. Corrugated cast iron balustrades were a prominent feature that was added to the upper verandahs on each terrace. Encaustic tessellated tiles were used on the bottom verandahs. Each lot contains a terrace house as well as front and rear gardens. The front gardens were bounded by wrought iron palisade fencing with cast iron finials. Both the front and back gardens featured landscaping. The terraces were likely originally built with outbuildings as the building of the terraces predates the connection of the sewerage lines which were not likely connected until 1889.<sup>55</sup> The presence of outbuildings is evident by the surviving outbuilding in the rear yard of terrace No. 98. The outbuildings were situated near the rear laneway which was constructed adjacent to the terrace lots. A full detailed fabric analysis may be read in section 4 of this Conservation Management Plan and details the remaining fabric that currently exists on the terraces and within their respective heritage curtilage. Details of the sewerage connection and an illustration of the sewerage lines may be found in Appendix 5.

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<sup>55</sup> Phil Bennet, Sydney water, April 2008.

## 4.0 BUILDING FABRIC

### 4.1 Fabric Survey

The fabric survey is not complete. There were some restrictions regarding entry to the properties. The houses where entry was permitted were partially viewed as entry to the bedrooms was restricted. For the purpose of this Conservation Management Plan, the fabric analysis has been limited to the exterior as per the restrictions for interior access. The incomplete interior analysis may be viewed in Appendix 4. The fabric survey was undertaken on several separate occasions.<sup>56</sup>

### 4.2 Fabric Analysis

A summary of the fabric analysis is carried out in this section. The full fabric survey may be seen in Appendix 3.

The Darlington Road terraces are of brick construction with a painted lime mortar render. The rendering is inconsistently painted as are the Victorian lace patterns and colours. The terrace houses are therefore visually linked by the consistency of their design elements such as windows, chimney stacks, fences and the span of the terraces between double party walls created at the meeting of adjacent terrace rows. The terraces feature fabric indicative of late nineteenth century Victorian-Italianate design and the row has retained most of its original exterior fabric.

The row of terraces is considered to be in good and relatively intact condition. Alterations and additions to the dwellings have seen some of the original decorations lost. However, enough detail exists in their current form to enable accurate reconstruction and restoration. The following table examines the original remaining fabric of the terraces:

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#### <sup>56</sup> Exterior

- A preliminary exterior survey was done on Friday April 4<sup>th</sup>, 2008 by Janice Hogg, Stela Rahman, and Fatin Atiquah Abu Othman.
- Front of buildings survey was done on Wednesday May 14<sup>th</sup>, 2008 by Janice Hogg, Stela Rahman, Mia Langejans, Daniel O'Keefe, and Fatin Atiquah Abu Othman.
- Rear of buildings was done on Wednesday May 28<sup>th</sup>, 2008 by Daniel O'Keefe and Fatin Atiquah Abu Othman.

#### Limited Interior

- The interior viewing of terrace No. 100 was done on Monday April 7<sup>th</sup> by Janice Hogg, Stela Rahman, and Fatin Atiquah Abu Othman.
- The interior viewing of terrace No. 102 was done on Friday April 11<sup>th</sup>, 2008 by Janice Hogg.
- The interior viewing of terraces No. 103 and No. 101 was done on Friday April, 18<sup>th</sup>, 2008 by Janice Hogg.
- The interior viewing of terraces No. 95, No. 98, and No. 99 was done on Friday April 18<sup>th</sup>, 2008 by Janice Hogg and Daniel O'Keefe.
- Terrace No. 96 houses a private tenant, though owned by the University of Sydney, no viewing was possible.



### Original Fabric Element Table

Original Fabric Element	Image
<p>On seven of the eight terraces the rendered brickwork remains painted in a rich cream colour that is indicative of late nineteenth century colour choices. Terrace No. 100 is painted in a white colour that stands out from the row.</p>	 <p><b>Figure 4.0.</b> Front façade with rendered brick work and contrasting Victorian cast iron balustrade on terrace No. 95 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>The trim and Victorian lace is contrasted in a bold hunter green colour, again likely the original colour palette as it is representative of colour choices specific to the era. Terraces Nos. 95, 99, 102, and 103 have their original Victorian lace veranda decor. Some of the verandas appear to have had new floor boards installed, likely to meet building safety codes.</p> <p>The original pattern in the row is a French inspired design and was common throughout Sydney in the late nineteenth century.<sup>57</sup></p>	 <p><b>Figure 4.1</b> Victorian cast iron balustrade pattern in front of terrace No. 95 Darlington Road. (Source: Janice Hogg, April 2008.)</p>


<sup>57</sup> E. Graeme Robertson, *Sydney Lace: Ornamental Cast Iron In Architecture*, Georgian House, Melbourne, 1962.

Original Fabric Element	Image
<p>From terrace No. 96 through 103 the front door straddles either side of the party wall as a pair. In typical terrace house planning this arrangement places the long thin hall way of the houses next to each other, increasing the distance of the main living spaces between neighbouring properties and so creating a degree of privacy between the allotments.</p>	 <p><b>Figure 4.2.</b> Front doors and party wall of terrace Nos. 98 and 99 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>Terraces Nos. 96, 98, 99, 101, and 102 have their original tile work on the front verandahs. The tile patterns are constructed in terra cotta, light blue and cream coloured encaustic tessellated tiles.</p>	 <p><b>Figure 4.3.</b> Encaustic tessellated tiles in front of terrace No. 98 Darlington Road. (Source: Janice Hogg, April 2008.)</p>



Original Fabric Element	Image
<p>The front gardens still contain considerable vegetation in many cases, and some of the trees appear to be quite aged from their size but are not likely original plantations.</p>	 <p><b>Figure 4.4.</b> Front garden bounded by verandah and fencing in front of terrace No. 98 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>The original barley twist style edging tiles are visible in all terraces except for terraces No. 100. The garden beds are all currently raised higher than the edging tiles. Terrace No. 98 has a cement slab in place of a garden bed.</p>	 <p><b>Figure 4.5.</b> Original barley twist style edging tiles are visible beside new taller edging tiles in front of terrace No. 98 Darlington Road. (Source: Janice Hogg, April 2008.)</p>

Original Fabric Element	Image
<p>The wrought iron fences are consistent through the row of terraces, varying only in colour. The cast iron finials on the fences are consistent on all terraces in the row except for terrace No. 100 which has missing finials.</p>	 <p><b>Figure 4.6.</b> Wrought iron fencing with cast iron finials in front of terrace Nos. 96 and 95 on Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>Many of the back gardens boast trees that are quite large. Some of the yards have been paved over, leaving room for no vegetation; however many of the yards have small plantings around pathways made of stones and bricks. The ground covering for many of the terraces is soil, bits of brick and stone, and some vegetation.</p>	 <p><b>Figure 4.7.</b> Back yard with large tree and some ornamental grasses and mulch-like ground covering behind terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008.)</p>

Original Fabric Element	Image
<p>Any outbuildings that may have existed have for the most part been demolished. The only remaining outbuilding still in existence is located at No. 98 and visible from the rear lane and No.99 boundary. It once served as a toilet for its residents.</p>	 <p><b>Figure 4.8.</b> Rear view of terraces showing outbuilding in bottom left corner of photo behind terrace No. 98 Darlington Road. (Source: Janice Hogg, April 2008.)</p>

**Table 4.0.** Analysis of original fabric elements.

### 4.3 Fabric Additions and Alterations

Alterations and additions have been made to the terraces over the years. The following tables detail the additions and alterations to the terraces over the years and illustrate some additions to the fabric over the years since their construction:

**Additions and alterations table**

Terrace House No.	DA Number	Date of Approval	Description of Alteration
95	U03-00777	30 May, 2000	<ul style="list-style-type: none"> <li>- New timber fascia beam profile to match existing;</li> <li>- New timber fascia board to match existing;</li> <li>- New ridge capping;</li> <li>- New timber framed sash windows in back of terrace;</li> <li>- New render and double thickness boundary wall repainted;</li> <li>- Iron balustrades replaced on verandah;</li> <li>- General refurbishment of existing verndah;</li> <li>- New timber flooring on verandah;</li> <li>- New timber windows for East elevation;</li> <li>- New landscaping to front garden</li> <li>- Removal of existing white ant damaged floor in kitchen and replacement with new timber framed floor;</li> <li>- Loose brickwork replaced on existing chimney;</li> <li>- New timber framed sash windows with painted finish on back elevation;</li> <li>- Replacement of guttering on North elevation;</li> <li>- Repaired cracked masonry with new plaster finish;</li> <li>- New ridge capping;</li> <li>- Existing rendered masonry repainted;</li> <li>- New corrugated steel roof sheeting and guttering;</li> <li>- Repainted: walls, masonry fence (rose pink), masonry details, heads, sills, verandah framing, fascias and barges (manilla), joinery, paving (French grey), ironwork (brunswick</li> </ul>

			green), verandah, soffits (eau de nil)
96	No development applications found	N/A	N/A
98	No development applications found	N/A	N/A
99	No development applications found	N/A	N/A
100	U93-01149		<ul style="list-style-type: none"> <li>- New corrugated steel roof of verandah;</li> <li>- Replacement of front gutter and downpipe;</li> <li>- Extension to dining room;</li> <li>- New bathrooms and internal partitions;</li> <li>- New corrugated steel roof sheeting and flashings;</li> <li>- New architrave and back window</li> <li>- New timber back door;</li> <li>- Repainted: walls, masonry fence (rose pink), masonry details, heads, sills, verandah framing, fascias and barges (manilla), joinery, paving (French grey), ironwork (brunswick green), verandah, soffits (eau de nil)</li> </ul>
101	D/2005/1654	12 September, 2006	<ul style="list-style-type: none"> <li>- Inclusion of fire safety provisions and change of building class</li> <li>- Removal of existing deteriorated outhouse</li> <li>- Walls of dilapidated bathroom walls demolished and rebuilt</li> <li>- Replacement of laundry</li> <li>- New timber framed window to existing opening in kitchen</li> <li>- New front door and steel security grilled door fire passage lockset</li> <li>- Porch painted;</li> <li>- Façade repainted according to attached colour scheme;</li> <li>- Repainted: walls, masonry fence (rose pink), masonry details, heads,</li> </ul>

			sills, verandah framing, fascias and barges (manilla), joinery, paving (French grey), ironwork (brunswick green), verandah, soffits (eau de nil)
102	No development applications found	N/A	N/A
103	U03/00777	25 June, 2003	<ul style="list-style-type: none"> <li>- Removal and placement of new floor tiles on porch,</li> <li>- New security guard door to entrance, - -</li> <li>- New timber window to living room, - kitchen and laundry,</li> <li>- New architraves to bathroom window, - -</li> <li>- New timber window of second floor bathroom,</li> <li>- Repainted verandah balustrade, -</li> <li>- Refurbished doors to verandah;</li> </ul> <p>Repainted: walls, masonry fence (rose pink), masonry details, heads, sills, verandah framing, fascias and barges (manilla), joinery, paving (French grey), ironwork (brunswick green), verandah, soffits (eau de nil) Figures 4.9 and 4.10 illustrate this colour scheme.</p>

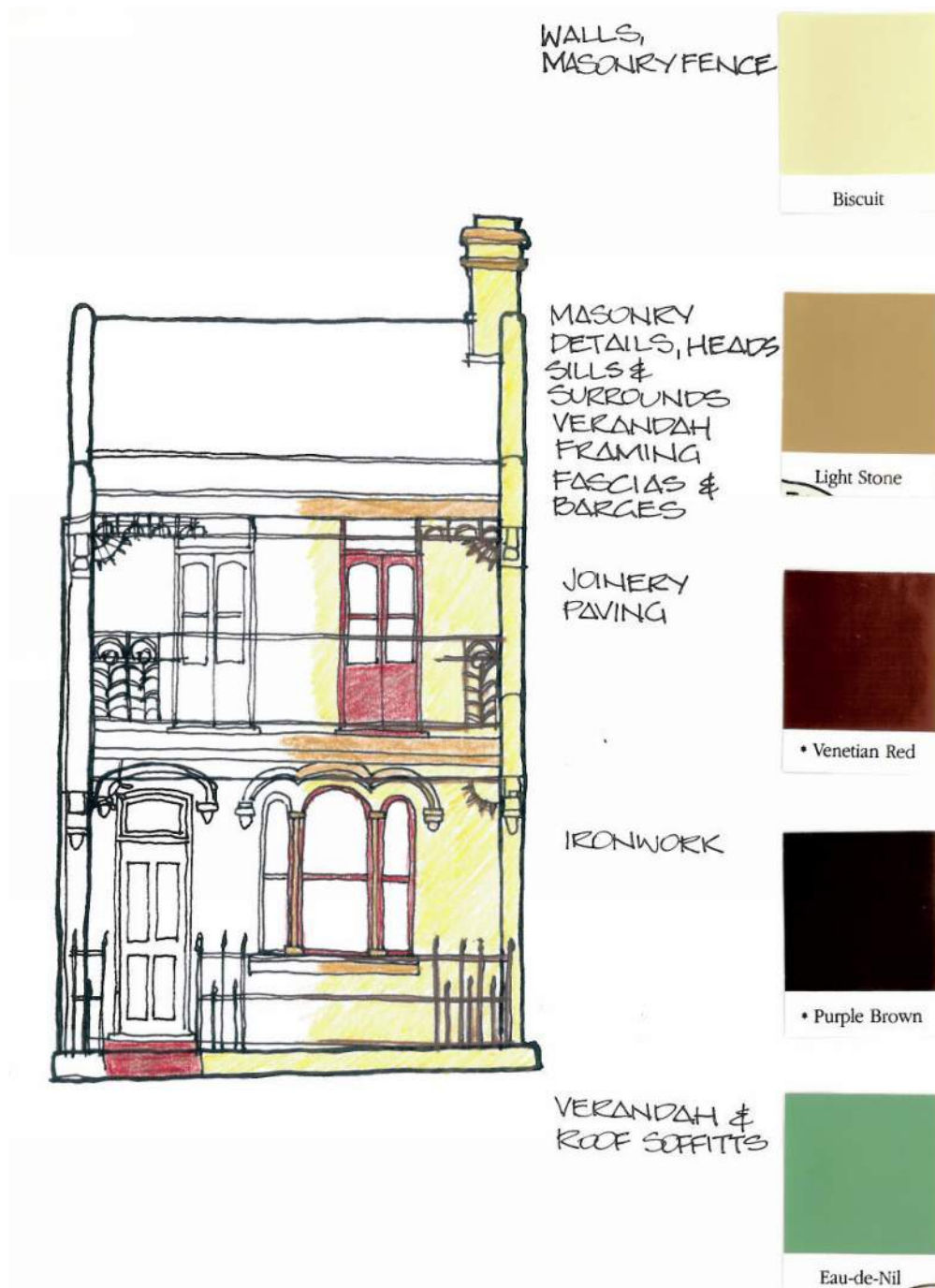
**Table 4.1.** Additions and alterations to Nos. 95-103 (excluding 97) Darlington Rd.







**Figure 4.9.** Proposed Colour Scheme 1 from June 2003 for Nos. 95-103 (excluding No. 97) Darlington Road.

(Source: INSITE Architecture and Design Pty. Ltd., Sydney, City of Sydney Council Archives, File No. 2011647, Retrieved 12 June 2008.)



**Figure 4.10.** Proposed Colour Scheme 2 for Nos. 95-103 (excluding No. 97) Darlington Road.  
(Source: INSITE Architecture and Design Pty. Ltd., Sydney, City of Sydney Council Archives,  
File No. 2011647, Retrieved 12 June 2008.)

### Illustrated Fabric Additions and Alterations

Alteration	Image
<p>Only terrace Nos. 95, 99, 102, and 103 have their original Victorian lace veranda decor. The other terraces have either replacement cast iron lace of a different pattern or replacement aluminium lace.</p>	 <p><b>Figure 4.11.</b> Replacement aluminium lace on terrace No. 96 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>Small tin garden sheds have been added to the back yard landscape of the terraces.</p>	 <p><b>Figure 4.11.</b> Small shed behind terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008.)</p>

Alteration	Image
<p>Internal air conditioning to one room requires the intrusive air vent to protrude from an upper storey window.</p>	 <p><b>Figure 4.12.</b> Air conditioner behind terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>The original back timber fence has been replaced in many of the houses.</p>	 <p><b>Figure 4.13.</b> Fencing behind terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008.)</p>



Alteration	Image
<p>Various forms of security measures such as the window bars are recent additions to the terrace houses due to the increase of crime within the area.</p>	 <p><b>Figure 4.14.</b> Window bars on terrace No. 98 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>The modern toilet is an addition to the terraces. The brickwork also appears fresh suggesting the addition of the whole room to the back of the house.</p> <p>Original waste disposal was carried out through the back outhouse, close to the lane for the night soil collection.</p>	 <p><b>Figure 4.15.</b> Outdoor toilet behind terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008.)</p>



**Table 4.1.** Alterations and Additions.





#### 4.4 Fabric Condition

The Darlington Road terraces are over one hundred and twenty years old. Although they are structurally quite well intact, there are a few structural issues as well as general wear and tear, which were noted for the development of this conservation management plan. A series of photographic observations were recorded to highlight some issues and give a basic overview of the general condition of the terraces. The following table illustrates the general fabric condition:

**Fabric Condition Table**

Fabric Condition	Image
<p>Damage is evident in the external render. This could also be possibly caused by subsidence of the foundation.</p>	 <p><b>Figure 4.16.</b> Cracks in render of terrace No. 103 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>The tiles are in rough shape on some of the verandahs as there are several missing tiles and some of the tiles are lifting off of the verandah. The original tiles are for the most part still present; however they are not necessarily affixed to the verandahs.</p> <p>The tessellated pattern is still distinguishable and present on many of the verandahs. Many of the original tiles are present and affixed.</p>	 <p><b>Figure 4.17.</b> Lifting and missing encaustic tessellated tiles in front of terrace No. 96 Darlington Road. (Source: Janice Hogg, April 2008.)</p>

Fabric Condition	Image
<p>The wrought iron fencing generally in good condition with the finials present on all fences except the fence in front of terrace No. 100 Darlington Road. Some of the fencing is rusting and missing paint. The fence is painted dark green in front of all terraces in the row except for terrace No. 98 which is painted white.</p>	 <p><b>Figure 4.18.</b> Rusting and missing paint on fencing in front of terrace No. 98 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>Major cracks in the concrete slabs of the backyard are visible. The most likely cause would be laying concrete over an uneven surface, causing the slab to crack and break over time.</p>	 <p><b>Figure 4.19.</b> Cracks in paving behind terrace No. 101 Darlington Road. (Source: Janice Hogg, April 2008.)</p>

**Table 4.2.** Analysis of fabric condition.

## 5.0 ARCHITECTURAL STYLE AND TYPE

### 5.1 Victorian- Italianate Style

The terraces are built in a late nineteenth century Victorian- Italianate style of architecture.<sup>58</sup> Victorian architecture is typical of the late nineteenth century and extended into the early twentieth century.<sup>59</sup> Victorian style terraces boast decorative elements that create a sense of elegance.

The brickwork was covered in stucco and lined out to emulate ashlar masonry. Stucco was also used to enrich the appearance of the façade by creating mouldings and decorative elements that played with the natural sunlight to create deep rich shadows, thus creating depth on otherwise two dimensional surfaces. Rendering the brickwork offered a twofold advantage, firstly creating an impressive façade and then protecting the brickwork from water damage. The stuccoed brickwork was painted with earthy such as creams, and a range of brown hues. The natural walls were contrasted with bold trim colours, embellishing the grandeur of the façade.<sup>60</sup>

A definitive element of Victorian style terraces is the cast iron material, delicately sculpted into ornamental 'lace'.

No other building material characterized the Victorian terrace house so completely and so distinctively as decorative cast iron. Often this material has been properly called 'iron lace' or even 'Sydney lace' and has prompted some architectural historians to invent a new stylistic term to herald its use, 'Victorian filigree'.<sup>61</sup>

Victorian period terraces boast this cast iron lace most commonly on their verandas. In some cases the lace was used to create decorative posts for the veranda and brackets. The fence work and gates were often constructed of wrought and cast iron.<sup>62</sup> Some terraces even used cast iron to create skyline silhouettes by putting a decorative "cresting along the roof ridge"<sup>63</sup>

The interior of Victorian style terraces was embellished with substantial stair case railings and decorative joinery. Ceiling rosettes are an example of interior moulding that displays the elegance of the Victorian style.<sup>64</sup>

The Italianate style came in with a reversion to more classical themes such as arched windows and doors along with a more superfluous level of ornament seen in organic floral cast iron lattice work on upper balconies, turned timber window posts and intricately moulded window plinths and chimney decorations. 'The round-headed sash windows and the carvetto mouldings on the chimney stacks foreshadow the Italianate style.'<sup>65</sup>

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<sup>58</sup> Heritage Branch. *Local Environmental Plan*: [http://www.heritage.nsw.gov.au/07\\_subnav\\_04\\_1.cfm](http://www.heritage.nsw.gov.au/07_subnav_04_1.cfm), Retrieved April 2008.

<sup>59</sup> Trevor Howells and Colleen Morris, *Terrace Houses in Australia*, New South Wales: Lansdowne Publishing, 1999, p 10.

<sup>60</sup> Howells and Morris, *Terrace Houses in Australia*, p 42.

<sup>61</sup> Howells and Morris, *Terrace Houses in Australia*, p 42.

<sup>62</sup> Howells and Morris, *Terrace Houses in Australia*, pp 42-44.





<sup>63</sup> Howells and Morris, *Terrace Houses in Australia*, p 44.

<sup>64</sup> Howells and Morris, *Terrace Houses in Australia*, p 46.

<sup>65</sup> Bernard and Kate Smith, *The Architectural character of Glebe Sydney* p. 41

It should be noted that while the Victorian and Italianate styles of architecture are in their natures decorative, the terraces in analysis are still essentially workers cottages which typically would not have the high level of ornament and decoration that wealthier establishments of the time period would display. The elements displayed on these terraces are in their nature of a simple Victorian- Italianate style as indicated by the descriptions in the following table:

**Victorian-Italianate Analysis Table**

Description	Images	
<p>The frame of the window in Figure 5.0 is essentially square cut; however the decoration of the sill, decorative timber piece and turned timber posts reflect a more decorative flamboyant allowance which characterise Italianate terraces.</p> <p>The Italianate style is represented by the arched window panes of the French doors and organic design of the cast iron balcony lattice.</p>	 <p><b>Figure 5.0.</b> Front window on terrace No. 95 Darlington Road. (Source: Janice Hogg, April 2008.)</p>	 <p><b>Figure 5.1.</b> Italianate style doors on terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008.)</p>
<p>The decorative masonry mouldings in Figure 5.2 and the expressed decorative protrusion from the party wall at the balcony in Figure 5.3 are also elements representative of the Italianate terrace style.</p>	 <p><b>Figure 5.2.</b> Decorative mouldings on terrace No.101 Darlington Road. (Source: Janice Hogg, April 2008.)</p>	 <p><b>Figure 5.3.</b> Decorative moulding on party wall on terrace No. 95 Darlington Road. (Source: Janice Hogg, April 2008.)</p>

**Table 5.0.** Comparative analysis of Victorian- Italianate architecture.

## 5.2 Terrace Houses

The name of an architect has yet to be recovered however the terraces are part of a subdivision plan by F.H. Reuss Junior.<sup>66</sup> Terrace houses are found throughout Australia and capture the characteristic of late nineteenth century architecture as they facilitate people to live close to their place of work. The built structure is an efficient use of land as it has a minimal footprint and is built upwards, typically as structures of two to five storeys.<sup>67</sup>

Australian terraces are categorized under five architectural styles which include: "Georgian, Regency, Early Victorian, Boom Style, and Federation"<sup>68</sup> though it is difficult to accurately classify terraces.<sup>69</sup> The late nineteenth century experienced a rapid population increase; the abundance of the Victorian style terrace grew with the population. The Boom style took over as the size of houses increased alongside the decorative embellishments. Attention to garden detail became prominent during the late nineteenth century and was seen through the turn of the century. The back garden was traditionally functional as this was where the laundry and washroom facilities were located. A fruit tree may be present with some floral arrangements. As the nineteenth century wore on decorative vegetation was added.<sup>70</sup>

The terrace house began to be seen in a negative light by the late nineteenth century. Building regulations and lifestyle changes eventually ended the terrace's life in the early twentieth century as "some civic leaders saw the terrace house as a major cause of urban, even moral decay"<sup>71</sup> halting and forbidding the production of terraces altogether. The Victorian- Italianate style terraces are common as an architectural typology in the neighbouring suburbs such as Glebe and Chippendale. Terrace No. 95 has Italianate detailing on the front window which is found in many terraces in Glebe. Characteristic of Italianate detailing, both the Darlington Road terraces and terraces located in Glebe have arched upper windows. In general the façade and organisation of windows are of a similar proportion to local terrace houses in Glebe and Chippendale. These characteristics are illustrated in the following comparative analysis table:

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<sup>66</sup>University of Sydney, *Search Paper*. University of Sydney CIS Investment and Capitol Management Department.

<sup>67</sup>Howells and Morris, *Terrace Houses in Australia*, p 6.

<sup>68</sup>Howells and Morris, *Terrace Houses in Australia*, p 8.


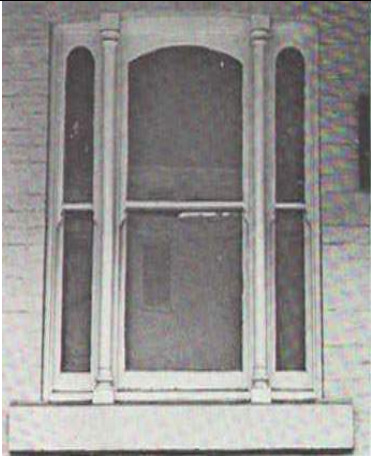
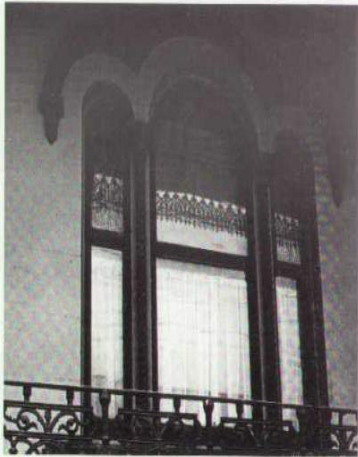
<sup>69</sup>Howells and Morris, *Terrace Houses in Australia*, pp 6-8.




<sup>70</sup>Howells and Morris, *Terrace Houses in Australia*, p 10.




<sup>71</sup>Howells and Morris, *Terrace Houses in Australia*, p 64.





### Terrace House Comparative Analysis Table

Description	Items of Comparison	
<p>This square cut window frame in Figure 5.4 represents the basic necessity of a window. The decorative timber piece and turned timber posts reflect the Italianate influence beginning to shine through. These elements are a more decorative flamboyant allowance which is characteristic of Italianate terraces such as that of the Italianate terrace house in Glebe shown in Figure 47.</p> <p>A more elaborate form of the Italianate ornaments can be seen displayed in Figure 5.5.</p>	95 to 103 Darlington Road	Glebe terrace houses
	 <p><b>Figure 5.4.</b> Front window on terrace No. 95 Darlington Road. (Source: Janice Hogg, April 2008.)</p>	 <p><b>Figure 5.5</b> Italianate style window, 35 Leichhardt Street, 1876. (Source: Smith, <i>The Architectural character of Glebe Sydney</i> p. 34.)</p>
<p>The high round arches and plaster moulding above the window frame along with the turned timber posts are an example of a more elaborate and wealthier Italianate style.</p>		 <p><b>Figure 5.6.</b> Triple light window, ground floor, Magnolia terrace, 1879. (Source: Smith, <i>The Architectural Character of Glebe Sydney</i> p. 87.)</p>

Description	Items of Comparison	
<p>Figure 5.7 shows classical arches of the Italianate style represented on the French doors and the organic design of the cast iron balcony lattice; a flowery diversion from the previous straight cast iron elements characteristic of French style fences.</p> <p>The windows and balconies on the terraces at 95 to 103 Darlington road are almost exactly replicated on the examples given in Figures 5.8 and 5.9 which are found on terraces in Glebe.</p> <p>The Italianate style with post is displayed in the windows in Figure 5.10.</p>	<b>95 to 103 Darlington Road</b>	<b>Glebe terrace houses</b>
	 <p><b>Figure 5.7.</b> Victorian lace work on terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008.)</p>	 <p><b>Figure 5.8.</b> French windows Avoca terrace, 1877. (Source: Smith, <i>The Architectural Character of Glebe Sydney</i> p. 82.)</p>  <p><b>Figure 5.9.</b> Second storey windows, Magnolia Terrace, 1879. (Source: Smith, <i>The Architectural Character of Glebe Sydney</i> p. 87.)</p>

Description	Items of Comparison	
<p>The façade and organization of windows and the window to wall ratio of the Darlington Road terrace in Figure 5.10 is similarly represented in the 1865 post regency terrace in Figure 5.11.</p> <p>Figure 5.12 displays a terrace with more immediate street frontage, lacking a front garden. Similar attributes as discussed above are evident.</p>	95 to 103 Darlington Road	Local Terrace Houses
		
	<p><b>Figure 5.10.</b> Terrace No. 96 Darlington Road. (Source: Janice Hogg, April 2008.)</p>	<p><b>Figure 5.11.</b> 44 Derwent Street post regency terrace house – ca. 1865. (Source: Smith, <i>The Architectural Character of Glebe Sydney</i> p. 42.)</p>  <p><b>Figure 5.12.</b> 58– 62 Darghan Street. 1881– 82 post regency terrace. (Source: Smith, <i>The Architectural Character of Glebe Sydney</i> p. 42.)</p>

Description	Items of Comparison	
<p>The streetscape created by the stepped Italianate terraces on Darlington Road are reflected in streets in surrounding suburbs such as that displayed in Figure 5.13. This is a later and more elaborate Italianate terrace row.</p>	<b>95 to 103 Darlington Road</b>	<b>Local Terrace Houses</b>
	 <p><b>Figure 5.13.</b> From left to right: Terrace Nos. 96, 97, 98, 99, 100, 101, 102, 103 Darlington Road. (Source: Janice Hogg, April 2008.)</p>	
	 <p><b>Figure 5.14.</b> Magnolia terrace 272 – 280 Bridge Road. Built by Andrew McGovisk, 1879. Italianate party wall type. (Source: Smith, <i>The Architectural Character of Glebe Sydney</i> p. 87.)</p>	

**Table 5.1.** Analysis of Darlington Road terraces against terraces in Darlington Glebe, and Chippendale.

## 6.0 ASSESSMENT OF SIGNIFICANCE

### 6.1 Historical Themes

The terraces embrace a selection of historical themes. The Australian and New South Wales themes are correlated below with an explanation of how the terraces meet the criteria of each applicable theme.

Australian Theme	New South Wales Theme
Building settlements, towns and cities	Towns, suburbs, villages (town plan, streetscape, concentrations of urban functions, subdivision pattern)
	Land tenure (subdivision pattern)
	Utilities
	Accommodation
Educating	Education (university campus)
Developing Australia's cultural life	Domestic life (Domestic artefact)

**Table 6.0.** Applicable themes to Nos. 95 through 103 (excluding No. 97) Darlington Road.

*Australian theme: Building Settlements, towns and cities*

*New South Wales theme: Towns, suburbs and villages*

The terraces form a vital part of the terrace house streetscape of Darlington Road which they are collectively part of and represent historical stepped terrace street frontages. They are representative of concentrations of urban functions from the late nineteenth century for dense working class housing concentrated within close proximity to an industrial employment hub. Mid to late nineteenth century land subdivision patterns are represented by the long line of terraces, originally double loaded onto a rear access lane. These subdivision patterns (based on a rear service lane for entrance to property and utility) are indicative of historical residential subdivision patterns employed during the late nineteenth century.

*Australian theme: Building Settlements*

*New South Wales theme: Land tenure*

The terraces display the nineteenth century subdivision patterns of land use for dense working class housing in the inner city for the mid to late nineteenth century period, as discussed above.

*Australian Theme: Building settlements, towns and cities*

*NSW Theme: Utilities*

The existence of the original outhouse in the back yard plot of terrace number 98 displays the function of the back lane as a utility of the nineteenth century for the night soil cart; an early method of disposal of human waste prior to the installation of reticulated sewage to the terraces in 1885.

*Australian theme: Building settlements, towns and cities*

*New South Wales theme: Accommodation*



The terraces are an example of Victorian-Italianate style terrace accommodation for working class occupants from 1880 to 1930. The terraces served as accommodation for local working class families during the population increase in Darlington as a suburb and represent the function of providing accommodation for families within close proximity to their worksites. The terraces currently accommodate Sydney University students. It is speculated that the terraces were rental properties from the time of construction until the University of Sydney acquired them.

*Australian theme: Educating*

*New South Wales theme: Education*

Terraces 95 to 103 Darlington Road form part of the University of Sydney Darlington Campus. They provide for a mixture of uses associated with the university such as student and office accommodation. In their immediate context the terraces as a building type are dwarfed and singular in comparison to the large scale buildings that have been built upon now demolished terrace lots. It is in this context that the terraces 95 to 103 and their partaking in the Darlington Road streetscape are a significant and uncommon part of the University of Sydney campus. The terraces also demonstrate the expansion of the University into surrounding residential areas after World War II.

*Australian theme: Developing Australia's cultural life*

*New South Wales theme: Domestic life*

Terraces 95 to 103 Darlington Road provide an example of late nineteenth century domestic life by the spatial organization of the interiors, with a shotgun barrel hallway running the length of one side of the terrace and spaces coming off the main access. The back garden plot and outhouse featured also display evidence of domestic life in the 1880s, by the large back land plot to allow for vegetable gardens and outdoor toilet in one corner.

The terraces as centralized dense working class housing are an example of the connection with activities associated with creating, maintaining, living in and working around houses and institutions.

## 6.2 Assessment of Cultural Significance

### *Criterion (a) Historical Significance*

*An item is important in the course, or pattern, (OR of the local area's cultural or natural history) local significance.*<sup>72</sup>

The terrace houses meet this criterion. The houses demonstrate evidence of late nineteenth century subdivision patterns of terrace housing. The terraces are an example of late nineteenth century working class housing. The building style of the terrace house is conducive to housing many people in close proximity to their place of employment as it allows for the closest possible housing style that can be built laterally. This housing style shaped the Darlington Suburb in its early development and allowed for a population boom as workers flooded to the area to work on the Eveleigh Railway yard. Because Darlington was the site of a major expansion of the University in Post-war Sydney, the terraces also reflect important changes in the history of tertiary education in Australia.

### *Criterion (b) Historical Association*

*An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (OR in the cultural or natural history of the local area).*<sup>73</sup>

The terraces do not likely fall under this category; the only notable association is with the land they are located on as it is the first land grant within the area. This grant was awarded to William Hutchinson who was a British convict that was transported to the Australian colonies and became a prominent public servant, businessman, and landowner. Hutchinson is not a key figure in the history of New South Wales and there is no connection between him and the construction of the terraces themselves.

### *Criterion (c) Aesthetic Significance*

*An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (OR in the local area)*<sup>74</sup>

The terraces meet this criterion. The terrace houses form a significant part of the Darlington Road streetscape. Since the strip is large and intact it makes for a rather large vista that is indicative of the Victorian- Italianate style terrace development. The terraces are also representative of aesthetic characteristics of late nineteenth century Italianate terrace house architecture. A prominent contextual feature within the area is the polychrome brick wall with stone quoins which was constructed along Old Newtown Road (now Darlington Road from 1885). The terraces' aesthetic significance is heightened by the view of this wall which holds landmark qualities.

### *Criterion (d) Cultural, Spiritual, and Social Significance*

*An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (state significance OR local significance)*<sup>75</sup>

The terraces do not likely meet this criterion. There is likely to be little connection to indigenous cultural and spiritual history.

### *Criterion (e) Scientific/ Archaeological Significance*

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<sup>72</sup> NSW Heritage Office, *NSW Heritage Manual, Assessing Heritage Significance*, Crown Copyright, 2001, p 12.

<sup>73</sup> NSW Heritage Office, *NSW Heritage Manual*, p 14.

<sup>74</sup> NSW Heritage Office, *NSW Heritage Manual*, p 16.

<sup>75</sup> NSW Heritage Office, *NSW Heritage Manual*, p18.

*An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (OR and understanding of the area's cultural or natural history).*<sup>76</sup>

The terraces do not likely meet this criterion. According to the Casey and Lowe Archaeological Assessment however, undertaken in 1997, there are surrounding sites around the study area which contain archaeological structures, features and deposits that can make a limited contribution to research into various research questions. These research questions include alienation of land in colonial Sydney and land use patterns, the development of an industrial urbanised working class, poor to middle class living and working conditions to name a few.<sup>77</sup> The Casey and Lowe report indicates low to moderate research potential of the study area.

There is possible undisturbed archaeological evidence beneath the buildings and the surface of the back gardens as well; however the assessment conducted by Casey and Lowe concludes that the presence of such evidence would not likely contribute information which no other site can. An area with parallel residential expansion in the late nineteenth century was in Pyrmont and Ultimo. Recent excavations in Pyrmont found substantial archaeological remains from the 1860s. The main remains were house footings, demolition deposits, substantial underfloor deposits the kitchens and construction deposits. The research potential of this site lays in these underfloor deposits and an analysis of the urban form. The archaeological assessment states that the later date of the construction of the Darlington Road houses means that their potential is somewhat less than the Pyrmont remains.<sup>78</sup>

*Criterion (f) Rarity*

*An item possesses uncommon, rare or endangered aspects of cultural or natural history (NSW OR local significance)*<sup>79</sup>

The terraces do not likely meet this criterion. The terraces are not a rare architectural typology in NSW or even in Darlington; however many houses have been replaced or torn down and the Darlington suburb has lost many of the terraces that housed the original population boom during the rapid increase of the late nineteenth century. It can be argued that the Victorian style terrace house could be considered under threat in the Darlington area; however neighbouring suburbs such as Glebe and Chippendale boast several rows of terrace houses making the terrace house typology quite prominent in the vicinity of the University of Sydney, though a rare building type on the Campus itself.

*Criterion (g) Representative Significance*

*An item is important in demonstrating the principal characteristic of a class of NSW's*

- *Cultural or natural places; or*
- *Cultural or natural environments.*

*(Or a class of the local area's)*

- *Cultural or natural places; or*
- *Cultural or natural environments.*

The terraces meet this criterion. The terraces have attributes which represent typical mid to late nineteenth century simple Italianate style housing in Australia. It can be said therefore that the

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<sup>76</sup> NSW Heritage Office, *NSW Heritage Manual*, p20.

<sup>77</sup> Casey and Lowe Associates, *Archaeological Assessment: Sections of the Darlington Campus*; p 22.

<sup>78</sup> Casey and Lowe Associates, *Archaeological Assessment: Sections of the Darlington Campus*; p 19.

<sup>79</sup> NSW Heritage Office, *NSW Heritage Manual*, p 22.

terraces have representative significance as an example of well preserved, intact Victorian worker's housing.

The planning layout of the terraces represents the planning methods and subdivision patterns employed in this time. The terraces also add to the late nineteenth century streetscape created by the 1880s design in conjunction with the surroundings of Darlington Road.

### 6.3 Grading and Significance of Building Fabric and Landscape Elements

Elements of the building fabric and landscape have been assessed and graded according to the methods used in the NSW Heritage Manual. Appendix 2 features plans for each terrace in the study row that identify the significant fabric elements with colours. The following table identifies and grades the significant elements of the building and site.

#### Grading of Significant Fabric and Landscape Elements

Level of Significance	Building or Site Element
<b>Exceptional Significance</b>  This refers to building fabric and spaces, and cultural and natural elements, that are either rare or outstanding, integral to the original design and that provide indications of important former uses.	N/A
<b>High Significance</b>  This level refers to building fabric and spaces, and cultural and natural elements that are integral to the design of the buildings and landscape, and that provide an indication of the former uses of the place. This category includes original fabric and landscape design elements, as well as alterations that do not detract from significance. These are elements that should be conserved.	The building and landscape elements that comprise the terraces and are largely unaltered include: External <ul style="list-style-type: none"><li>- Original decorative cast iron Victorian Lace;</li><li>- Original encaustic tessellated tiles;</li><li>- original wrought iron palisade fencing with cast iron finials; and</li><li>- Rendered brickwork.</li></ul> Internal <ul style="list-style-type: none"><li>- Ceilings, cornices, joinery, flooring;</li><li>- Fireplaces (covered and not in use);</li><li>- Victorian windows and doors; and</li><li>- Double staircases and archways.</li></ul>

Level of Significance	Building or Site Element
<p><b>Moderate Significance</b></p> <p>This category includes modifications to buildings and landscape that indicate the changes in use of the buildings, spaces and landscape over time. Conservation of items in this category may include adaptation or reconstruction to improve conservation of items of considerable significance.</p>	<p>The bathrooms have moved indoors for several of the terraces and many of the buildings have rear additions. These do not detract from the buildings but allow them to have changed with lifestyles over time.</p> <p>Replacement of floorboards on balconies and corrugated steel verandah roofs</p>
<p><b>Little Significance</b></p> <p>Elements in this category have little or virtually no heritage significance. It includes recent modifications that do not harm the original fabric and landscape and are difficult to interpret. Acceptable options for this category may include retention, recycling and replacement by new construction or plantings in a way that has minimal adverse effect on categories of some significance and higher.</p>	<p>Elements that do not harm the terraces and are difficult to interpret include:</p> <ul style="list-style-type: none"> <li>- Refitted kitchens, new paintwork; and</li> <li>- Rear plantations.</li> </ul>
<p><b>Intrusive</b></p> <p>This category includes building fabric or landscape elements whose introduction has resulted in damage to significant elements. It includes visually intrusive elements that obscure the reading of the significant uses and periods of development of the building or landscape element. The preferred option for items marked “intrusive” is for removal or modification in such a way that their adverse effect is eliminated.</p>	<p>Elements that detract from the significance of the terraces include:</p> <ul style="list-style-type: none"> <li>- External air- conditioning units and ducts;</li> <li>- Backyard sheds, extensions and outdoor toilets added after original construction;</li> <li>- Large Bottlebrush tree in front of terrace number 100 obstructs clear view of external fabric and rows the view to the Institute wall;</li> <li>- Notch in architrave on terrace No. 103;</li> <li>- Television antenna on No. 100; and</li> <li>- Contrasting coloured downpipes on terrace Nos. 95 and 100.</li> </ul>

**Table 6.1.** Grading of significant elements of Nos. 95-103 (excluding No. 97) Darlington Road.



#### **6.4 Statement of Significance**

The Darlington Road Terrace houses Nos. 95-103 have significance at a local level. The row is representative of a significant part of a late nineteenth century subdivision; it forms an example of the housing style that was best suited for working class lifestyles with its proximity to a large employer such as the Eveleigh Railway yard. The building fabric is in good condition with the original stuccoed façade and some of the original Victorian Lace and tile work. The structures remain as a large and intact representation of late nineteenth century architecture in the Victorian- Italianate style. The building uses reflect important changes in the history of tertiary education in Australia from the 1950s, related to the increasing role of the Commonwealth in funding the sector.

## 7.0 ISSUES, OBLIGATIONS, AND OPPORTUNITIES

### 7.1 Cultural Significance

The following table identifies issues, obligations and opportunities arising out of Cultural Significance for Nos. 95-103 (excluding No. 97) Darlington Road:

Criterion	Description	Obligation	Opportunities
A Historical	<p>Provides physical evidence of original Darlington subdivision patterns;</p> <p>Reflects important changes in the history of tertiary education in Australia; and</p> <p>Terraces allowed for working class housing for workers of the Eveleigh Railway yard and other nearby industrial facilities.</p>	Conserve lot boundary/ composite cartilage;	<p>Ensure the row has single ownership and curtilage in the event that No. 97 becomes available for sale;</p> <p>Interpretation and education of the site history; and</p> <p>Develop compatible future uses.</p>
B Historical Association	N/A	N/A	N/A
C Aesthetic	<p>The terraces are aesthetically significant as they demonstrate late nineteenth century Victorian- Italianate style architecture.</p> <p>The terraces contribute to the Darlington Road streetscape as an intact example of Victorian-Italianate architecture.</p>	<p>To conserve the architecture of the buildings to promote architectural integrity and structural authenticity;</p> <p>Conserve the external fabric of the terraces;</p> <p>The internal fabric may be conserved;</p> <p>Maintain views from the terraces of the Institute Wall on the opposite side of Darlington Road;</p>	<p>Analysis and interpretation of structural integrity and external fabric;</p> <p>Cyclical maintenance and assessment;</p> <p>Repair structural faults;</p> <p>Establish a consistent and appropriate external colour scheme;</p> <p>Missing fabric may be reinstated where feasible to maintain original Victorian-</p>

		and Promote visual and aesthetic continuity between the terraces.	Italianate features and streetscape; Removal of intrusive vegetation which obstructs views.
D Social	N/A	N/A	N/A
E Scientific/ Technical	Has little archaeological potential or research potential	Site excavation before any development to ensure there is no viable aboriginal or colonial archaeological evidence.	N/A
F Rarity	N/A	N/A	N/A
G Representative	<p>The terraces have attributes which represent mid to late nineteenth century Italianate style housing in Australia;</p> <p>The planning layout of the terraces represent the planning methods and subdivision patterns employed in this time; and</p> <p>The terraces are representative of working class terrace housing in the late nineteenth century.</p>	Exterior original fabric to be conserved;	Adaptation and alteration of interior may be permitted.

**Table 7.0.** Issues Obligations and Opportunities arising out of Cultural Significance.

## 7.2 Statutory and Non-Statutory Controls and Organisations

### 7.2.0 Commonwealth

The following table identifies obligations and opportunities arising out of Statutory, Non-Statutory controls, and organisations for Nos. 95-103 (excluding No. 97) Darlington Road:

Act/Code	Explanation/ Description	Obligations	Opportunities
Australian Heritage Council Act 2003	<p>This Act establishes the Australian Heritage Council, whose functions are:</p> <p>To make assessments under Divisions 1A and 3A of Part 15 of the EPBC Act 1999;</p> <p>To advise the Minister on conserving and protecting places included, or being considered for inclusion, in the National Heritage List or Commonwealth Heritage List;</p> <p>To nominate places for inclusion in the National Heritage List or Commonwealth Heritage List;</p> <p>To advise the Minister on a range of matters relating to heritage;</p> <p>To promote the identification, assessment, conservation and monitoring of</p>	No Statutory obligations arise from this listing.	N/A

	<p>heritage;</p> <p>To keep the Register of the National Estate;</p> <p>To organise and engage in research and investigations necessary for the performance of its functions;</p> <p>To provide advice directly to any person or body or agency either of its own initiative or at the request of the Minister; and</p> <p>To make reports as outlined in the Act.</p> <p>The terraces are listed in the Register of the National Estate.</p>		
<p>Disability Discrimination Act 1992</p>	<p>The objectives of this Act include to eliminate, as far as possible discrimination against persons on the ground of disability in the areas of:</p> <p>Work;</p> <p>Access to premises; and</p> <p>The provision of goods, facilities and services.</p>	<p>The provision of access requirements and provisions for persons with a disability would have a negative impact on the significant fabric.</p>	<p>Provide alternative student accommodation elsewhere on campus with disabled provisions and services.</p>

**Table 7.1.** Obligations and opportunities arising out of Statutory, Non-Statutory controls, and organisations for Nos. 95-103 (excluding No. 97) Darlington Road.



### 7.2.1 State

The following table identifies obligations and opportunities arising out of State controls, and organisations for Nos. 95-103 (excluding No. 97) Darlington Road:

Act/Code	Explanation/ Description	Obligations	Opportunities
NSW Heritage Act 1977	<p>The NSW <i>Heritage Act 1977</i> requires State government agencies to prepare a register of heritage property under their control (the S.170 register), to properly manage them on behalf of the community, and to report on their condition in their annual reports. Section 170A aims to integrate heritage conservation into asset management from the strategic planning level right down to the routine maintenance, in accordance with the Total Asset Management Guidelines prepared by the Department of Public Works and Services. A component of the TAM guidelines deals specifically with Heritage Asset Management.</p> <p>Section 4a is relevant as it deals with heritage significance interpretation. i.e. local heritage significance;</p>	Have the Darlington Road Terrace houses listed on the University of Sydney's Section 170 Register.	The Golden Grove terrace is of local significance only. It does not demonstrate significant cultural significance to warrant its inclusion on the State Heritage Register.

	<p>118 - Minimum standards of maintenance and repair; etc.</p> <p>139 - <u>Excavation permit</u> required in certain cases;</p> <p>140 Application for permit;</p> <p>141 Determination of application;</p> <p>142 - <u>Appeals</u> arising from applications for permits;</p> <p>143 Minister's decision;</p> <p>144 Variation or revocation of permit;</p> <p>145 <u>Appeals</u> arising from variation or revocation of permits; and</p> <p>170 Heritage and <u>Conservation</u> Register.</p>		
Environmental Planning and Assessment Act 1979	<p>The Local Environmental Plan 1998 for South Sydney Council (as of Amendment 8, 4 May 2001) includes in <i>Schedule 2—Heritage items</i> including the Darlington Road terraces.</p> <p>Listing number 351 for terrace No. 95 and listing number 352 for terraces 96-</p>	<p>Respect Part 2 of the South Sydney LEP regarding any changes to the terrace houses as it establishes the framework for any future development in the study area;</p> <p>Respect Part 3, Section 15 of the LEP as zoning controls are laid out for zone number 5 – Special Uses. The</p>	Reference the South Sydney LEP in regards to any change of use or conservation management.

	103.	terrace houses fall into this zone category;  Respect Part 4 of the LEP titled "Special Provisions" as it deals with heritage conservation issues for the study area.	
Building Code of Australia (BCA)	To enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity for the benefit of the community now and in the future.	Any changes and alterations must comply with the BCA.	Reference to the BCA by an architect or building expert in relation to any major alteration or restoration of the terrace houses; and  BCA assessment.

**Table 7.2.** Obligations and opportunities arising out of State controls, and organisations for Nos. 95-103 (excluding No. 97) Darlington Road.

### 7.2.2 Non-Statutory

The following table identifies obligations and opportunities arising out of Non- Statutory controls, and organisations for Nos. 95-103 (excluding No. 97) Darlington Road:

Organisation/ Charter	Explanation	Obligations	Opportunities
National Trust of Australia	The National Trust is a community based heritage conservation organisation. It maintains a register of heritage places, and one of its main roles is as an advocate for heritage conservation.	No statutory obligations arise from this listing.	Enlist support of National Trust in the conservation program for the Golden Grove terraces.

	<p>Although listing on the Trust's register carries no statutory power, though the Trust is an effective public advocate in the cause of heritage and calls on substantial community support.</p> <p>The terrace houses are registered with the National Trust</p>		
Australia ICOMOS Burra Charter	<p>The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places)</p> <p>Applicable Articles include:  <i>2-13: Conservation Principles</i> (Includes principles to manage physical change and new works); and  <i>14-33: Conservation Processes</i>            Outlines processes of: retention or reintroduction of a <i>use</i>; retention of <i>associations</i> and <i>meanings</i>; <i>maintenance</i>, <i>preservation</i>, <i>restoration</i>, <i>reconstruction</i>, <i>adaptation</i> and <i>interpretation</i></p>	<p>Maximum amount of identified significant fabric should be conserved;</p> <p>Respect and maintain the row of Darlington Road terrace houses as an intact row of Victorian- Italianate terraces;            Respect and maintain the view to the Institute wall; and</p> <p>Original architectural planning layout should be maintained with minimal alteration.</p>	<p>Best conservation practice in protection of the fabric and setting;</p> <p>Rear additions;</p> <p>Conservation of significant fabric;</p> <p>Removal of intrusive fabric; and</p> <p>Reinterpretation of uses.</p>
RAIA 20 <sup>th</sup> Century Buildings of Significance	A register of notable 20 <sup>th</sup> Century NSW Architecture since	No statutory obligations arise from listing on this	N/A

Register	October 1949.  Terraces not listed	register.	
Institution of Engineers Australia Heritage Register	Since 1984, the institution has placed plaques on selected historic engineering works throughout Australia.  Terraces not listed.	No statutory obligations arise from listing on this register.	N/A
University of Sydney Grounds Conservation Plan	The Grounds conservation plan is the record research and analysis of the built and cultural heritage. It provides the basis for preservation, conservation and maintenance of the University's heritage.	Respect Policies 1-3 that set out the basis of policy development.  Respect Policies 4-6, 13, 15-17 and 22 that provide guidelines for maintenance and future development to ensure future protection of heritage significance.	Restoration and cyclical maintenance to promote structural integrity;  Interpretation;  Future uses as student and small office accommodation for the University of Sydney; and  Recommend the inclusion of the terraces on the University's Section 170 Register.

**Table 7.3.** Obligations and opportunities arising out of Non- Statutory controls, and organisations for Nos. 95-103 (excluding No. 97) Darlington Road.

### 7.3 Physical

#### 7.3.0 Heritage Curtilage and Views

The following table identifies obligations and opportunities arising out of heritage cartilage and views for Nos. 95-103 (excluding No. 97) Darlington Road:

Issues	Obligations/ Constraints	Opportunities
Heritage Curtilage	Protect the integrity of the terraces within the composite curtilage; and  Possible development of parking facility within curtilage.	Alter curtilage to include all terraces from No. 95-103 in the event the privately owned terrace becomes available for sale;  Maintain all terraces within



		the curtilage; and  Create policies to regulate the potential use as a parking facility.
Views	Vista of terrace row to be maintained  View of Institute wall to be retained	Restore and conserve exterior building fabric; and  Potential to open views to the Institute wall and building towers.
Setting	Maintain fabric;  Maintain front and rear yards; and  Maintain rear laneway	Front and rear garden maintenance;  Create policies to retain rear laneway; and  Uncover original curb stones through possible archaeological investigation.

**Table 7.4.** Obligations and opportunities arising out of heritage cartilage and views for Nos. 95-103 (excluding No. 97) Darlington Road.

### 7.3.1 Condition and Integrity of Built Fabric

The following table identifies obligations and opportunities arising out of the condition and integrity of the built fabric for Nos. 95-103 (excluding No. 97) Darlington Road:

Element	Description	Obligation	Opportunities
Exterior	Good condition and fair level of intactness; and  Some intrusive vegetation and fabric.	Preservation and conservation of all remaining identified significant fabric; and  Repair or replacement with like materials.	Interpretation of external fabric;  Restoration and/ or repair of lost significant fabric; and  Removal of intrusive elements.
Exterior additions	Single storey rear additions.	Any changes to the exterior must maintain cultural significance	Rear additions.
Interior	N/A	N/A	Complete the fabric survey with interior

			survey.
Interior alteration (if applicable)	N/A	N/A	Complete the fabric survey with interior survey.
Garden/ Yard	<p>Front gardens are inconsistent and garden beds are raised above edging tiles;</p> <p>Intrusive vegetation in front of terrace No. 100; and</p> <p>Back yards are inconsistent, some are paved, some paving is cracked, and some have trees and gardens.</p>	<p>Maintain clean and consistent terrace vista;</p> <p>Respect height of edging tiles;</p> <p>Ensure the view of the terraces is maintained with appropriate scale vegetation; and</p> <p>Maintain back yards.</p>	<p>Create consistent plantations;</p> <p>Create visual continuity between front gardens;</p> <p>Remove intrusive vegetation;</p> <p>Replace cracked paving where possible and maintain back yards and gardens; and</p> <p>Landscape rear gardens.</p>
Front Path	<p>Paths are in good condition; and</p> <p>Terrace No. 98 paving tiles are lifting, cracked and damaged</p>	Respect authentic fabric and retain original walkway tiles.	<p>Maintain pathways;</p> <p>Repair damaged pathways; and</p> <p>Replace missing fabric.</p>
Front fence	<p>Fences are in good condition, some rusting;</p> <p>Colours are inconsistent; and</p> <p>Finials missing in front of terrace No. 100.</p>	Conserve original palisade fencing.	<p>Repair and repaint rusting areas of fencing; and</p> <p>Replace missing fabric.</p>
Verandah	<p>Terrace Nos. 95, 99, 102, and 103 have original Victorian lace;</p> <p>Terrace No. 98 has cast iron Victorian lace in a replacement</p>	Conserve original Victorian lace.	Create consistency throughout the lacework with a cast iron pattern matching the original Victorian lace.

	<p>pattern;</p> <p>Terrace Nos. 96, 100, and 101 have aluminium Victorian lace; and</p> <p>Floorboards on all terraces are in good condition.</p>		
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**Table 7.5.** Obligations and opportunities arising out of the condition and integrity of the built fabric for Nos. 95-103 (excluding No. 97) Darlington Road.

## 7.4 Obligations and Opportunities Arising out of Client Requirements

### 7.4.0 Stakeholders

The following table identifies stakeholders for the properties No. 95-103 (excluding No. 97) Darlington Road:

Stakeholder	Interest
The University of Sydney	Owner
Campus Infrastructure Services	Manager
Occupant/s	Private tenant in No. 96; and Students living in terraces 95, 99, 101, 102, 103.
Student Body	Major Client of the University; Students that use the Asia-Pacific Headquarters; and Students that use the Marketing and Communications Department.
City of Sydney Council	Consent Authority
Residents of Darlington	Neighbours; and Occupant/s of terrace No. 97.
Heritage Office (NSW Department of Planning)	Cares for and evaluates heritage; and Values the interests of a community.
Redwatch	Community group that monitors

	government involvement in Redfern, Eveleigh, Darlington and Waterloo.
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**Table 7.6.** Stakeholders for the properties No. 95-103 (excluding No. 97) Darlington Road.

#### 7.4.1 Client's Requirements

The following table identifies the responsibilities of the conservation management plan to the client's requirements for the properties No. 95-103 (excluding No. 97) Darlington Road:

Requirement	Obligations/ Constraints	Opportunities
Use	Respect building form and meet the client's needs	Identify appropriate uses and restrict inappropriate uses.
Access	To provide services for persons with disabilities	Create services that accommodate disabilities;  OR  Offer alternative accommodation with such services.
Security	Maintain security while being sensitive to significant fabric and views.	Less obtrusive security bars; and  Alarm systems.
Maintenance	Cost of maintenance;  Campus Infrastructure budget; and  Staff.	Regular maintenance will reduce capitol expenditure over time.
Interpretation	Visual/physical impact;  Location; and  Signage.	Education of occupants to facilitate a sense of identity; and  Engagement of public interest and occupants.
Campus 2010+ Building for the Future Program	Respect the goal to provide accommodation services and a range of student services at the University of Sydney; and  Respect the goal of	Provide accommodation for students and offices that allow for adaptability while respecting the heritage values;  Maintain vista of the terrace

	developing the Darlington and Camperdown campuses into a more aesthetically pleasing and pedestrian friendly environment, while improving the open spaces.	row as a single intact example of late nineteenth century Victorian- Italianate architecture; and  Create a flexible management system that meets the client's needs and respects the heritage values.
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**Table 7.7.** The responsibilities of the conservation management plan to the client's requirements for the properties No. 95-103 (excluding No. 97) Darlington Road.



## **8.0 POLICIES**

### **8.1.0 Primary Conservation Policy**

- i. To conserve the late nineteenth century terrace houses as a continuous and consistent element of the Darlington Road streetscape

#### **8.1.1 Policies for the Approach of Conservation**

- i. To conserve the architecture of the buildings and promote restoration of authentic elements upon undertaking any major alterations.
- ii. To remove intrusive elements and replace with architecturally sensitive elements that compliment and enhance the houses' representation of late nineteenth century Victorian-Italianate style terraces.
- iii. To adopt the principles of the Australia ICOMOS Burra Charter as a guide to all conservation works.

#### **8.1.2 Policy for Use**

##### **8.1.2.1 Current Use**

- i. Restriction of usage to residential and small office accommodation only.

##### **8.1.2.2 Compatible Future Uses**

- a. Compatible future uses for the terraces include small scale commercial or institutional office space, administrative and educational uses, retail, or short or long term residential accommodation.

##### **8.1.2.3 Continual Use and Occupation**

- i. The terraces are to be used and only occupied by appropriately nominated tenants.

##### **8.1.2.4 Action Policy**

Upon the condition that terrace No, 97 becomes available for sale, the University of Sydney is to purchase the property to ensure the row has single ownership and the uses are consistent as student accommodation.

### **8.2.0 Policies for the Fabric**

- i. To conserve the nineteenth century terrace houses as a continuous and consistent element of the Darlington Road streetscape.

### **8.2.1 Original Plan and Configuration**

- i. Any additions to be made must be consistent between all terraces and restricted to the rear of the buildings.

### **8.2.2 Alterations and Additions (External)**

- i. Prohibit verandah enclosure to retain original use of balconies as an outdoor space.
- ii. Restrict any additions to the rear.

### **8.2.3 Structural Integrity**

- i. Undertake a full structural assessment of external envelope by a structural engineer to verify evidence of movement in walls as presented by cracks in render.

### **8.2.4 Monitoring**

- i. Full structural assessment to be carried out every ten years.
- ii. Full fabric analysis to be carried out every ten years.

### **8.2.5 Repair**

- i. Annual complete assessments of building fabric for both exterior and interior to reveal areas of concern.
- ii. After a proper structural assessment has been undertaken and the buildings have been deemed stable or stabilized if necessary by means of underpinning, re-rendering in necessary areas to repair cracked façade may be undertaken.
- iii. Repair of the mosaic encaustic tessellated porches by removing tiles from porches that have lost most of their mosaic and using said tiles to fill in the mosaics that have retained greater amounts of their tiles.
  - a. For the porches that have lost many of their encaustic tessellated tiles and are being used for the purpose of restoring the less damaged mosaics, replace with new tessellated tiles of similar pattern.

### 8.2.6 Schedule of Element Specific Conservation Policies for External Elements

Element	Terrace No.	Significance	Policy
Original decorative cast iron Victorian Lace	95, 99, 102, 103	High	Conserve original Victorian Lace
Original encaustic tessellated tiles	95, 96, 100, 101, 103	High	Conserve mosaic tile work on front porches
Original wrought iron palisade fencing with cast iron finials	All	High	Conserve the wrought iron fence work with cast iron finials
	100		Replace finials on fencing with cast iron elements that match those in the fence row
	98, 102		Repaint corroded fences
Rendered brickwork facade	All	High	Conserve and maintain stuccoed façade.
	95, 103		Repair façade in cracked regions after completion of structural assessment
Chimneys	All	High	Conserve the brickwork and ensure that chimneys of adjoining terraces are painted the same colour
Victorian Windows and Doors	95	High	Conserve original doors
	Yet to be identified		Relocate window bars to the interior side of the window and paint in a dark colour to match the architectural detail.
	99, 103		Repaint window sills or frames in the same matching colour
Sandstone Front Fence Plinths	96, 102, 103	Moderate	Repair cracking in the sandstone plinths of the front yards which support the wrought iron fencing
Verandahs	100	Moderate	Replace timber verandah floorboards that have decay and extensive wearing
Rooves	98, 102	Moderate	Repaint or replace corroded corrugated steel verandah rooves

Element	Terrace No.	Significance	Policy
Front gardens	99, 100	Little	Removal of bottle brush tree in front of terrace No. 100 and large tree in front of terrace No 99.
	96, 98, 99, 101, 102, 103		Conserve edging tiles around front gardens and lower garden beds to ensure the tiles are higher than the beds.
	All		Remove vegetation in front gardens and replace with hedges similar to that in front of house No. 102. Surround the hedges with loose gravel.
Rear Plantations	All	Little	Upon renovation of the back gardens, replace cracked pavement and introduce appropriate plantations.
External air-conditioning units and ducts;	All	Little	Removal of external air conditioning ducts and replacement with stream-line units
Downpipes and ducts	98	Little	Replace corroded downpipe with a new downpipe
	95, 101		Repaint all downpipes the same colour or as close to the same colour as facade
	All		Prohibit verandah enclosure to retain original use of balconies as an outdoor space
Additions	All	Little	Any additions to be made must be consistent between all terraces and restricted to the rear of the buildings.
	All		Prohibit verandah enclosure to retain original use of balconies as an outdoor space
Victorian Cast Iron Balustrade	96, 98, 100, and 101	Missing	Replace to be consistent with the original pattern as displayed on terrace Nos. 95, 99, 102 and 103, and to be rendered from cast iron.
Cast Iron railings	All	Missing	Replace timber railings with cast iron railings.
Encaustic Tessellated Tiles	98, 99, 102	Missing	Replace missing tiles patterns with tiles of similar material and colours.
Finials	100	Missing	Replace on wrought iron fencing with cast iron elements that match those in the fence row.

**Table 8.0.** Schedule of Element Specific Conservation Policies for External Elements.

### **8.2.8 Rationalization of Existing Services**

- i. Replace visible Television aerials with less intrusive elements such as cable.
- ii. Relocate outer electrical boxes to rear of houses.

### **8.2.9 Introduction of New Services**

#### **8.2.11 Communications**

- i. Ensure electronic services such as television and internet are discreet and sensitive to the architecture in cable format.
- ii. Prohibit television antennas and satellite dishes.

#### **8.2.12 Security**

- i. Relocate window bars to the interior side of the window and paint in a dark colour such as black or a dark green that matches the architectural detail.

#### **8.2.13 Air Conditioning and Ventilation**

- i. Remove air conditioning boxes at the rear of the properties and replace with newer streamlined air conditioning units to minimize façade interruption.

#### **8.2.14 Removal of Intrusive Vegetation**

- i. Remove vegetation in all front gardens except house No. 102 and replace with hedges similar to that in front of house No. 102. Surround the hedges with loose gravel.

### **8.3.0 Policies for Curtilage, Setting and Views**

#### **8.3.1 Composite Curtilage**

- i. The broken composite curtilage is to be maintained and the boundaries are to be respected.
  - a. In the event that The University of Sydney purchases No.97, the curtilage of the terraces could then be re-envisaged to include a single composite curtilage rather than the existing broken composite curtilage.

#### **8.3.2 Parking**

- i. The lot boundaries should provide only for the terrace house and front and rear gardens. No provisions should be made for parking facilities within the lot boundaries.

#### **8.3.3 Relationship with Darlington Campus**

- i. Respect the original development patterns of the Darlington suburb by incorporating the original planning strategies into developing areas of the campus.



#### **8.3.4 Views**

- ii. Maintain the view to the Institute wall and ensure an unobstructed view.

#### **8.4.0 Policies for Management of the Site**

##### **8.4.1 New works**

- i. New works should be limited to the rear of the house and be consistent in scale materials and bulk throughout the terrace row.
- ii. No introduction of building materials such as aluminium framed windows, front timber fencing and balustrade, and front dormers.

##### **8.4.2 Archival, Photographic and Measured Drawing Recording**

- i. Existing, and proposed works and repairs are to be archived with Campus Infrastructure Services along with a copy of this Conservation Management Plan
- ii. A full photographic record is to be undertaken of the interior of each terrace house and kept with the archival recordings in Campus Infrastructure Services.
- iii. Complete measured drawings of each terrace are to be made and archived with Campus Infrastructure Services along with a copy of this Conservation Management Plan.

##### **8.4.3 Major Maintenance**

- i. The University of Sydney should prepare a maintenance schedule to manage short and long term issues.

##### **8.4.4 Cyclical Maintenance Plans**

- ii. A structural assessment is to be undertaken every ten years. Any discovered problems with the structure are to be rectified as per the policies in this plan.
- iii. An exterior and interior fabric survey is to be completed every ten years. Any discovered problems with the fabric are to be rectified as per the policies in this plan.

##### **8.4.5 Keeping of Maintenance Records**

- i. Complete reports from the annual inspections are to be archived with Campus Infrastructure Services at the University of Sydney.

##### **8.4.6 Funding**

- i. Any work undertaken on the properties is to be funded by Campus Infrastructure Services at the University of Sydney.

##### **8.4.7 Further Research**

- i. An archaeological assessment is to be undertaken in the event of further development.
- ii. Records as to the alterations to the buildings over time are to be uncovered and archived with the Conservation Management Plan.

- iii. Review catalogues in the Commonwealth Archives of the Victorian lace styles in order to identify the type of lace in the terraces.

#### **8.5.0 Policies for Interpretation of the Site**

- i. Educate the residents of the terrace houses of the cultural significance of these properties to create a sense of place and identity by following policies 5.3 i, ii, iii, iv, and v.

##### **8.5.1 Best Practice**

- i. The principles in the Burra Charter are to be followed upon undertaking any heritage work or development on the site.
- ii. A BCA assessment must be undertaken in the event of any further alteration to the terraces.
- iii. The South Sydney LEP must be referenced in relation to any change of use or conservation management strategy.
- iv. Respect the policies laid out in the University of Sydney Grounds Conservation Management Plan that provide the guidelines for future development and ensure the protection of heritage significance.

##### **8.5.2 Themes for Interpretation**

- i. Promote education on the history of the suburb of Darlington and the University of Sydney's progressive encroachment during its expansion.

##### **8.5.3 Methods of Interpretation**

- i. The inclusion of historical information about the residences on the University website for students seeking on campus accommodation.
- ii. The placement of old historic photographs within the terrace houses showing the original suburb of Darlington before the University's encroachment and the context in which the houses lie.
- iii. The placement of a plaque within the terraces with a timeline of historic events related to the terraces.
- iv. Inclusion of the Darlington terrace houses on the University of Sydney's Architectural walking tour that is downloadable to iPods.

#### **8.6.0 Policies for Adoption, Implementation and Review**

##### **8.6.1 Adoption**

- i. This Conservation Management Plan is intended for immediate adoption in June 2008 by the University of Sydney.

##### **8.6.2 Implementation**

- i. The plan is to be implemented following adoption by the University of Sydney.

### **8.6.3 Distribution of CMP**

- i. A copy is to be distributed to the following institutions:
  - a. Campus Infrastructure Services at the University of Sydney.
  - b. The local history section of Newtown Library
  - c. City of Sydney Council
- ii. The copies are to be made available in hard bound form.
- iii. The Campus Infrastructure Services website is to be given a digital copy for web display.

### **8.6.4 Review**

- i. The Conservation Management Plan is to be reviewed every ten years.

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- Registered No. 392, Book 2510. *Conveyance to Leslie Richard Law*, 1959, University of Sydney CIS Investment and Capitol Management Department.
- Registered No. 396, Book 1833. *Conveyance to Alan Ernest Fleming*, 1938, University of Sydney CIS Investment and Capitol Management Department.
- Registered No. 396, Book 1833. *Conveyance to Lena Mary Dale*, 1953, University of Sydney CIS Investment and Capitol Management Department.
- Registered No. 44, Book 2288. *Conveyance to Marjorie Hampshire*, 1948, University of Sydney CIS Investment and Capitol Management Department.
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Registered No. Unknown, Book Unknown. *Conveyance to Cumberland Properties Pty. Ltd*, 1974, University of Sydney CIS Investment and Capitol Management Department.

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## APPENDECIES

### Appendix 1

#### Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)

##### *Definitions*

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia; ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

##### *Article 1: Definitions*

For the purposes of this Charter:

**1.1** *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

**1.2** *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places and related objects*. Places may have a range of values for different individuals or groups.

**1.3** *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.

**1.4** *Conservation* means all the processes of looking after a *place* so as to retain its cultural *significance*.

**1.5** *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

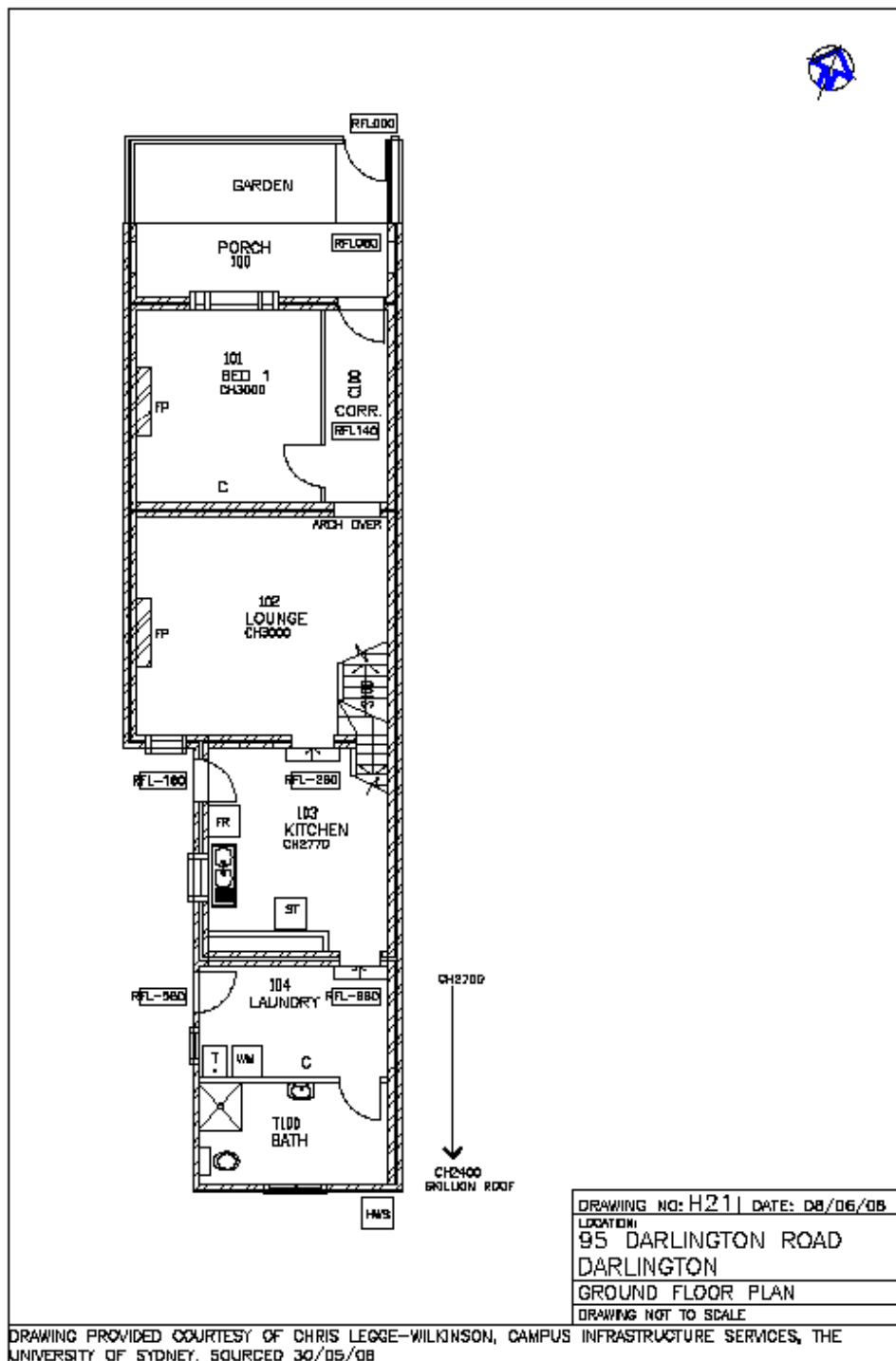
**1.6** *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

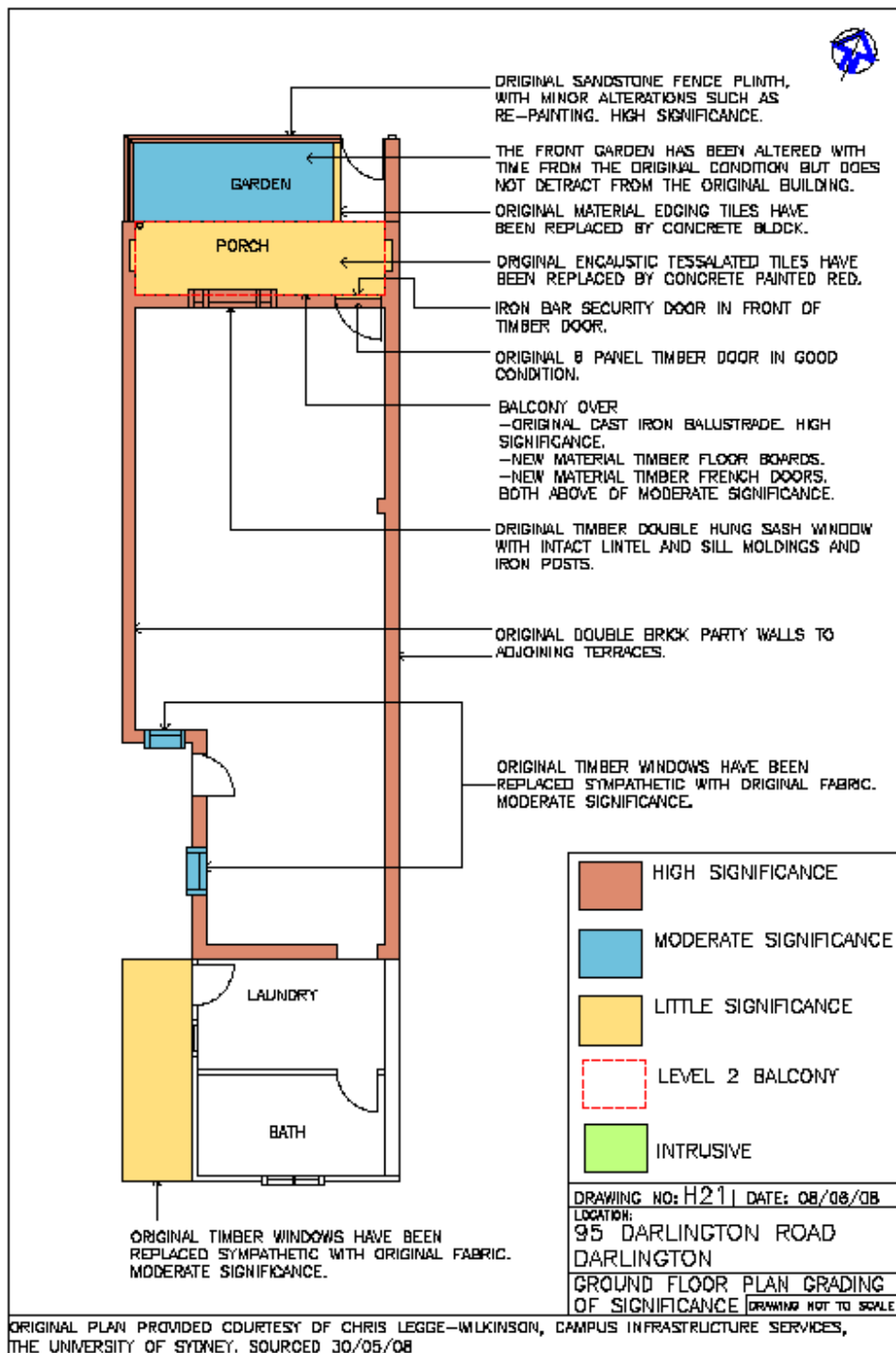
**1.7** *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

**1.8** *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

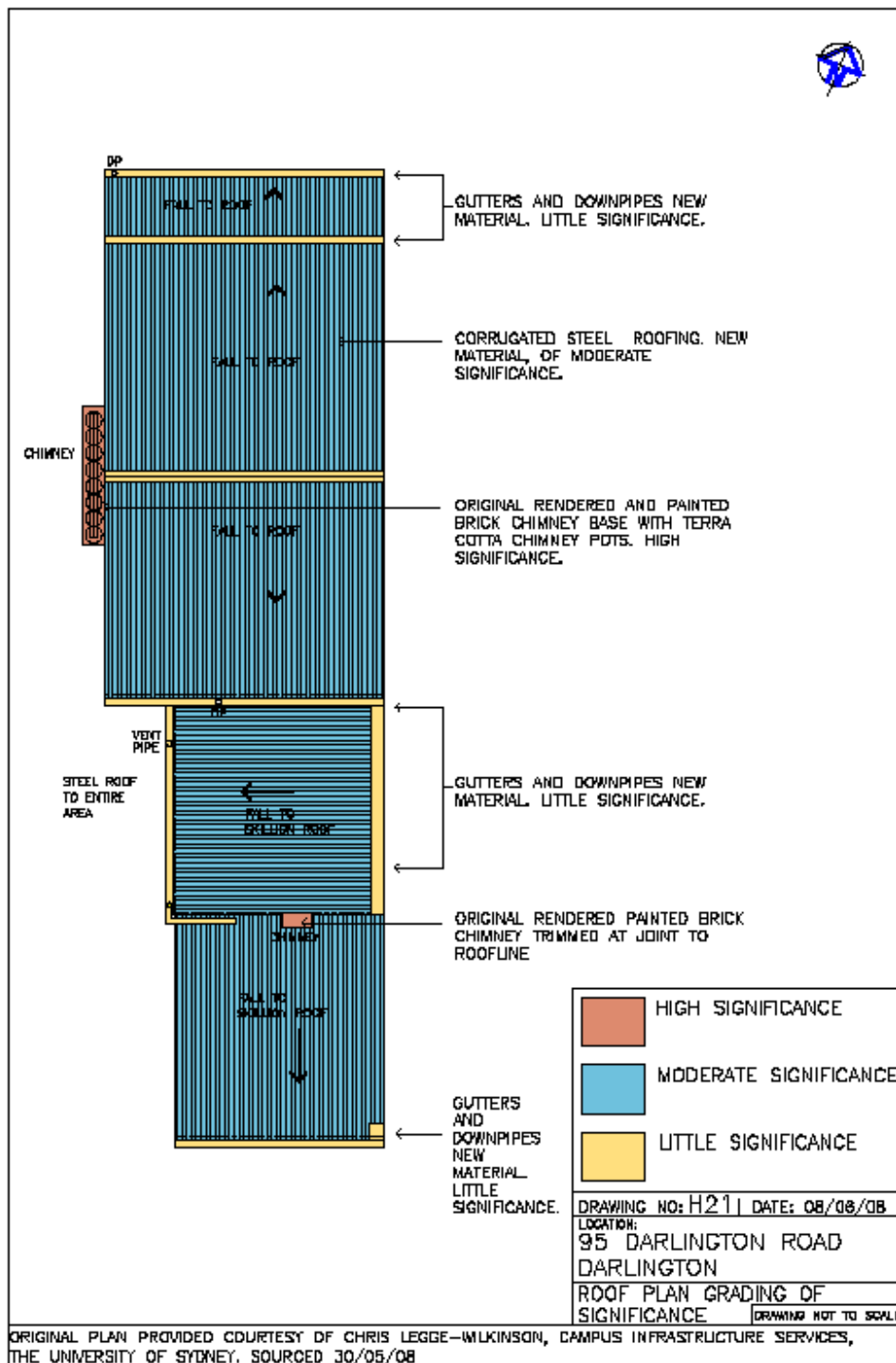
- 1.9** *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10** *Use* means the functions of a place, as well as the activities and practices that may occur at the place.
- 1.11** *Compatible use* means a *use* which respects the cultural *significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12** *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13** *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14** *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15** *Associations* mean the special connections that exist between people and a *place*.
- 1.16** *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17** *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

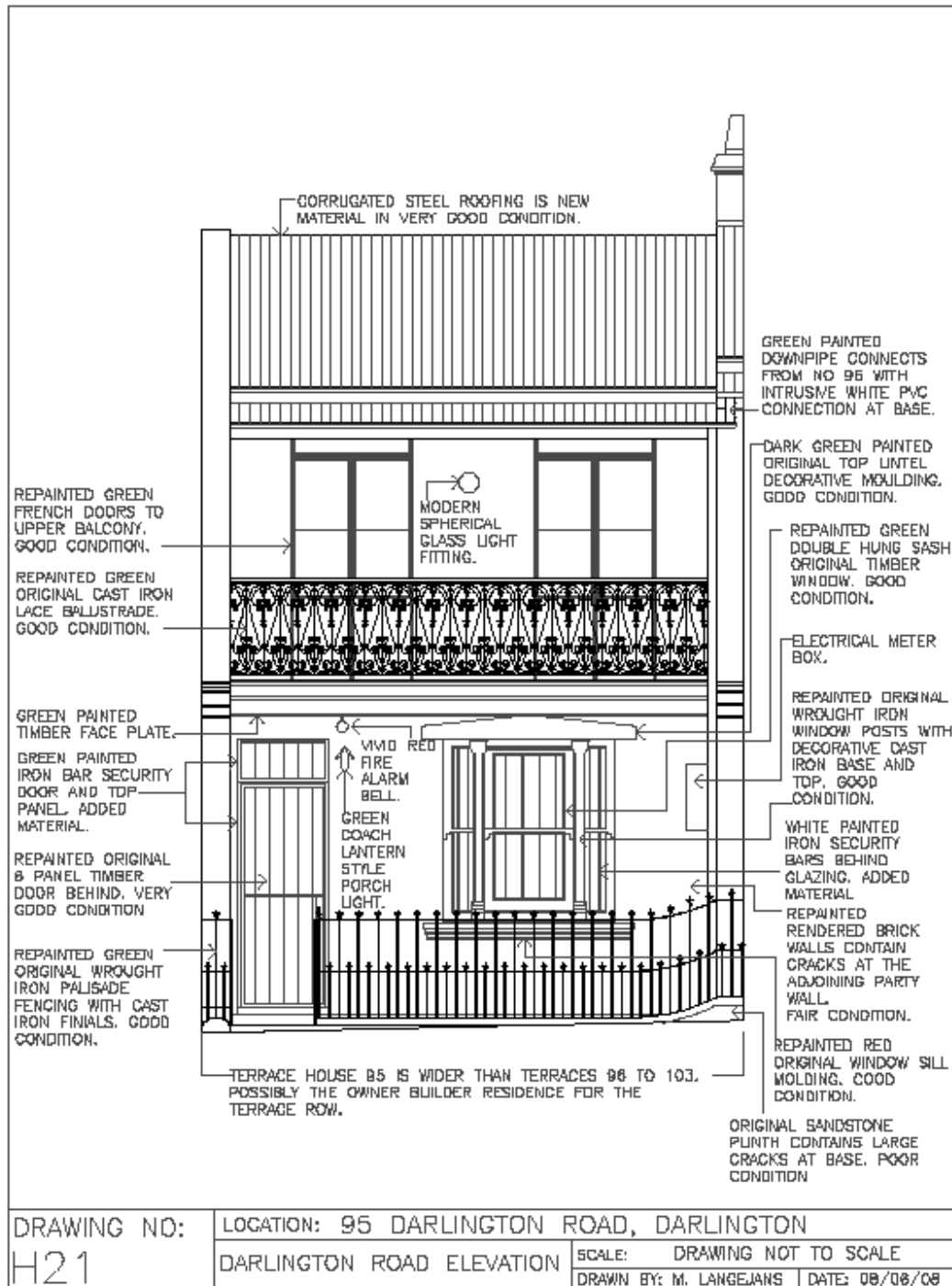
**APPENDIX 2 Plans and Elevations of Nos. 95-96 and 98-103 Darlington Road.**

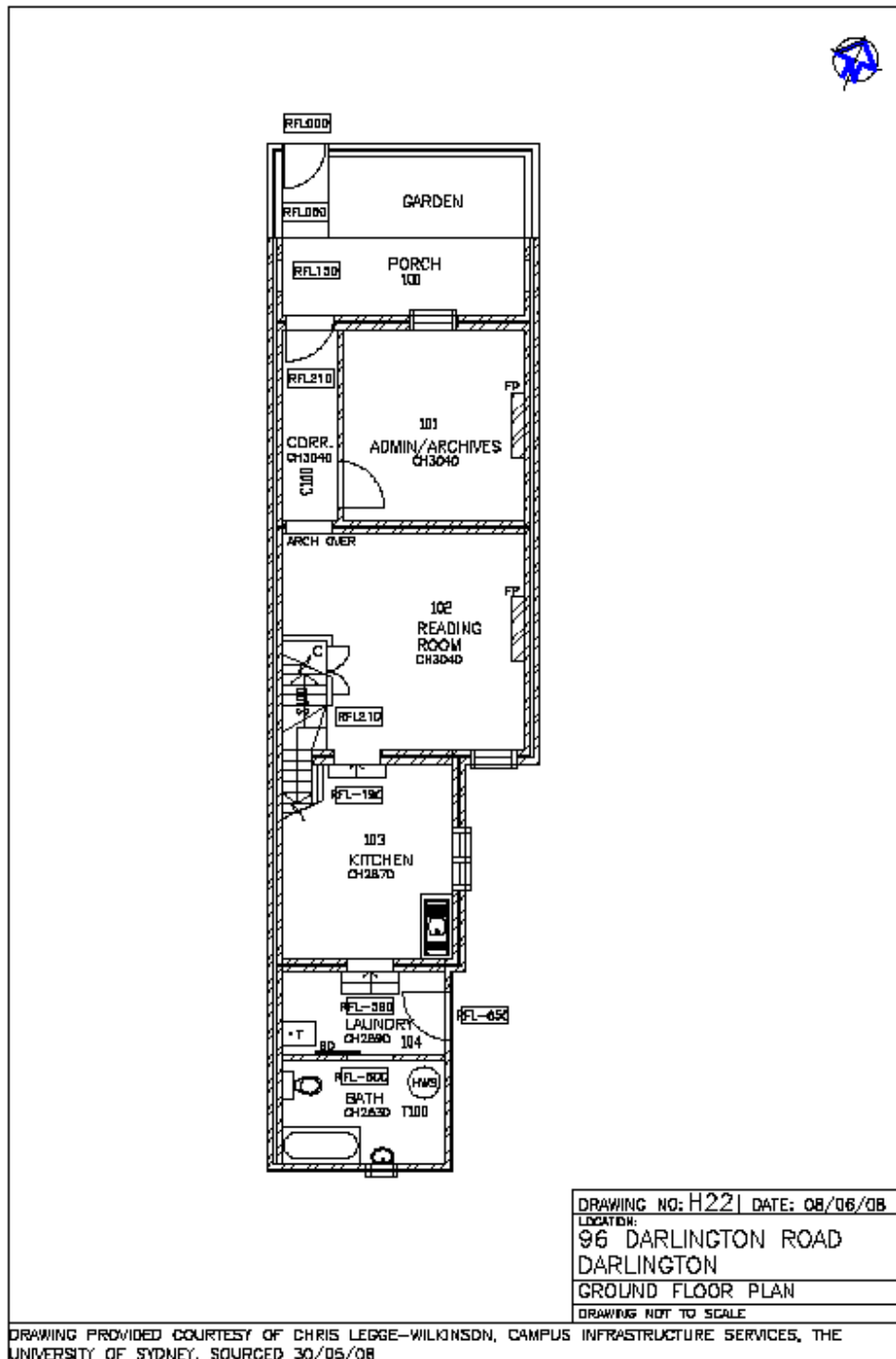


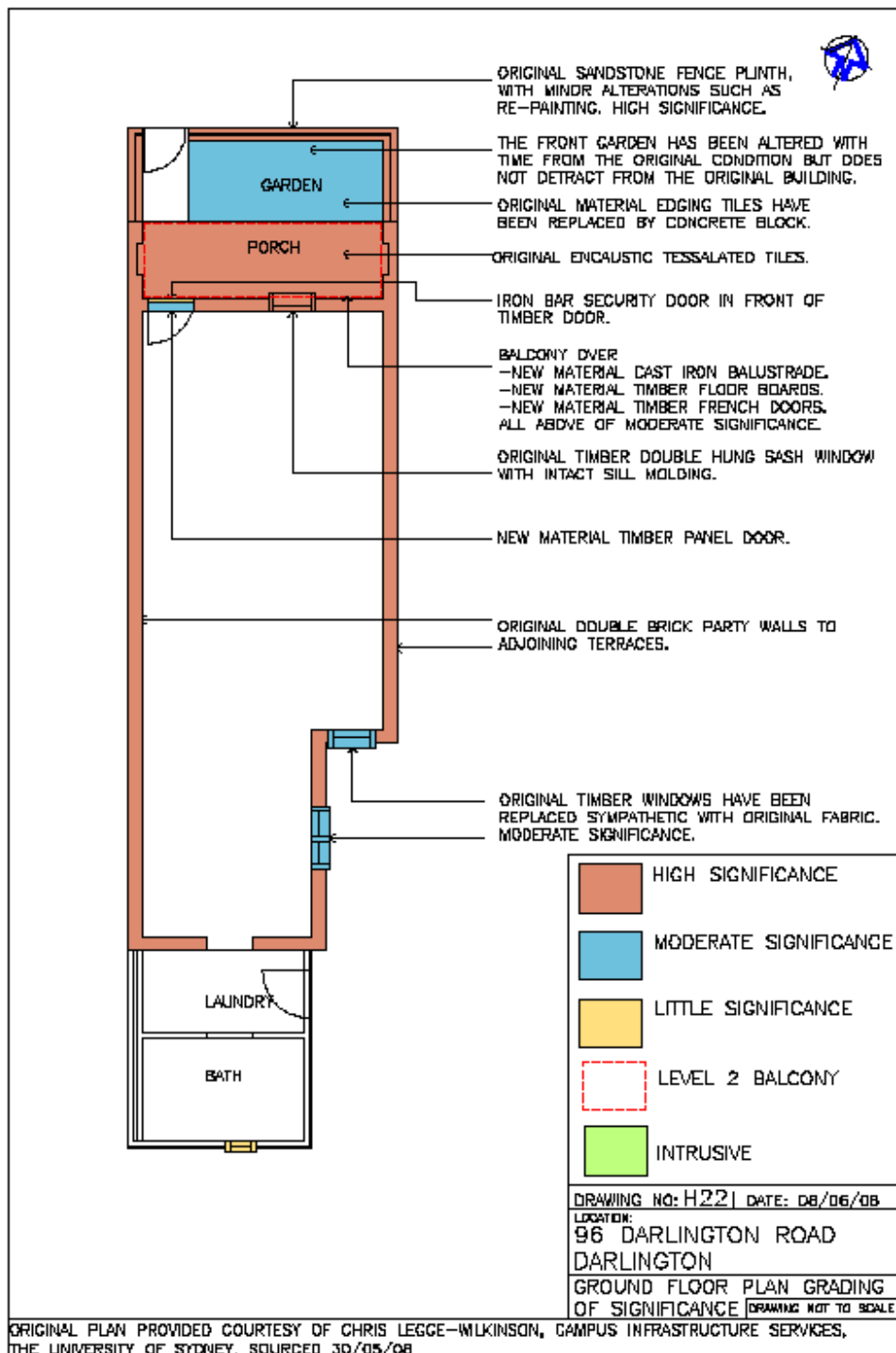


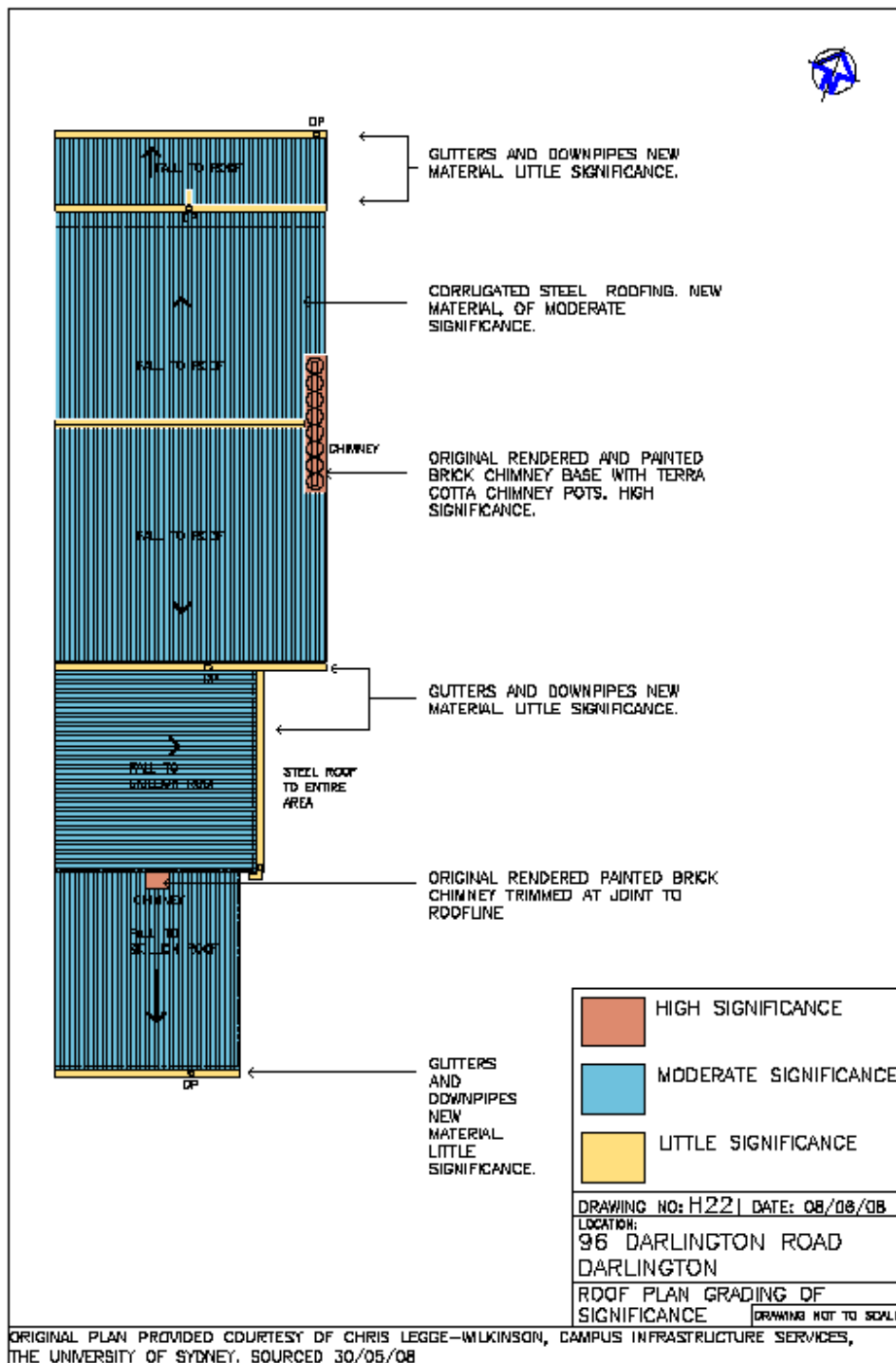


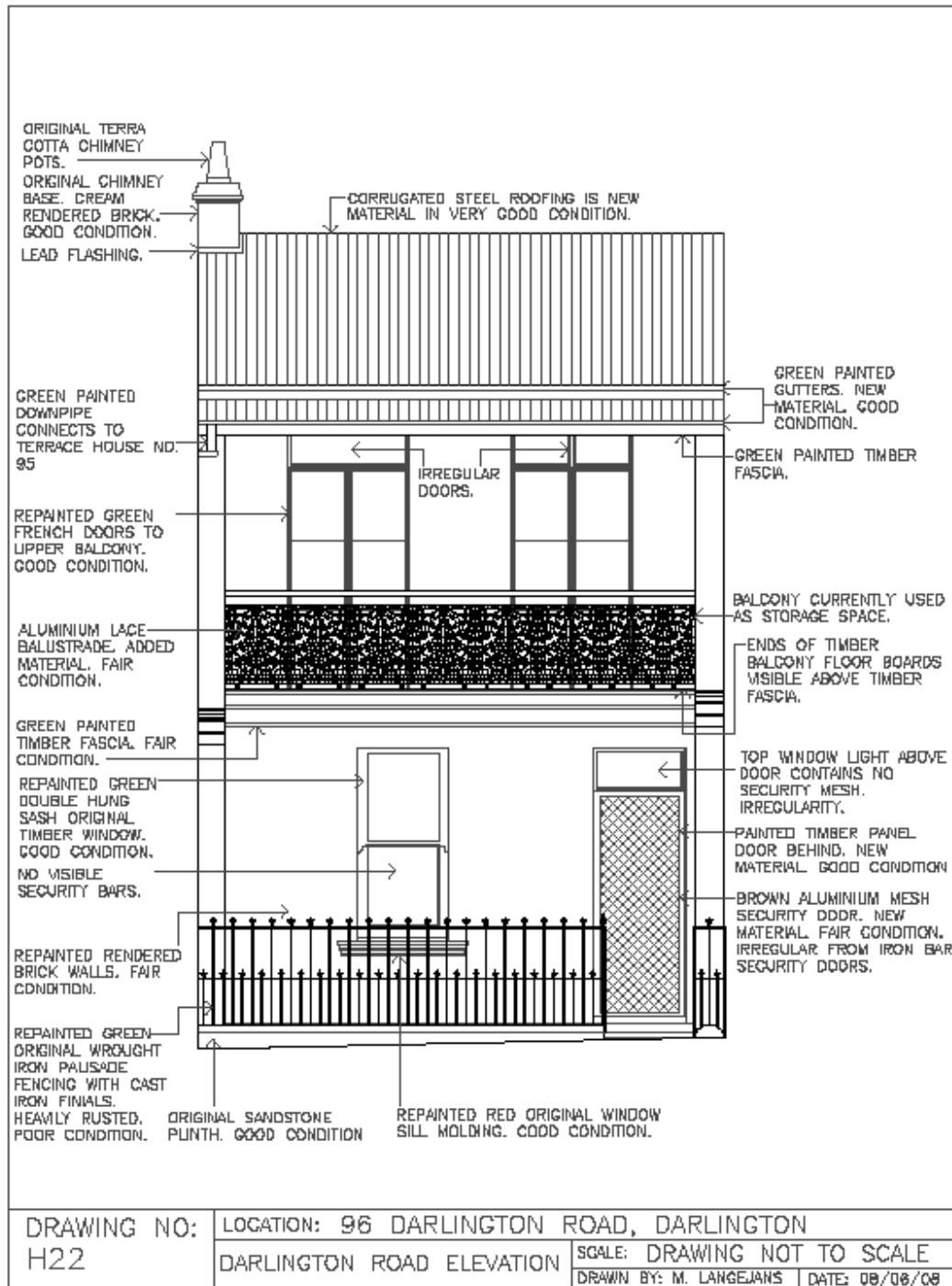


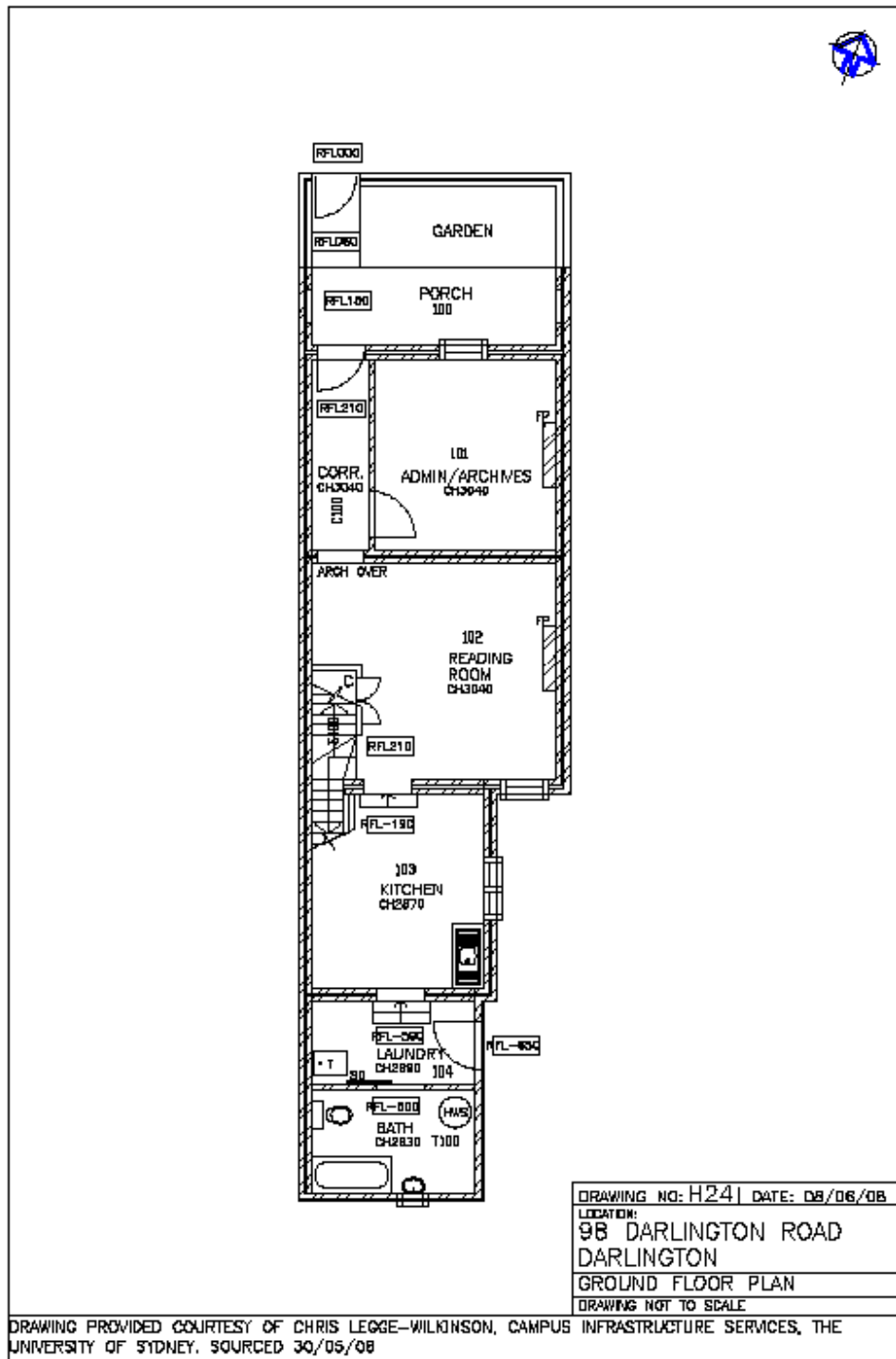




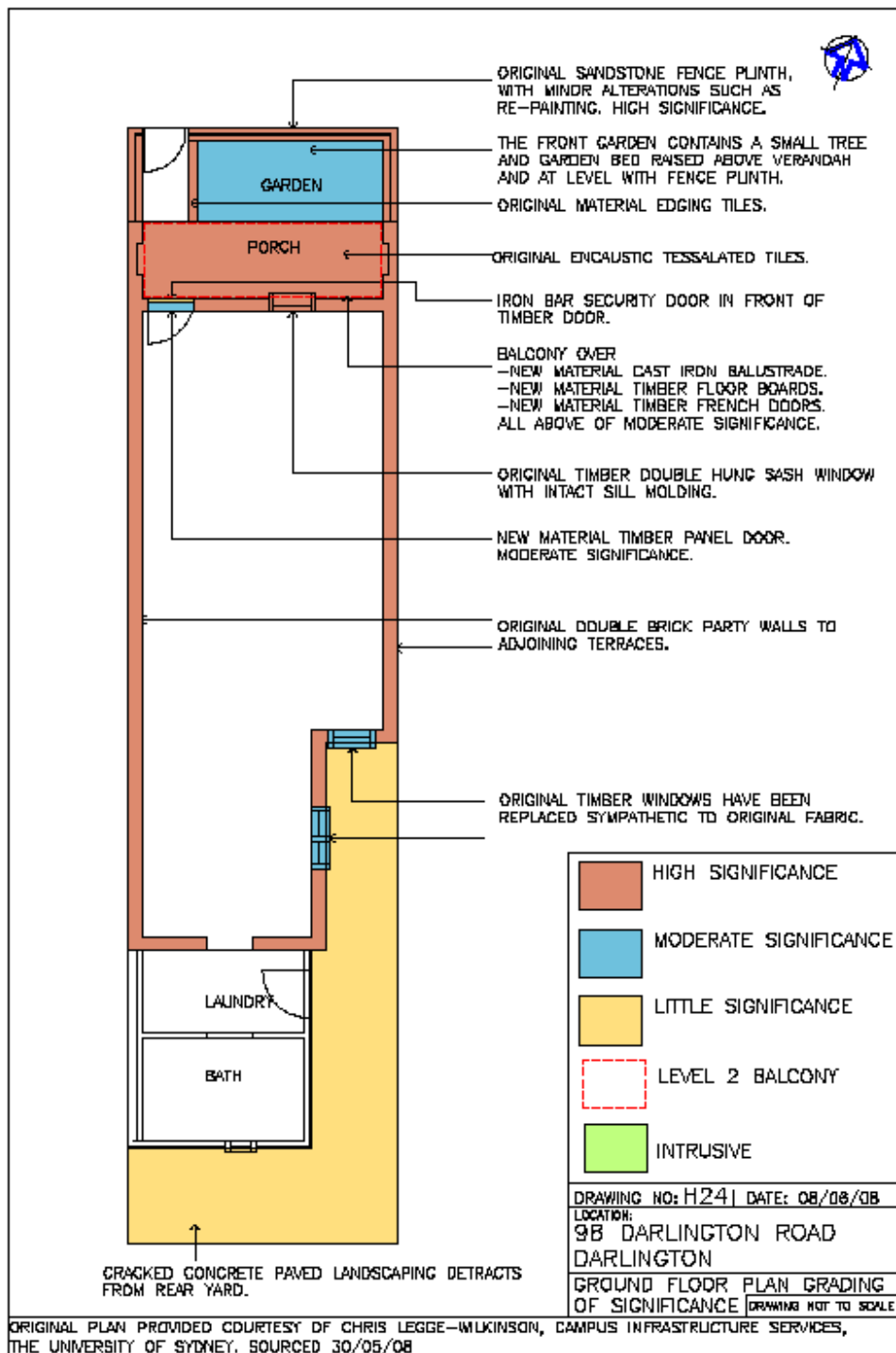


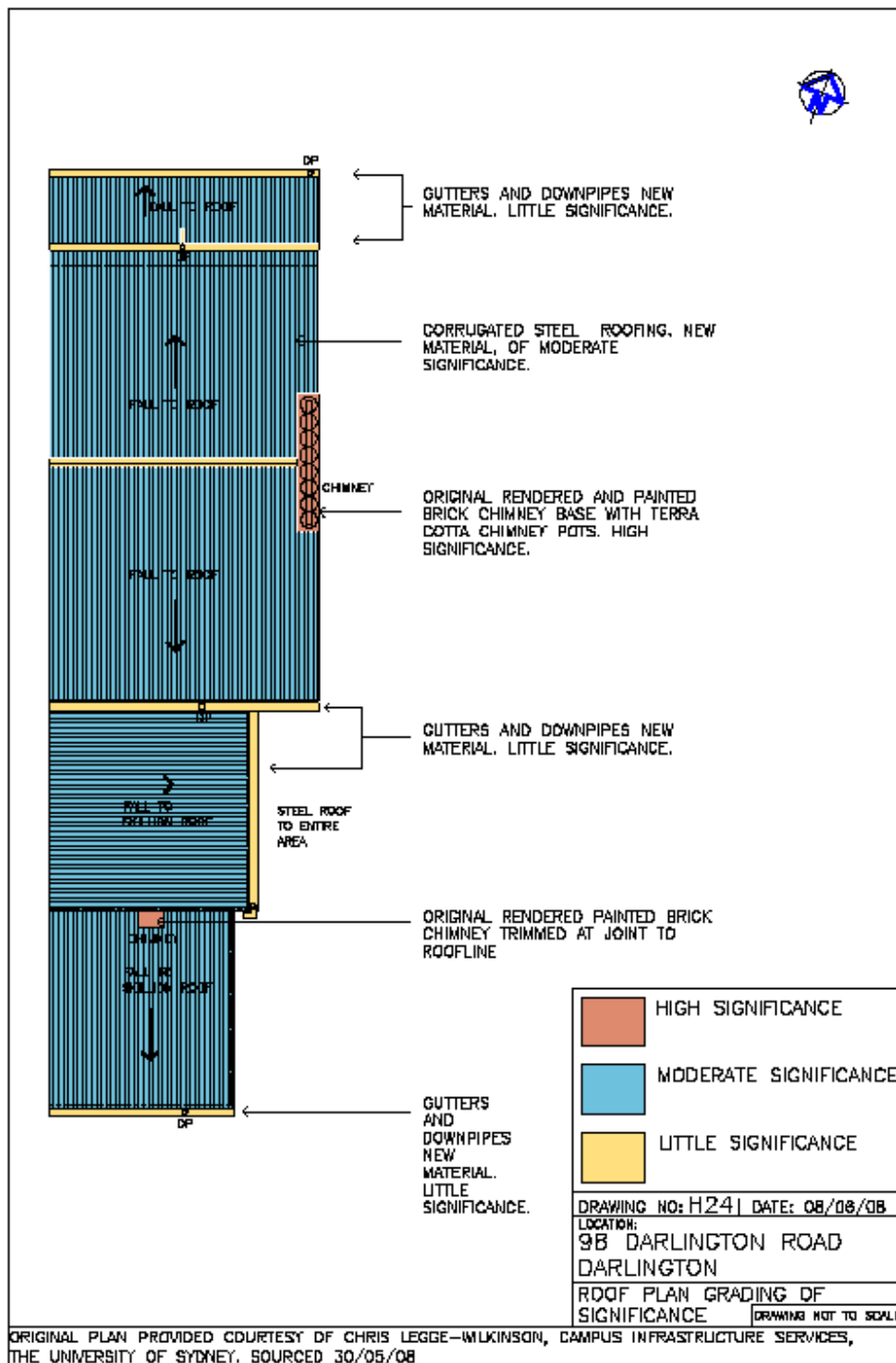


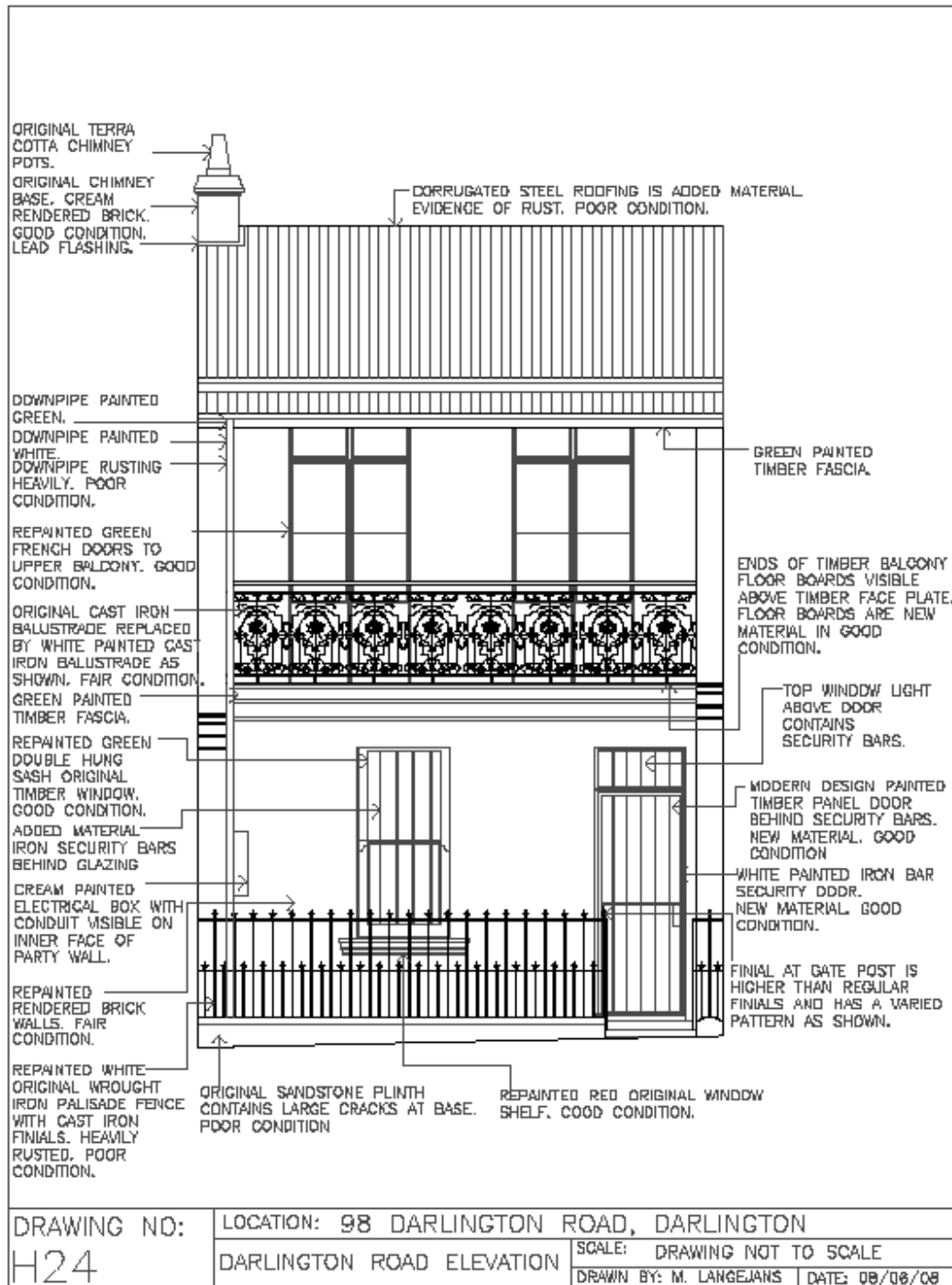


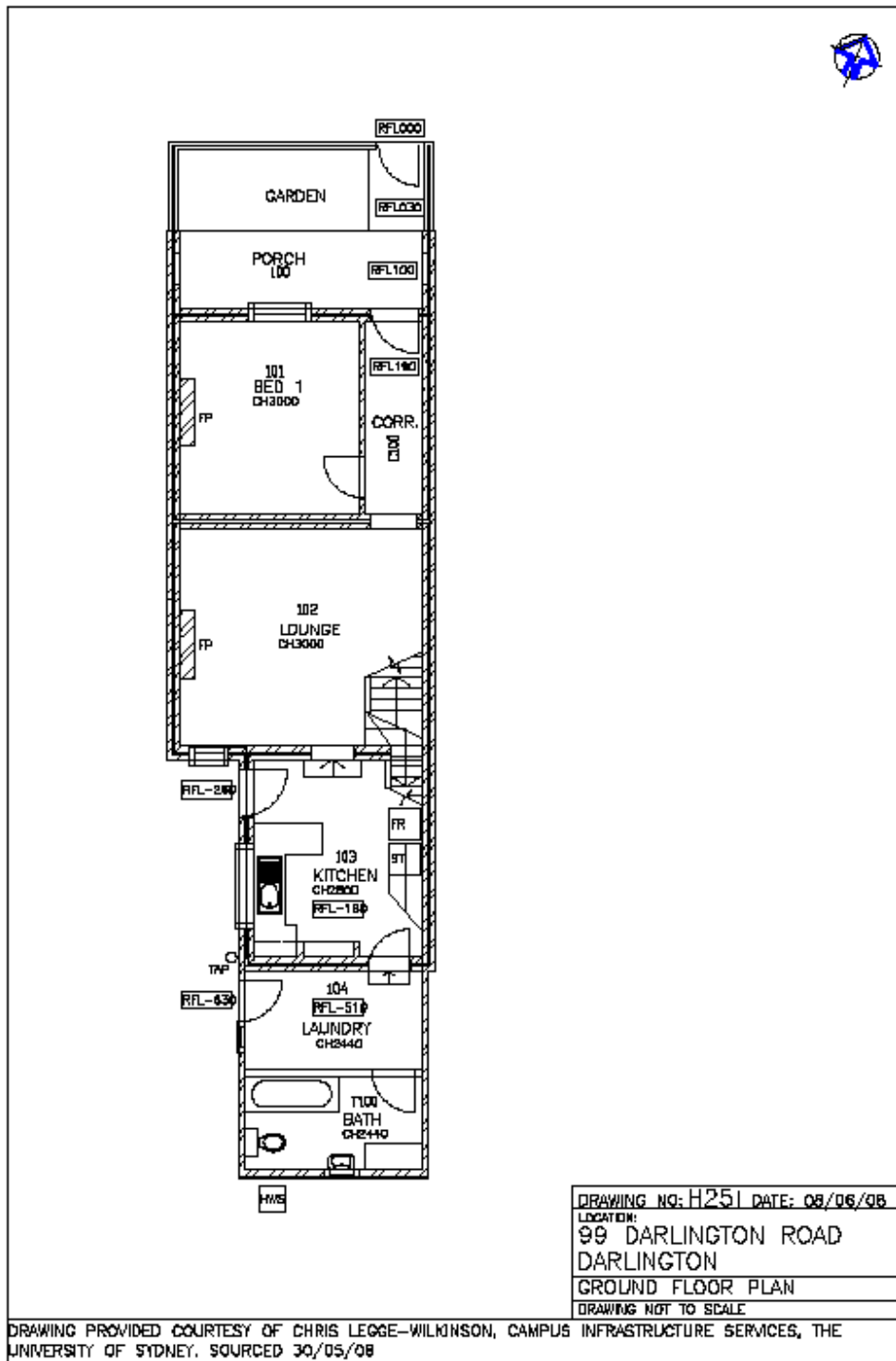


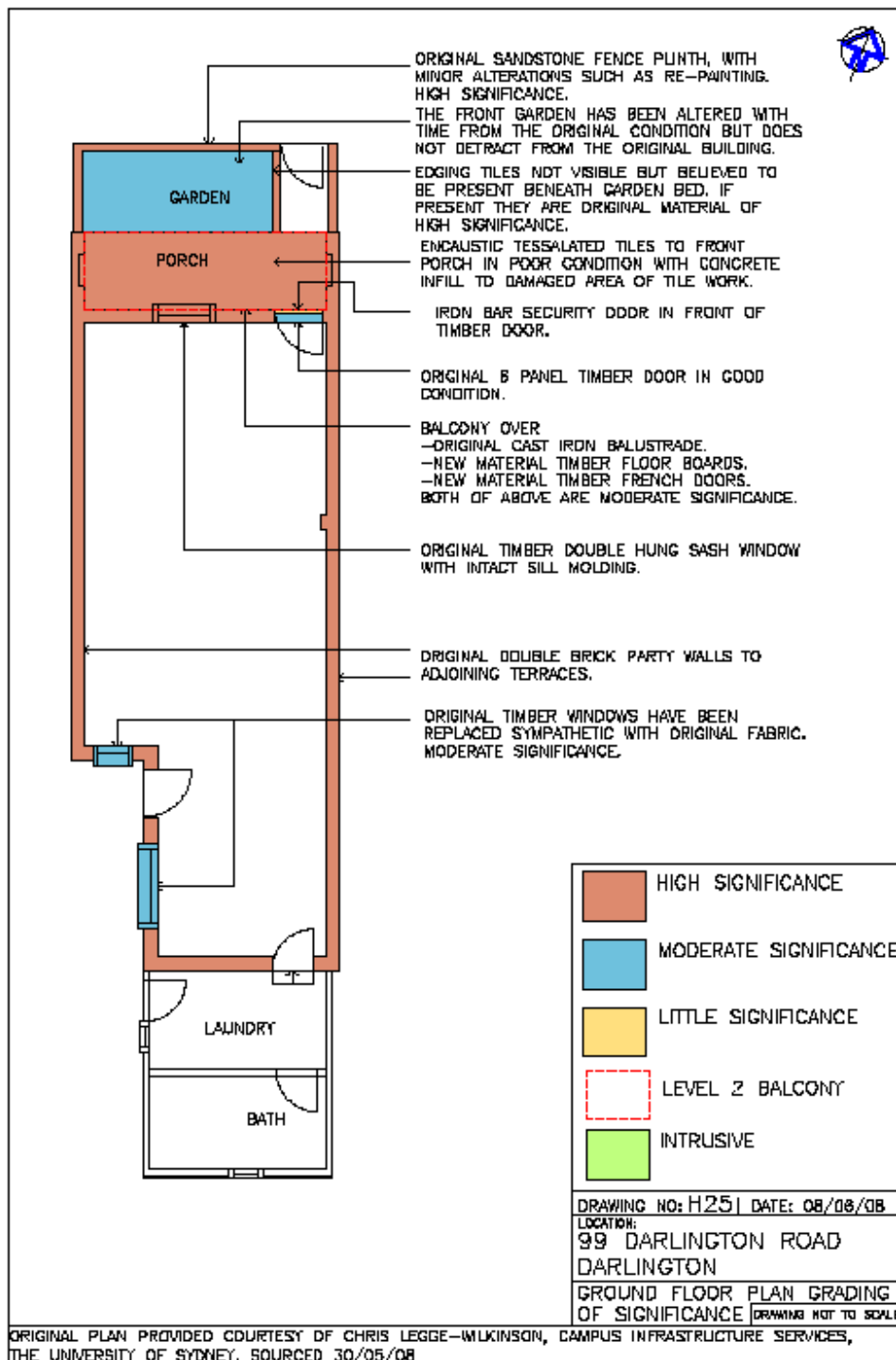


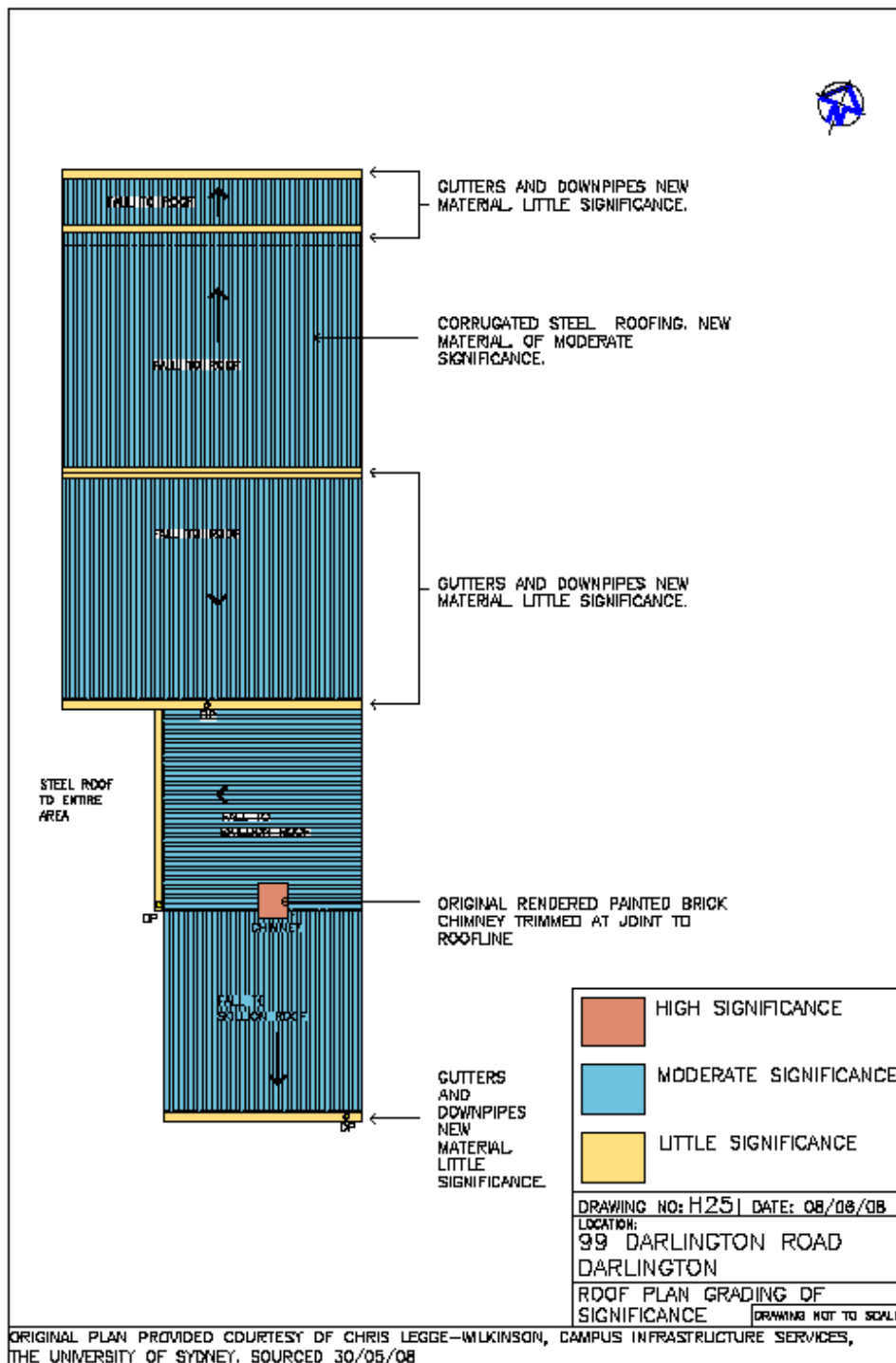


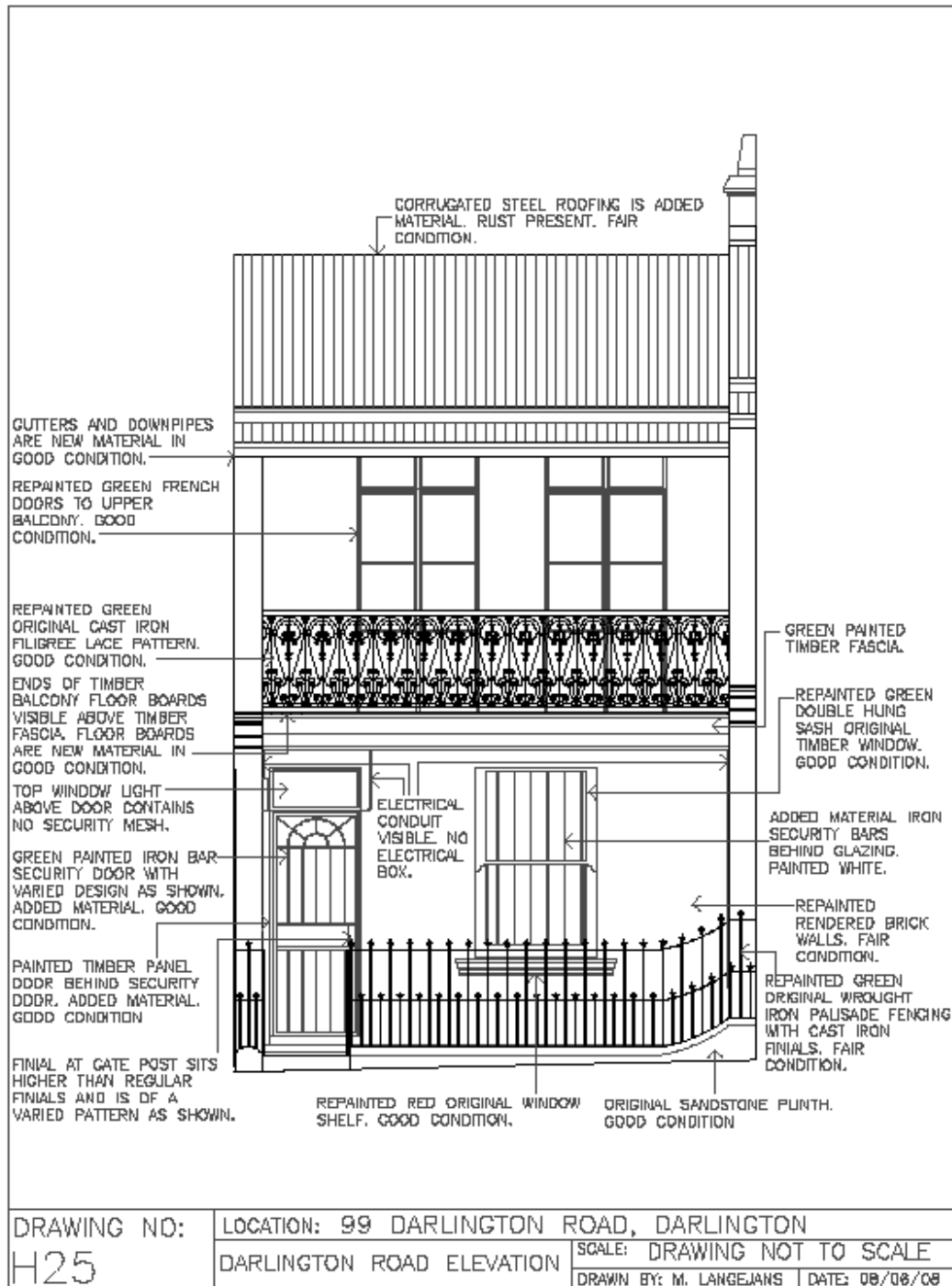




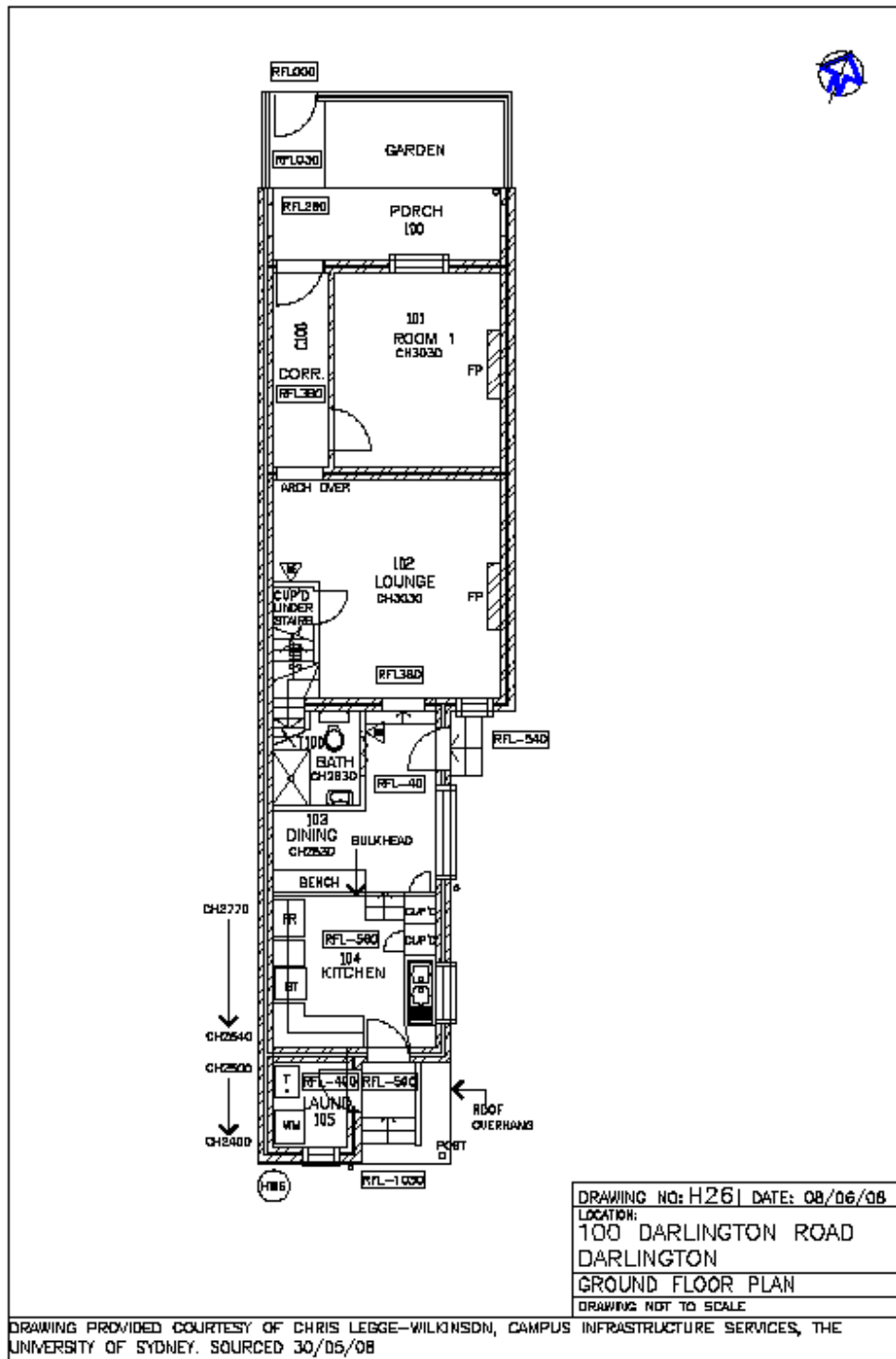


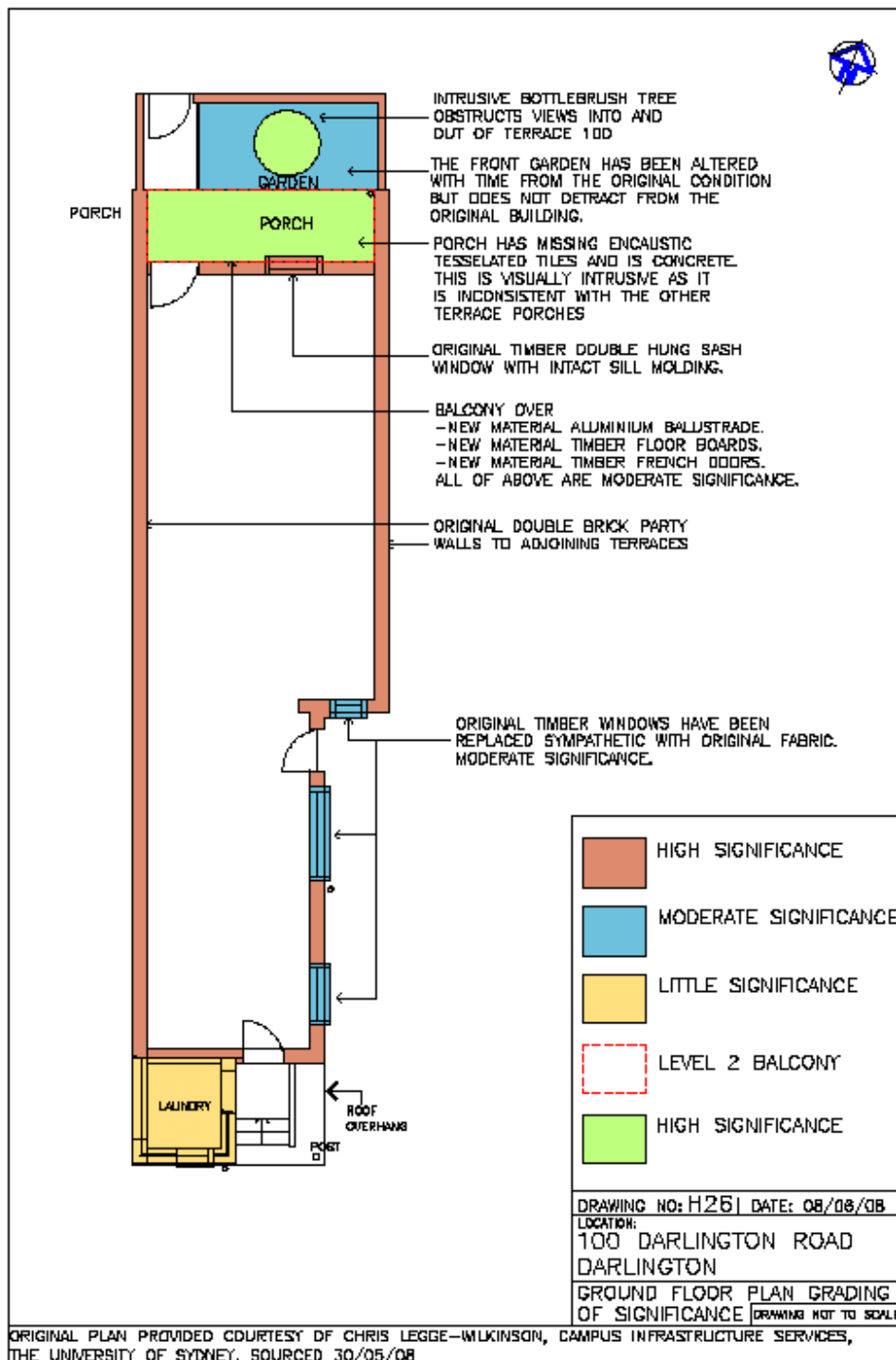


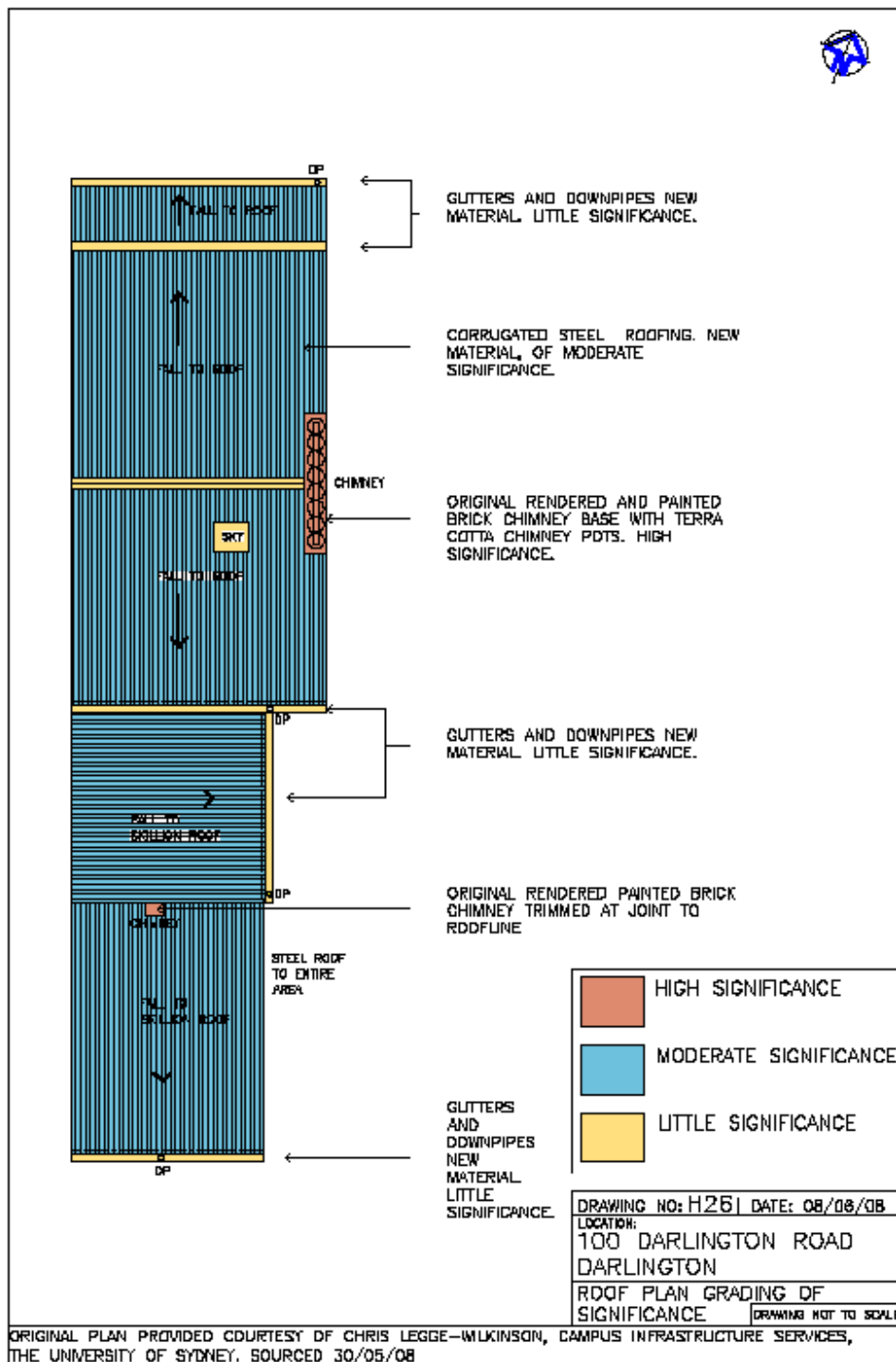


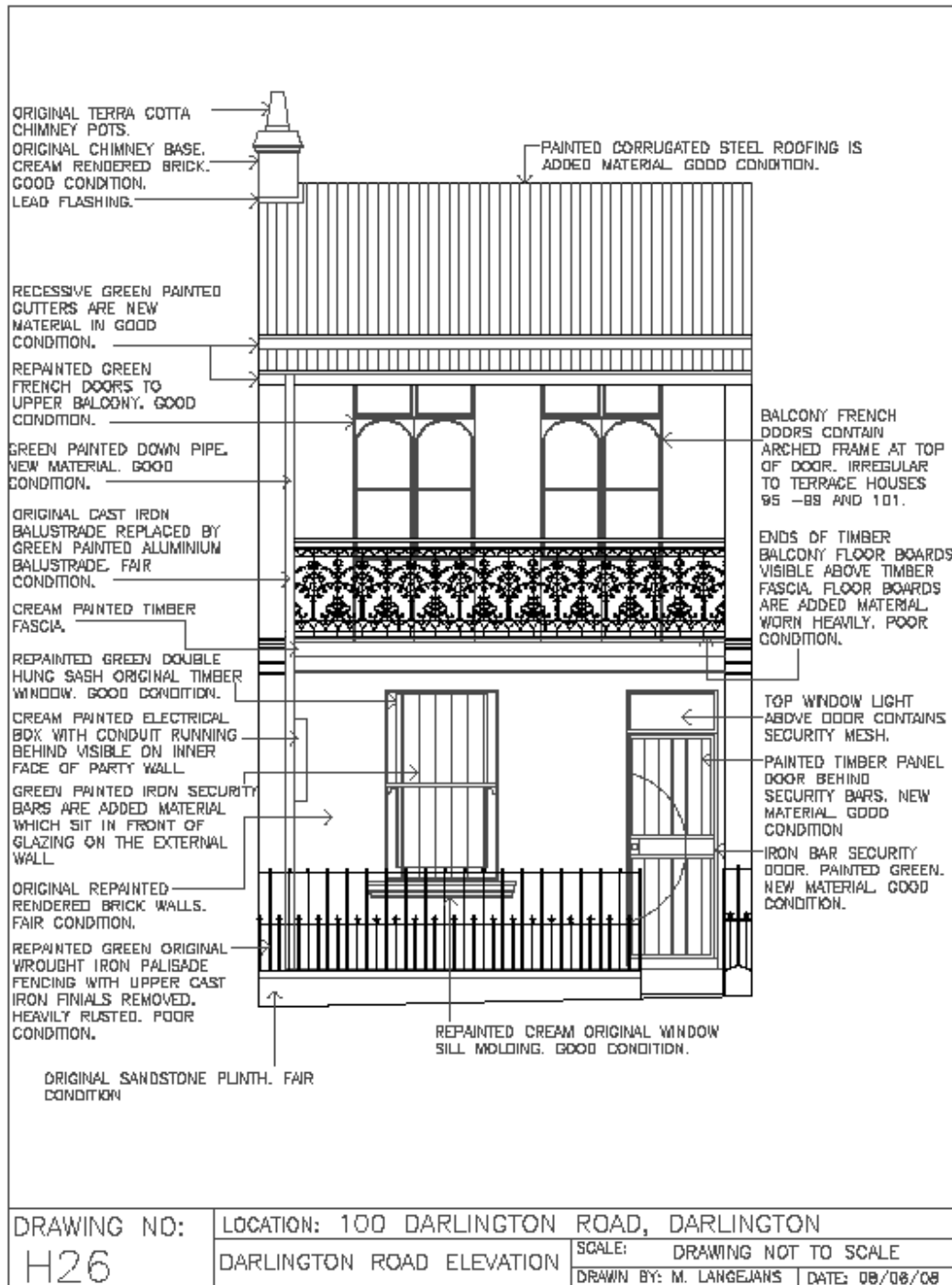


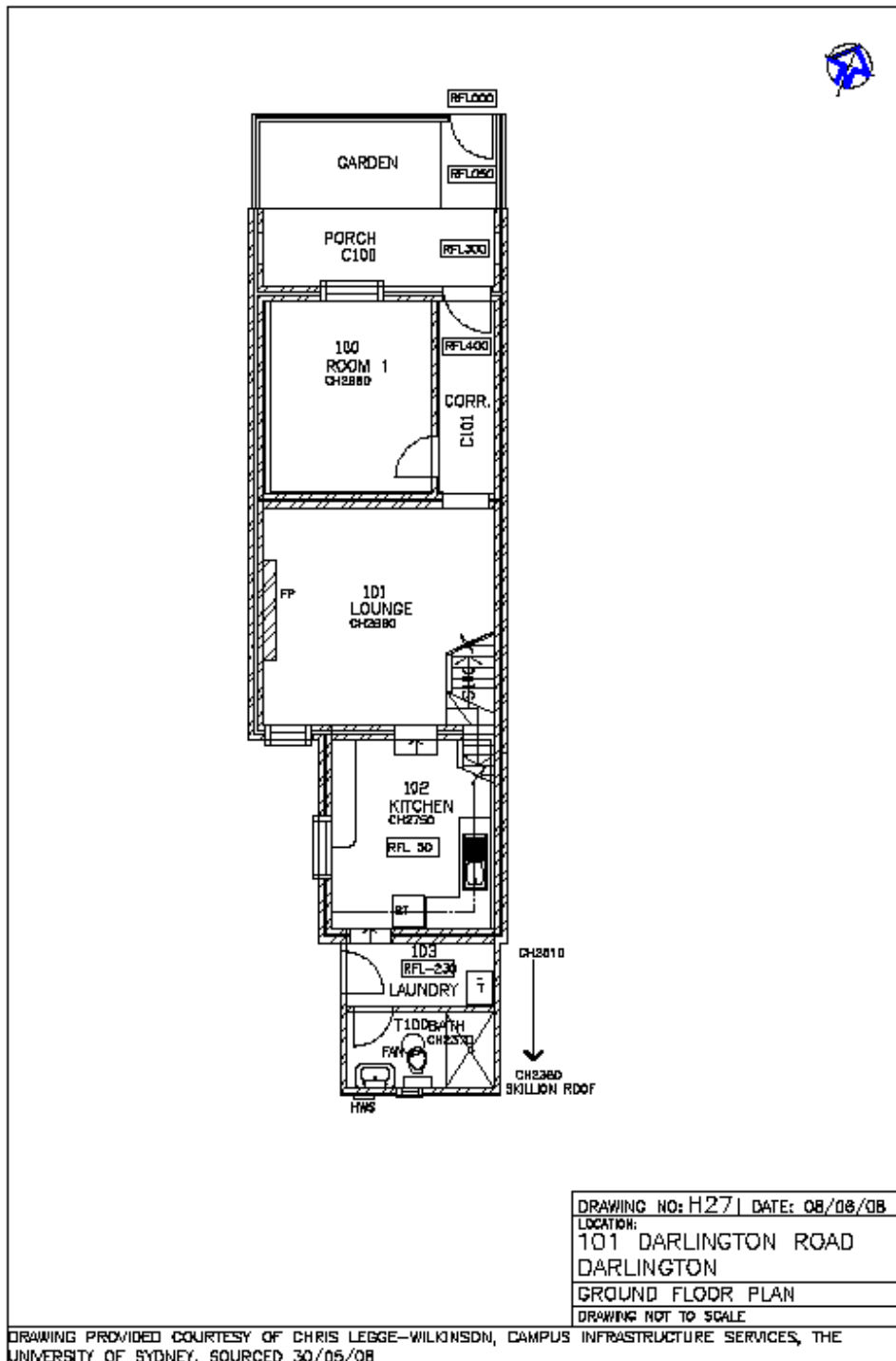


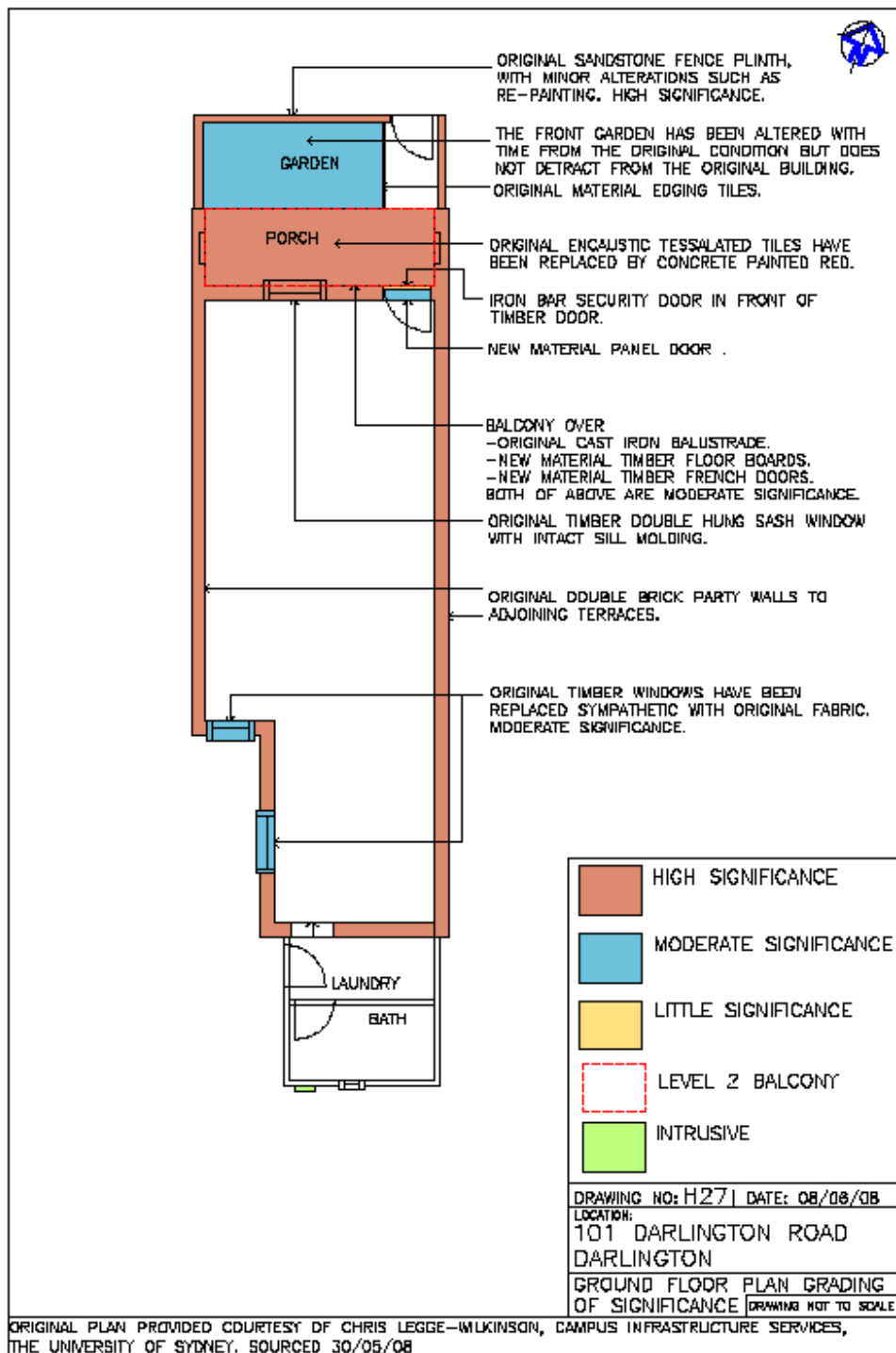






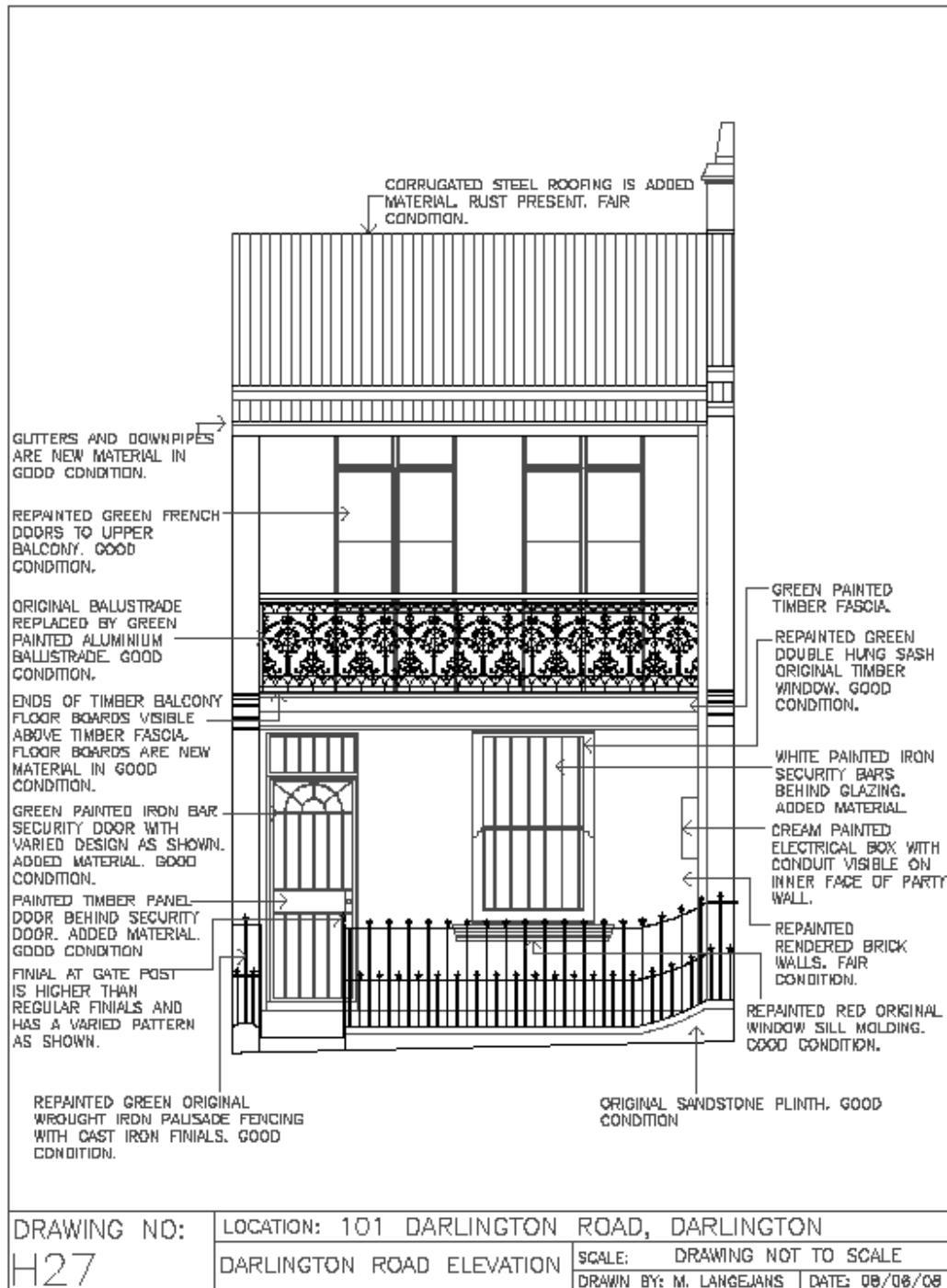


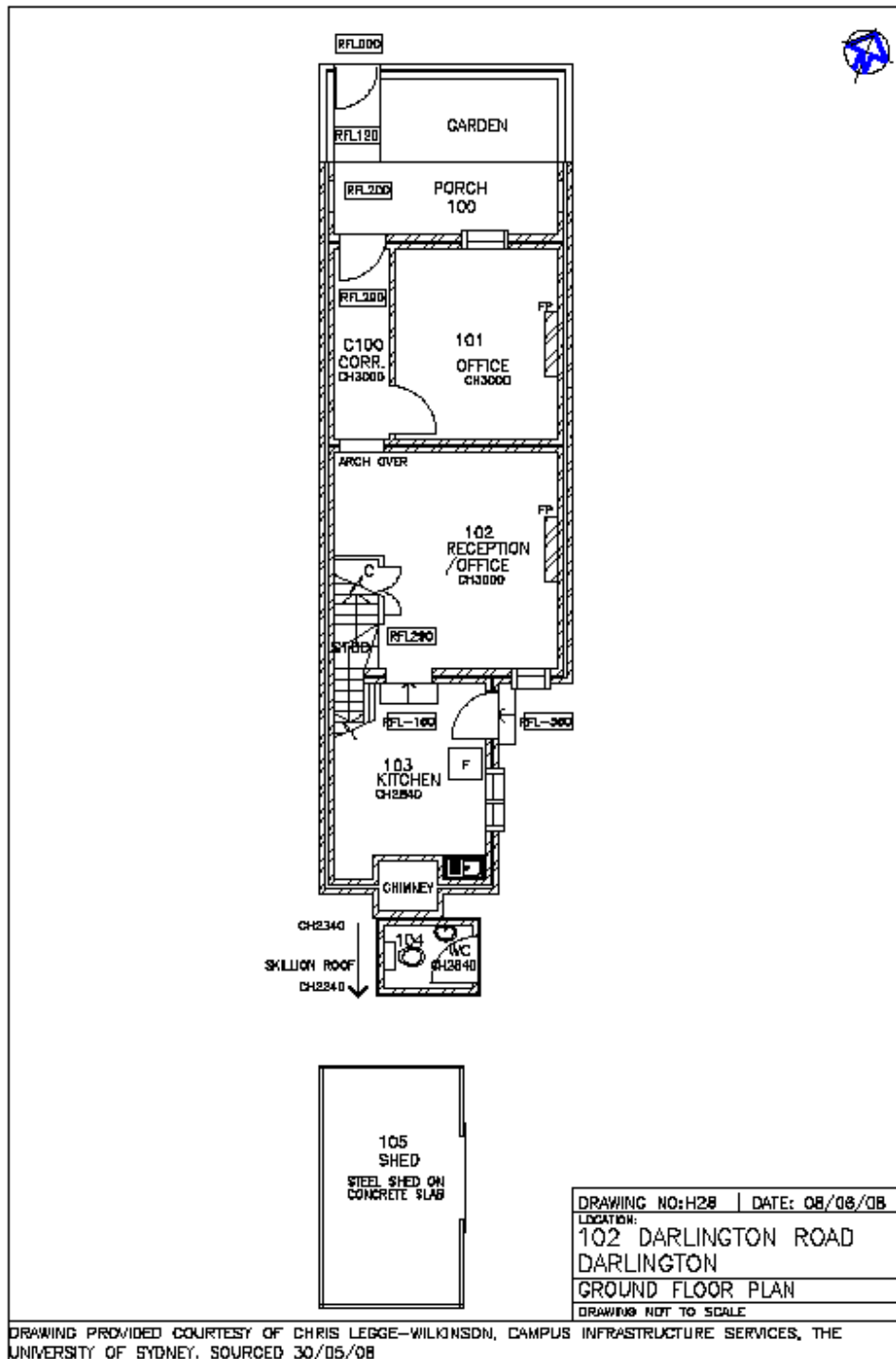


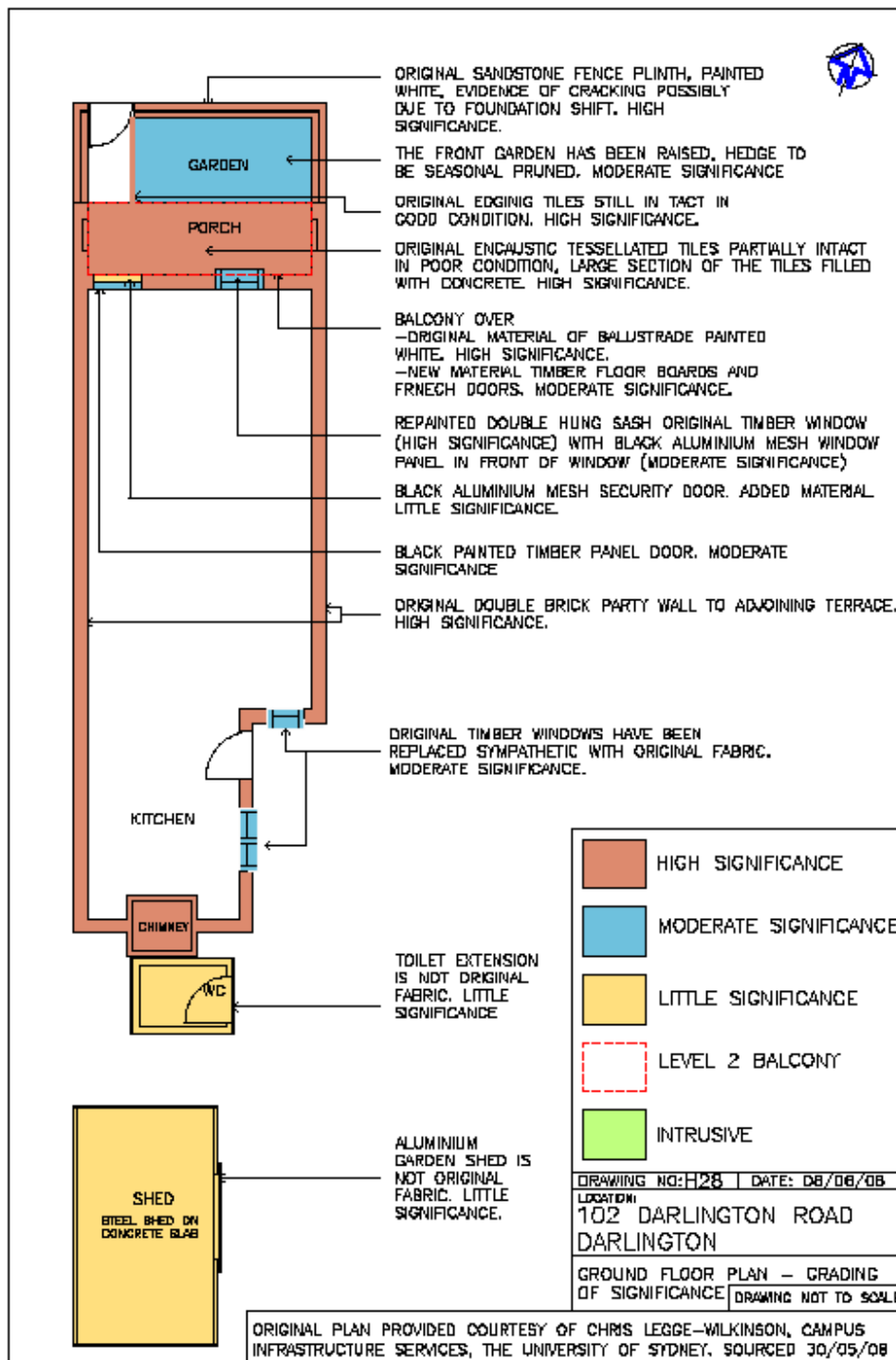


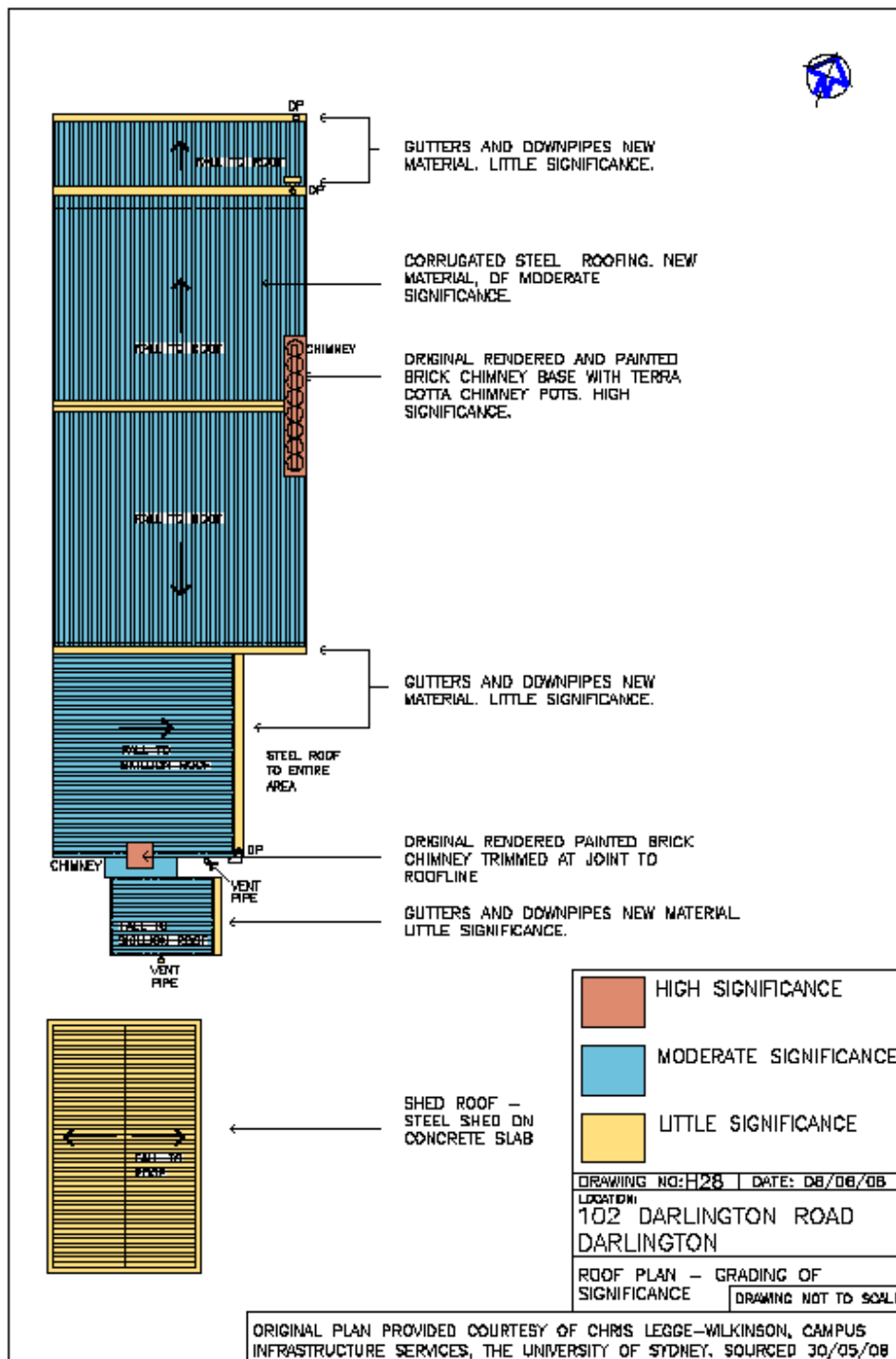


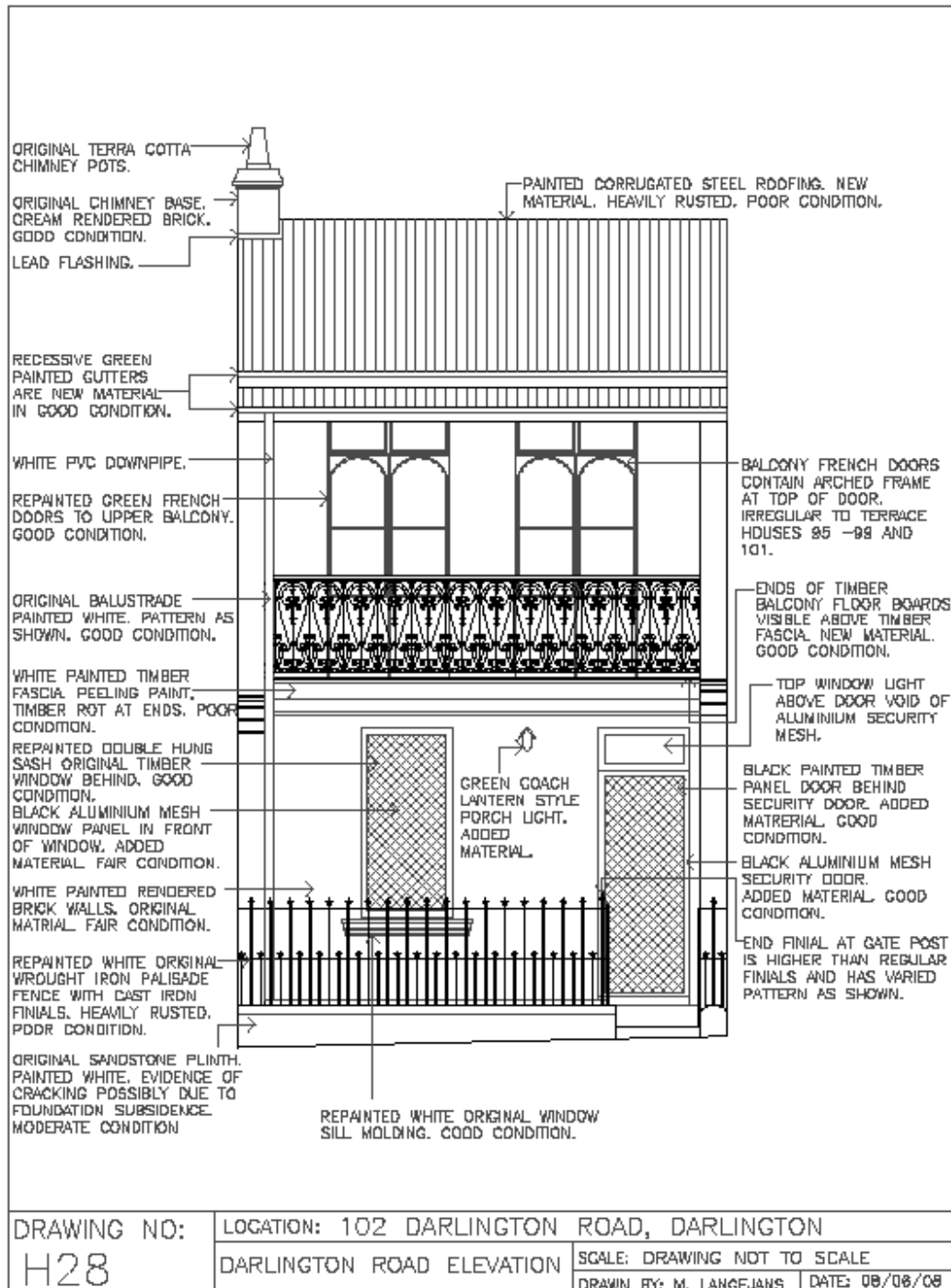




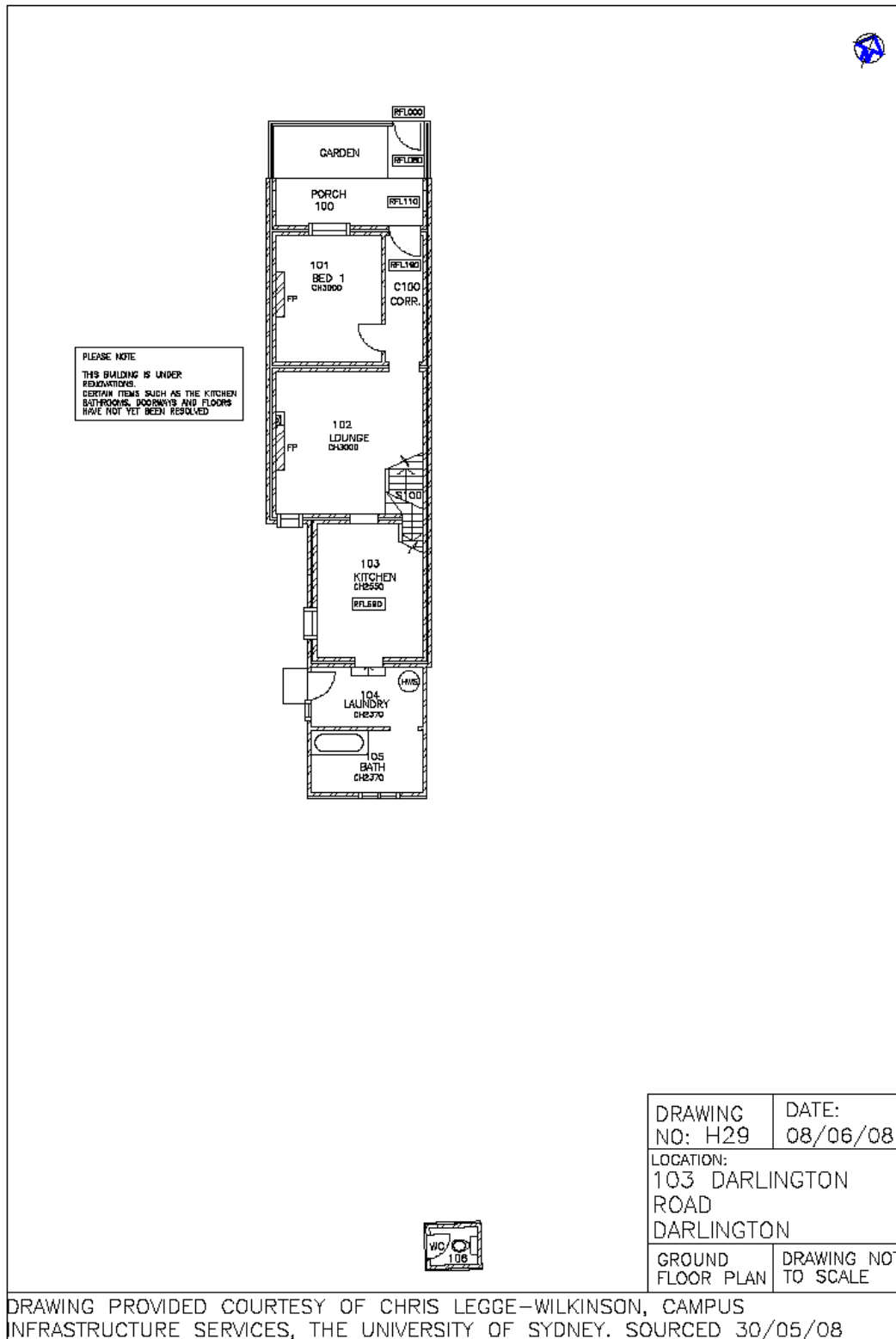




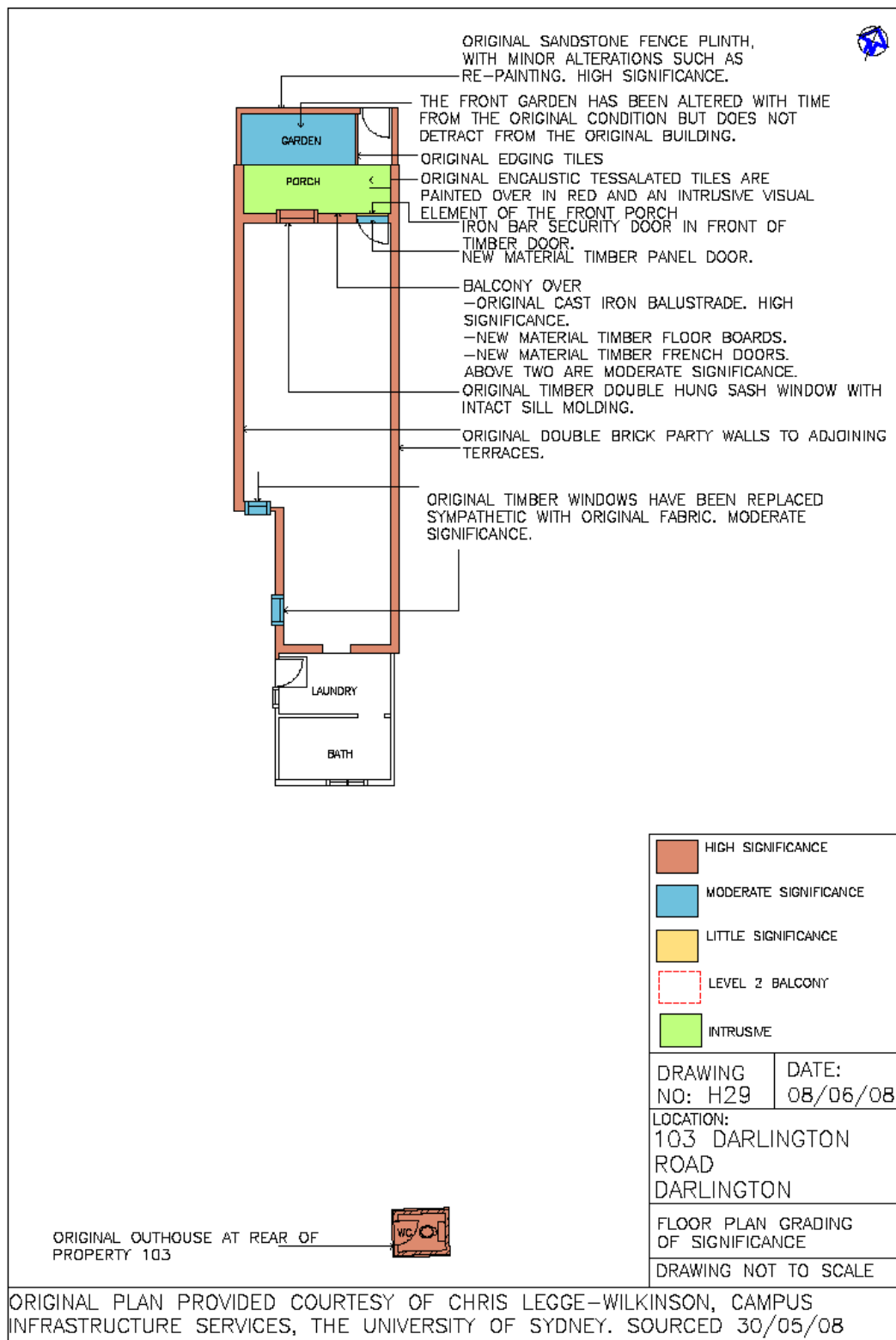




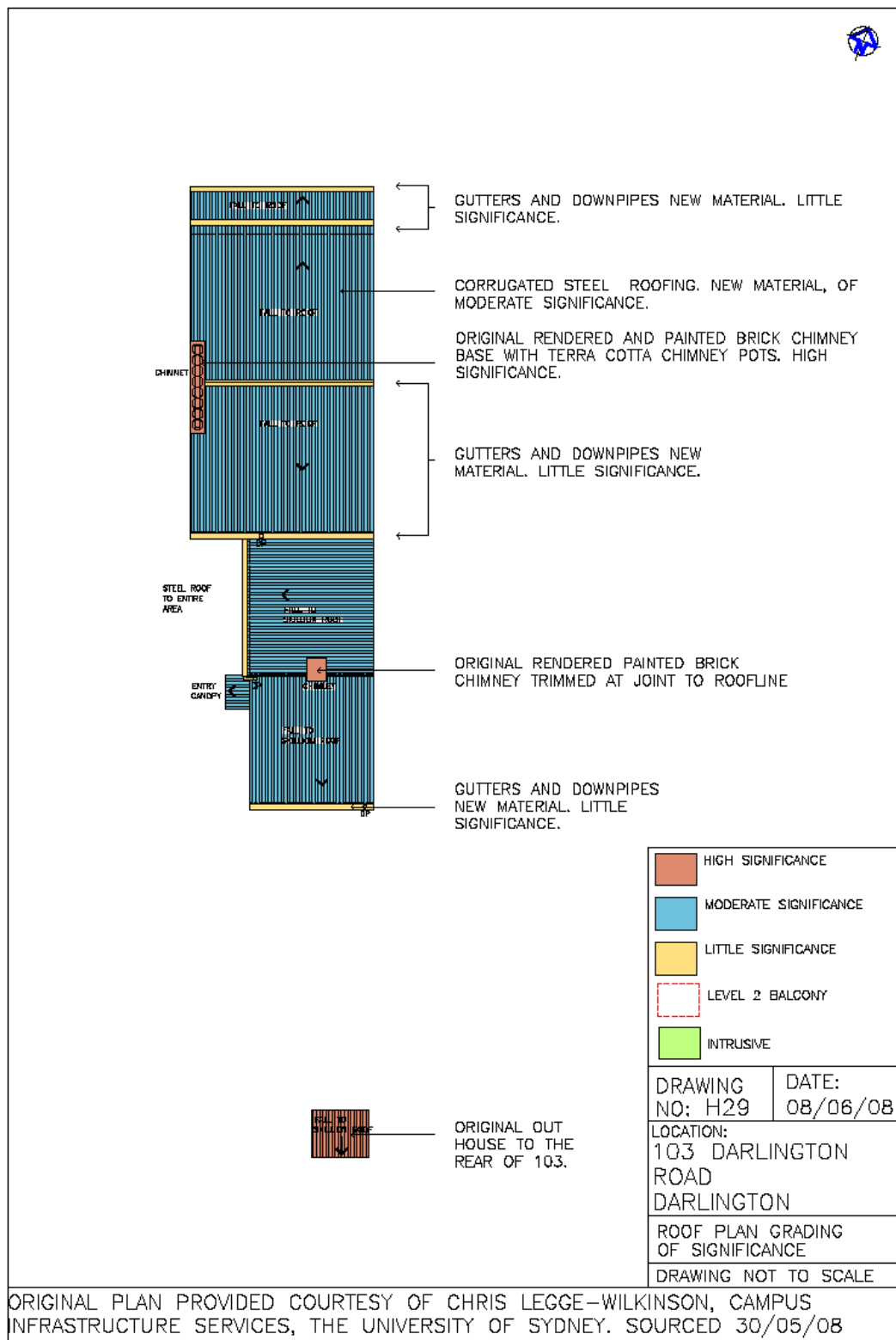
Nos. 95-103 Darlington Road  
Conservation Management Plan

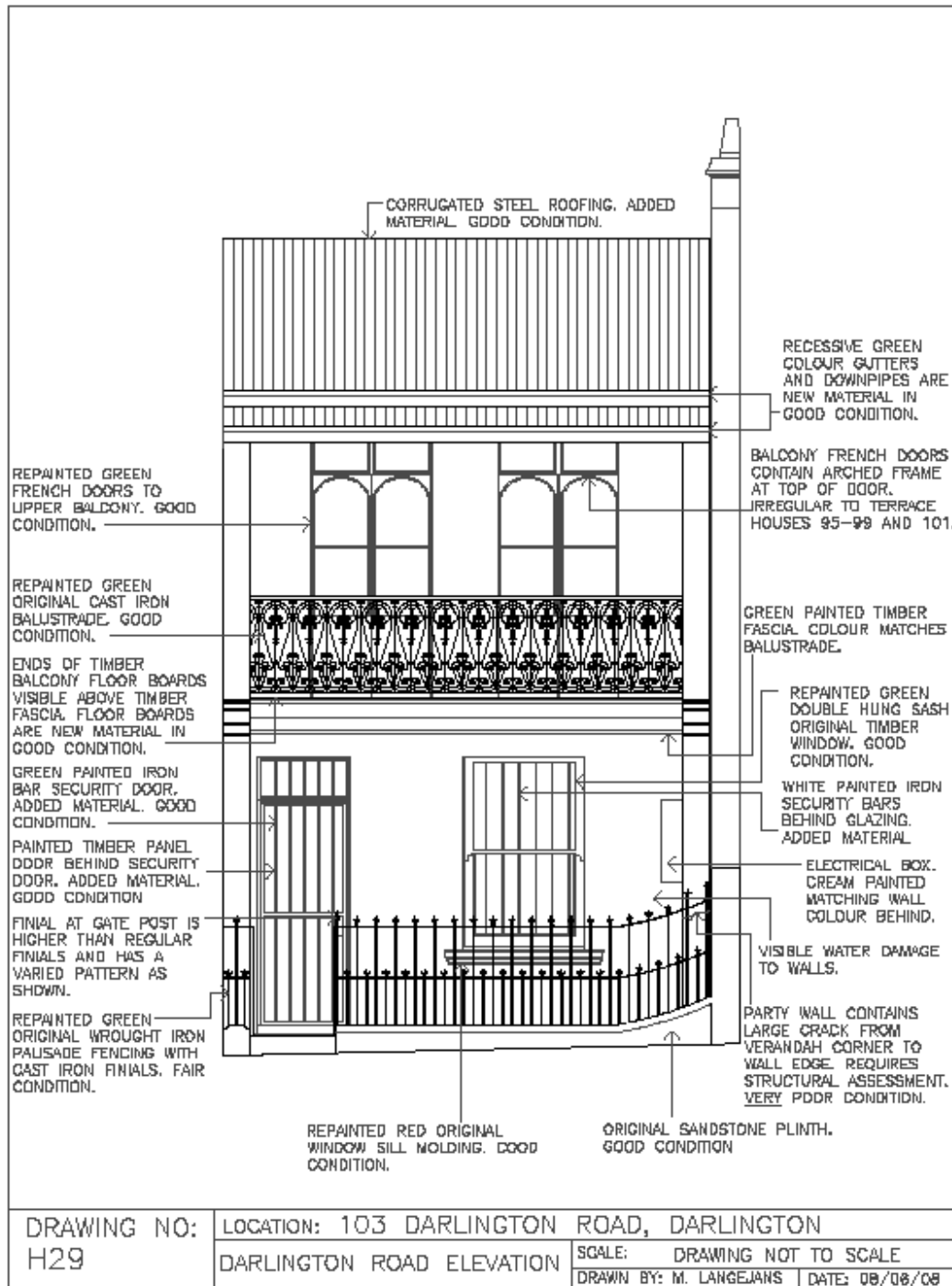


Nos. 95-103 Darlington Road  
Conservation Management Plan









## APPENDIX 3 Fabric Survey

NO 95, DARLINGTON ROAD, DARLINGTON

ELEMENTS	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	Good condition. Figure APP.3.0					
Roof Cladding	Corrugated steel roofing	New roofing	Very good	New material*	Moderate	To be repainted periodically every 10 years
Walls						
• Front	Brickwork. See Figure APP 3.0	Repainted	Fair. Cracks between adjoining wall between terraces	Original**	High	Repair cracking  To be repainted periodically every 10 years
• Rear	Brickwork. See Figure APP 3.1	Repainted	Fair. Surface damage on several bricks	Original**	High	Remove the damage brick and install something similar to original
Doors and architraves						
• Front	Timber panel. See Figure APP 3.2	Repainted	Very good	Original**	High	To be repainted periodically every 10 years
Windows						
• Front	Double-hung sash. See Figure APP.3.2	Repainted	Very good	Original**	High	To be repainted periodically every 10 years
Gutters and downpipes	Downpipe 2 colours. See Figure APP.3.3	Repainted	Very good	New material*	Little	Repaint one colour.  To be repainted periodically every 10 years
Fixtures						
• Lace on balcony	Cast iron lace. See Figure APP.3.4	Repainted	Good	Original**	High	No change
Front porch	Concrete slate. See Figure APP.3.5	Original tiles have been removed	Poor. Evident cracks in concrete and no finishing tiles	New material*	Little	Reinstate original or close to original

Front garden						
• Edging tiles	Concrete block. See Figure APP.3.5	Newly installed	Poor. Visible cracks	New material*	Little	Remove and install original or something close to original edging tiles
• Fence	Wrought iron fence with cast iron finials	Painted	Good	Original**	High	No changes. To be repainted periodically every 10 years
Others						
• Front plinth	Sandstone Plinth	Rendered and painted	Poor. Large cracks in plinth due to foundation shifts	Original**	Moderate	Repair cracks in plinth
<b>REAR</b>						
Roof cladding	Corrugated iron roofing. See Figure APP.3.6	New roofing	Rusted	New material*	Moderate	Replace rusted roof
Walls	Painted yellow. See Figure APP.3.6	Painted bricks, not rendered.	Fair. Surface damage visible on several bricks	New material*	High	To be repainted periodically every 10 years
Doors and architrave	Flush door	Painted green	Good	New material*	High	To be repainted periodically every 10 years
Windows	Timber framed	Painted recessive colours. White security bars installed.	Good	New material*	High	Security bars to be painted recessive colour to match existing window frame To be repainted periodically every 10 years.
Gutters and down pipes	Painted recessive colours	New guttering and down pipes	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures	Extension (timber structure: laundry room). See Figure APP.3.6	New addition	Good	New material*	Little	To be removed
Chimney	Rear chimney. See Figure APP.3.6	Part removed below second level and above roofline.	Poor condition	Original**	High	Allow no further changes to rear chimney
Hard landscaping	Concrete area adjacent to rear laundry. See Figure APP.3.7	New addition. Detracts from the building, visible cracks.	Poor	New material*	Little	Repaired and painted to match front verandah or to be removed and replaced with original fabric or similar

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 1890



Figure APP.3.0 – No. 95 Front facade



Figure APP.3.1 – No. 95 Rear elevation



Figure APP.3.2 – No. 95 Front window and door



Figure APP.3.3 – No. 95 Down pipe, NW boundary



Figure APP.3.4 – Front balcony



Figure APP.3.5 – No. 95 Front fence and veranda



Figure APP.3.6 – No. 95 Rear window and chimney



Figure APP.3.7 – No. 95 Rear hard landscaping

(Source: Figure APP.3.0 – 3.7: Daniel O'Keefe, June 2008)

NO 96, DARLINGTON ROAD, DARLINGTON

ELEMENTS	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	See Figure APP 3.8					
Roof Cladding	Corrugated steel roofing	New roofing	Good	New material*	Moderate	To be repainted periodically every 10 years
Walls	Brickwork. See Figure APP 3.8	Painted	Good	Original**	High	To be repainted periodically every 10 years
Doors and architraves	Timber panel. See Figure APP 3.9	Painted	Good	New material*	High	To be repainted periodically every 10 years
Windows	Timber framed. See Figure APP 3.9	Painted	Good	Original**	High	To be repainted periodically every 10 years
Gutters and downpipes	Painted recessive colours	Painted	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures						
• Lace on balcony	Fake aluminium lace. See Figure APP 3.10	Newly installed	Fair	New material*	Moderate	Remove the fake lace and installed the original or similar
• Floorboard	Timber		Good	Original**	Moderate	No changes
Front porch	Encaustic tessellated tiles. See Figure APP 3.11	Intact	Good. Few cracked tiles.	Original**	High	Replace cracked tiles to match existing tiles
Front garden						
• Edging tiles	Ceramic tiles . See Figure APP 3.11		Good	Original**	High	No changes
• Garden bed	Intrusive Concrete slab. See Figure APP 3.11	Raised	Poor. Raised concrete slab	New material*	Little	To be removed and lowered
• Fence	Wrought iron fence with cast iron finials	Painted	Good	Original**	High	No changes . To be repainted periodically every 10 years
Other						
• Balcony	Front balcony	Painted	Good. Currently used as	Original**	High	Reinstate balcony. Remove

			storage space			intrusive furniture and junk
<b>REAR</b>						
Roof cladding	Corrugated iron roofing	New roofing	Good	New material*	Moderate	To be repainted periodically every 10 years
Walls	Painted yellow. See Figure APP 3.12	Painted bricks, not rendered	Good	New material*	High	To be repainted periodically every 10 years
Doors and architrave	Timber flush door	New doors	Good	New material*	High	To be repainted periodically every 10 years
Windows	Timber framed	Painted recessive green colour	Good	Original**	High	To be repainted periodically every 10 years
Gutters and down pipes	Painted recessive colours	New installation	Good	New material*	Little	To be repainted periodically every 10 years
Chimney	Rear chimney. See Figure APP 3.12	Partly removed below second level and above roofline	Poor	Original**	High	Allow no further changes to rear chimney
Landscaping	Soft landscaping (Grassed area). See Figure APP 3.14	Minimal hard landscaping	Poor	Original**	Moderate	Lawn needs to be maintained
Others	Brickwork of storage extension. See Figure APP 3.14	New addition	Poor. Very decayed, poses health and safety concerns	New material*	Little	To be removed

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 1890





Figure APP 3.8 – No. 96 Front façade



Figure APP 3.9 – No. 96 Front window and door



Figure APP 3.10 – No. 96 Front balcony



Figure APP 3.11 – No. 96 Front edging tiles



Figure APP 3.12 – No. 96 Rear Building elevation



Figure APP 3.13 – No. 96 Rear hard landscaping



Figure APP 3.14 – No. 96 Rear brick outbuilding

(Source: Figure APP 3.8 – 3.14: Daniel O'Keefe, June 2008)



NO 98, DARLINGTON ROAD, DARLINGTON

	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	See Figure APP 3.15					
Roof Cladding	Corrugated steel roofing. Figure APP 3.15	Poor addition	Poor. Heavily rusted. Detracts from character of building	New material*	Moderate	To be replaced with new roof. To be repainted periodically every 10 years
Wall	Brickwork . See Figure APP 3.15	Painted	Good	Original**	High	To be repainted periodically every 10 years
Doors and architraves • Front	Timber panel. See Figure APP 3.16	Painted	Good. Newly installed white security bars	New material*	Moderate	To be replaced with doors similar to original Victorian design. To be repainted periodically every 10 years
Windows • Front	Timber framed. Figure APP 3.16	Painted	Good	Original**	High	To be repainted periodically every 10 years
Gutters and down pipes	Painted recessive green colour	Painted	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures • Lace on balcony  • floorboard	Timber railing. See Figure APP 3.17  Timber	Newly installed  No changes	Fair  Good	New material*  New material *	High  Moderate	Replace with something similar to original cast iron lace  No changes
Front porch	Encaustic tessellated tiles. See Figure APP 3.18	Intact	Poor. Large section of tile mosaic on the porch is filled with concrete	Original**	High	Replace or repair damaged tiles to match existing tiles

Front garden						
• Edging tiles	Ceramic bricks. See Figure APP 3.18	No changes	Good condition	Original**	High	No changes
• Garden bed	Soft landscaping	Raised	Fair	Original**	High	To be lowered to base of original tiles
• Fence	Wrought iron fence with cast iron finials See Figure APP 3.19	Painted	Poor – different colour, rusting heavily and painted white.	Original**	High	Recommend to paint recessive colour to match neighbouring terrace buildings. To be repainted periodically every 10 years
<b>REAR</b>						
Roof cladding	Corrugated steel roofing	New installation	Poor. Heavily rusted	New material*	Moderate	To be repainted periodically every 10 years
Walls	Painted yellow Figure APP 3.20	Painted bricks, not rendered	Good	Original**	High	To be repainted periodically every 10 years
Doors and architraves	Timber flush door	New doors	Good	New material*	High	To be repainted periodically every 10 years
Windows	Metal framed door	With bars, painted white	Fair	New material*	High	To be repainted periodically every 10 years
Gutters and down pipes	Painted white	New guttering and down pipes	Good	New material*	Little	To be repainted periodically every 10 years
Chimney	Rear chimney	Partly removed	Fair	Original**	High	Allow no further changes to rear chimney
Hard landscaping	Cracked concrete Figure APP 3.21	No visible soft landscaping	Poor. Visible cracks	New material*	Little	Reinstate soft landscaping to part of the rear outdoor area and reinstate original hard landscaping if possible.
Others	Rear outbuilding (toilet) Figure APP 3.22	Brick building with corrugated iron roofing	Good	Original**	High	To be repaired and maintained

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 1890



Figure APP 3.15 - No. 98 Front façade



Figure APP 3.16 - No. 98 front window and door



Figure APP 3.17 - No.98 Front balcony and lace



Figure APP 3.18 - No. 98 Front edging tiles



Figure APP 3.19 - No. 98 Front fence



Figure APP 3.20 - No. 98 Rear elevation



Figure APP 3.21 - No. 98 Rear hard landscaping



Figure APP 3.22 - No. 98 Rear outbuilding

(Source: Figure APP 3.15 – 3.22: Daniel O'Keefe, June 2008)

NO 99, DARLINGTON ROAD, DARLINGTON

ELEMENT	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	See Figure APP 3.23					
Roof Cladding	Corrugated steel roofing intact. See Figure APP 3.23	New roofing	Good	Original**	Moderate	To be repainted periodically every 10 years
Walls	Brickwork. See Figure APP 3.24	Repainted	Good	Original**	High	To be repainted periodically every 10 years
Doors and architraves	Timber panel. See Figure APP 3.24	New installation with bars and repainted	Good	New material*	High	To be repainted periodically every 10 years
Windows	Timber frame window. See Figure APP 3.24	Repainted	Fair – window sill is painted red, while window frame is painted green	Original**	High	The sill and the frame to be painted with same colour. To be repainted periodically every 10 years
Fixtures • Lace on balcony	Cast iron lace. See Figure APP 3.23	Repainted	Good	Original**	High	No changes
Front porch	Encaustic tessellated tiles See Figure APP 3.25	intact	Poor. Section of tile work have concrete infill	New material*	High	Remove the concrete infill and replace with tile mosaic to match existing
Front garden  • Fence	<ul style="list-style-type: none"> <li>Wooden box frame around flower bed See Figure APP 3.25</li> <li>Wrought iron fence with cast iron finials . See Figure APP 3.26</li> </ul>	<ul style="list-style-type: none"> <li>New addition, which replaced ceramic brick tiles</li> <li>Painted</li> </ul>	<ul style="list-style-type: none"> <li>Poor</li> <li>Good</li> </ul>	<ul style="list-style-type: none"> <li>New material*</li> <li>Original**</li> </ul>	<ul style="list-style-type: none"> <li>Little</li> <li>High</li> </ul>	<ul style="list-style-type: none"> <li>Remove box frame and lower garden bed to base of original edging tiles</li> <li>To be repainted periodically every 10 years</li> </ul>

Others	<ul style="list-style-type: none"> <li>• Tree</li> <li>• Letter box See Figure APP 3.26</li> </ul>	Planted by local Council	Obtrusive vegetation (tree), blocking the terrace façade, detracting from the character of the terrace building Poor	New material*	Little  Little	Prune excess foliage  To be replaced with new one
<b>REAR</b>						
Roof cladding	Corrugated iron roofing	Intact	Fair	New material*	Moderate	To be repainted periodically every 10 years
Walls	Painted yellow/orange Figure APP 3.27	Painted bricks, not rendered	Fair. Several damaged bricks	Original**	High	Remove damaged bricks and replace with something similar. To be repainted periodically every 10 years
Doors and architraves	Rear door painted green	Installed with security bars	Good	New material*	High	To be repainted periodically every 10 years
Windows	Timber frame Figure APP 3.27	Bars installed	Good	New material*	High	To be repainted periodically every 10 years
Gutters and down pipes	Painted recessive colours	New guttering and down pipes	Good	New material*	Little	To be repainted periodically every 10 years
Hard landscaping	Paved brick area adjacent to rear laundry Figure APP 3.28	New addition	Good	New material*	Little	Repair any cracks
Others	Large mature tree Figure APP 3.28	Intact healthy tree	Provides shade and cover. Roots may be causing damage to hard landscaping	New material*	Moderate	No changes. Seasonal prune

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 1890



Figure APP 3.23 - No. 99 Front façade



Figure APP 3.24 - No. 99 Front door and window



Figure APP 3.25 - No. 99– Encaustic tessellated tiles



Figure APP 3.26 - No. 99 – Front fence



Figure APP 3.27 - No. 99 Rear building addition



Figure APP 3.28 - No. 99 Rear elevation

(Source: Figure APP 3.23 – 3.28: Daniel O’Keefe, June 2008)



NO 100, DARLINGTON ROAD, DARLINGTON

	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	See Figure APP 3.29					
Roof Cladding	Corrugated steel roofing	painted	Good	Original**	Moderate	To be repainted periodically every 10 years
Walls	Brickwork. See Figure APP 3.30	Painted	Good	Original**	High	To be repainted periodically every 10 years
Doors and architraves	Timber panel. See Figure APP 3.30	painted	Good	New material*	High	Install with something similar to original
Windows	Timber framed. See Figure APP 3.30	Painted	Good	Original**	High	To be repainted periodically every 10 years
Gutters and downpipe	Painted recessive green colour. Figure APP 3.31	New guttering and downpipes.	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures <ul style="list-style-type: none"> <li>Lace on balcony</li> </ul>	Aluminum . See Figure APP 3.31	Fake aluminum lace.	Fair	New material*	Moderate	Remove the fake lace and re-install original cast iron lace
Front garden <ul style="list-style-type: none"> <li>Edging tiles</li> <li>Tree</li> <li>Fence</li> </ul>	Brick tiles. See Figure APP 3.32  Bottlebush. See Figure APP 3.29  Wrought iron fence with cast iron finials . See Figure APP 3.33	Intact  Planted by resident  Intact	Good  Poor. Obstructs view to front facade  Good condition	New material*  New material*  Original**	Moderate  Little  High	Place something as close to original edging tiles To be removed completely. Seasonal prune  To be repainted periodically every 10 years  No changes
Others <ul style="list-style-type: none"> <li>Balcony floorboards</li> </ul>	Timber . See Figure APP 3.31	Intact	Fair. Requires minor repair	Original**	Moderate	Repair damaged floorboards

<u>REAR</u>						
Roof Cladding	Corrugated iron roofing	New roofing	Good condition	New material*	Moderate	To be repainted periodically every 10 years
Walls	Brickwork. See Figure APP 3.34	Painted yellow bricks, not rendered	Good condition	Original**	High	To be repainted periodically every 10 years
Doors and architraves	Rear door painted green (recessive colour). See Figure APP 3.34	New doors	Good condition	New material*	High	To be repainted periodically every 10 years
Windows	2 visible windows. Timber framed. Painted recessive green colour. See Figure APP 3.34	Upper level window has security bars	Good condition	New material*	High	To be repainted periodically every 10 years
Gutters and downpipes	Painted recessive green colour	New guttering and downpipes	Good Condition	New material*	Little	To be repainted periodically every 10 years
Fixtures	Hot water tank at rear of laundry and clothesline. See Figure APP 3.34	New addition	Good condition	New material*	Little	No changes
Chimney	Rear chimney	Part removed below second level and above roofline.	Poor condition	Original**	High	Allow no further changes to rear chimney
Landscaping	Small paved area. See Figure APP 3.35	Intact	Good condition	Possibly original*	High	Allow no further changes to rear hard landscaping

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 1890





Figure APP 3.29 - No. 100 Front facade paving



Figure APP 3.30 – No 100 Front door and window



Figure APP 3.31 – No. 100 Front balcony lace



Figure APP 3.32 – No. 100 Salt glazed stoneware



Figure APP 3.33 – No. 100 Front cast iron fence



Figure APP 3.34 No. 100 Rear view



Figure APP 3.35 No. 100 Rear hard landscaping

(Source: Figure APP.3.29 – 3.35: Daniel O'Keefe, June 2008)

NO 101, DARLINGTON ROAD, DARLINGTON

ELEMENTS	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	See Figure APP 3.36					
Roof Cladding	Corrugated steel roofing	Intact	Good	New material*	Moderate	To be repainted periodically every 10 years
Wall	Brickwork. See Figure APP 3.36	Painted	Good	Original**	High	To be repainted periodically every 10 years
Doors and architraves	Timber panel See Figure APP 3.37	Painted	Good	Original**	High	To be repainted periodically every 10 years
Windows	Timber framed. See Figure APP 3.37	Painted	Good	Original**	High	To be repainted periodically every 10 years
Gutters and down pipes	Painted recessive colours	New guttering and down pipes	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures <ul style="list-style-type: none"> <li>Lace on balcony</li> <li>floorboard</li> </ul>	Aluminium Figure APP 3.38  Timber . See Figure APP 3.38	Newly installed  Intact	Fair. New lace  Good	New material*  Original**	Moderate  Moderate	Re-install original cast iron  No changes
Front porch	Corrugated tiles Figure APP 3.39	Painted	Poor. Original tiles painted	New material*	High	Remove paint and reinstate encaustic tessellated tiles

Front garden						
• Edging tiles	Ceramic tiles Figure APP 3.39	intact	Good	Original**	High	No changes
• Garden bed	Soft landscaping. Figure APP 3.39	Raised	Fair	Original**	Little	To be lowered to base of original tiles
• Fence	Wrought iron fence with cast iron finials Figure APP 3.40	Painted	Fair. Uneven paintwork	Original**	High	Fence to be painted consistently. To be repainted periodically every 10 years
<b>REAR</b>						
Roof cladding	Corrugated iron roofing	New roofing	Good	New material*	Moderate	To be repainted periodically every 10 years
Walls	Painted yellow. See Figure APP 3.41	Painted bricks, not rendered	Good	New material*	High	To be repainted periodically every 10 years
Doors and architraves	Rear door painted green (recessive colour)	New doors	Good	New material*	High	To be repainted periodically every 10 years
Windows	4 visible windows. Timber framed. Painted recessive colour. See Figure APP 3.41	Upper level window has security bars.	Good	New material*	High	To be repainted periodically every 10 years
Gutter and down pipes	Painted recessive colour. See Figure APP 3.42	New guttering and down pipes	Good	New material*	Little	To be repainted periodically every 10 years

Fixtures	Clothesline	New addition	Good	New material*	Little	No changes
Chimney	Rear chimney	Intact	Good	New material*	High	Allow no further changes to rear chimney
Hard landscaping	Concrete area adjacent to rear laundry. See Figure APP 3.43	New addition	Good	New material*	Little	Reinstate soft landscaping, repair cracks in concrete or reinstate original brickwork.

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 1890



Figure APP 3.36 - No. 101 Front facade



Figure APP 3.37 - No. 101 Front door and window



Figure APP 3.38 - No. 101 Front balcony lace



Figure APP 3.39 - No. 101 Salt glazed stoneware paving



Figure APP 3.40 - No. 101 Front cast iron fence



Figure APP 3.41 - No. 101 Rear elevation



Figure APP 3.42 - No. 101 Guttering and security wind

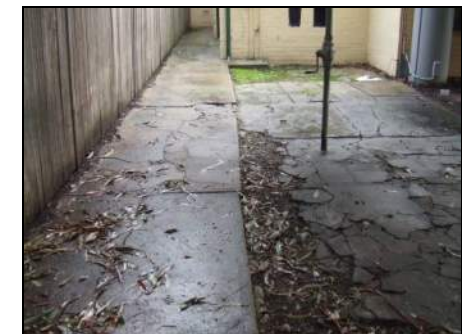


Figure APP 3.43 - No. 101 Hard landscaping

(Source: Figure APP 3.36 – 3.43: Daniel O'Keefe, June 2008)

NO 102, DARLINGTON ROAD, DARLINGTON

ELEMENTS	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	See Figures APP 3.44					
Roof Cladding	Corrugated steel roofing. See Figure APP 3.44	Rusted roofing	Poor	New material*	Moderate	Requires new roof cladding. To be repainted periodically every 10 years
Wall	Brickwork . See Figure APP 3.44	Rendered painted brick	Good	Original**	High	Re-paint recessive colour or colour complimentary to surrounding terrace buildings. To be repainted periodically every 10 years
Doors and architraves	Timber panel. See Figures APP 3.45	Painted	Good	New material*	High	To be repainted periodically every 10 years
Windows	Timber framed. See Figure APP 3.45	Painted	Good	Original*	High	To be repainted periodically every 10 years
Gutters and downpipes	Intact	Painted	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures <ul style="list-style-type: none"> <li>Lace on balcony</li> <li>floorboard</li> </ul>	Cast iron. See Figure APP 3.46	Painted	Good	Original**	High	No changes
	Timber	Intact	Good	Original**	Moderate	No changes
Front porch	Encaustic tessellated tiles. Figure APP 3.47	Partially intact	Poor. Large section of tile mosaic filled with concrete	Original**	High	Remove concrete infill and restore the tile mosaic

Front garden	Ceramic tiles . See Figures APP 3.47	Intact	Good	Original**	High	No changes
• Edging tiles	Garden hedge	Raised	Good		Moderate	Hedge to be seasonal pruned Garden bed to be lowered to base of original tiles
• Garden bed						
• Fence	Wrought iron fence with cast iron finials . See Figure APP 3.48	Painted	Poor. Rusting heavily and painted white	Original**		Re-paint using recessive colour (green) to match surrounding terrace buildings. To be repainted periodically every 10 years
Other	Front sandstone plinth See Figures APP 3.48	Intact	Cracks in plinth due to foundation shift	Original**	Moderate	Repair cracks
• Plinth						
<b>REAR</b>						
Roof cladding	Corrugated iron roofing	Partially intact	Poor. Heavily rusted	New material*	Moderate	To be removed and re-cladded
Walls	Red brickwork. See Figure APP 3.49	Unpainted	Poor. Inconsistent with surrounding terraces	Original**	High	Render and paint to match front façade. To be repainted periodically every 10 years
Door architraves	Rear door	Painted	Poor. Inconsistent	New material*	High	
Windows	3 visible windows. See Figures APP 3.49	Air-conditioning units installed in windows on the upper level	Poor	New material**	High	Air conditioning units to be removed from windows and installed in less visually intrusive location of terrace building
Gutters and down pipes	White guttering and down pipes. See Figure APP 3.49	Intact	Poor	New material*	Little	Paint recessive colour
Fixtures	Air – conditioner. See Figure APP 3.49	New addition	Visible on upper level	New material*	Little	Air conditioning unit to be removed and installed in less visually intrusive location of terrace building
Chimney	Intact chimney at rear of building. Shared chimney with No.101 on top of roof. See Figure APP 3.49	Intact	Good condition	Original**	High	No changes

Hard landscaping	Tarred bitumen adjacent to rear door and outbuilding 1	New addition	Good	New material*	Little	Repair where possible or replace with brick
• Outbuilding 1	Toilet . See Figures APP 3.50	Intact	Good	Original**	High	Repair and maintain
• Outbuilding 2	Aluminium garden shed. See Figures APP 3.50	New addition	Good . Obscures view to outbuilding 1	New material*	Little	Remove visually intrusive garden shed
Other	Rear fence. See Figures APP 3.51	New addition	Good	New material*	Moderate	No changes

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 189





Figure APP 3.44 – No. 102 Front Elevation



Figure APP 3.45 – No. 102 Front door and window



Figure APP 3.46 – No. 102 Balcony and Lace



Figure APP 3.47 – No. 102 Salt glazed stoneware paving



Figure APP 3.48 – No. 102 Front fence and hedge



Figure APP 3.49 – No. 102 Rear Elevation and chimney



Figure APP 3.50 – No. 102 Outbuildings



Figure APP 3.51 – No. 102 Rear fence

(Source: Figure APP 3.44 – 3.51: Daniel O'Keefe, June 2008)

NO 103, DARLINGTON ROAD, DARLINGTON

ELEMENTS	FABRIC AND FINISHES	ALTERATIONS & ADAPTATIONS	CONDITION/ COMMENTS	AGE/ASSESSMENT OF ORIGINALITY	FABRIC SIGNIFICANCE	ESSENTIAL MAINTENANCE
Generally	See Figure APP 3.52					
Roof Cladding	Corrugated steel roofing	Intact	Good	New material*	Moderate	No changes. To be repainted periodically every 10 years
Wall	Brickwork See Figure APP 3.52	Painted	Poor. Visible water damage to external render and foundation shifts	Original**	High	Need to be inspected by structure engineer and be repaired. To be repainted periodically every 10 years
Doors and architraves	Timber panel See Figure APP 3.53	Painted	Fair – gap in parapet	New material*	High	To be repainted periodically every 10 years
Windows	Timber framed. See Figure APP 3.53	Painted	Good – sill colour different to window frame	Original**	High	Paint the sill with the same colour as the window frame
Gutters and down pipes	Painted recessive green colour	Painted new addition	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures <ul style="list-style-type: none"> <li>• Lace on balcony</li> <li>• floorboard</li> </ul>	Cast iron See Figure APP 3.54	Painted	Good	Original**	High	No changes
	Timber See Figure APP 3.54	Intact	Good	New material*	Moderate	No changes
Front porch	Concrete paved area. Salt glazed stoneware paving (Original). See Figure APP 3.55	Intact	Poor. Visible cracks, with front porch painted red.	New material*	High	Repair or reinstate original mosaic tiles.
Front garden <ul style="list-style-type: none"> <li>• Edging tiles</li> <li>• Garden bed</li> <li>• Fence</li> </ul>	Ceramic. See Figure APP 3.55. See Figure APP 3.56	Raised	Good	Original**	High	To be lowered to base of original tiles Recommend to paint green and be same colour as the other fences
			Fair	Original**	High	
	Wrought iron fence with cast iron finials. Figure APP 3.51	Painted recessive colour		Original**	High	

Other • vegetation	Tree. See Figure APP 3.52	Mature tree located on Council footpath	Fair. Vegetation obstructing view to front facade	New material*	Little	Seasonal prune
<b>REAR</b>						
Roof cladding	Corrugated iron roofing. See Figure APP 3.58	New roofing	Good	New material*	Moderate	To be repainted periodically every 10 years
Walls	Painted yellow See Figure APP 3.57	Painted bricks, not rendered	Good	New material*	High	To be repainted periodically every 10 years
Doors and architraves	Rear door painted green (recessive colour). See Figure APP 3.57	New doors	Good	New material*	High	To be repainted periodically every 10 years
Windows	4 visible windows. Timber framed. Painted recessive colour. See Figure APP 3.57	Window security bars	Good	New material*	High	To be repainted periodically every 10 years
Gutter and down pipes	Painted recessive colour. See Figure APP 3.58	New guttering and down pipes	Good	New material*	Little	To be repainted periodically every 10 years
Fixtures	Clothesline	New addition	Good	New material*	Little	No changes
Chimney	Large chimney on top of roof. See Figure APP 3.58	Intact	Good	Original**	High	No changes
Hard landscaping	Concrete area covering back area, small area for soft landscaping. See Figure APP 3.59	New addition	Good	New material*	Little	Repair cracks or replace with original brickwork.

Note: \* Element introduced as new material or upkeep performed post acquisition by Sydney University

\*\* Element original to terrace building circa. 1890



Figure APP 3.52 – No. 103 Front façade



Figure APP 3.53 – No. 103 Front door and window



Figure APP 3.54 – No. 103 Front balcony and lace



Figure APP 3.55 – No. 103 Salt glazed stoneware paving



Figure APP 3.56 – No. 103 Front fence



Figure APP 3.57 – No. 103 Rear elevation



Figure APP 3.58 – No. 103 Chimney

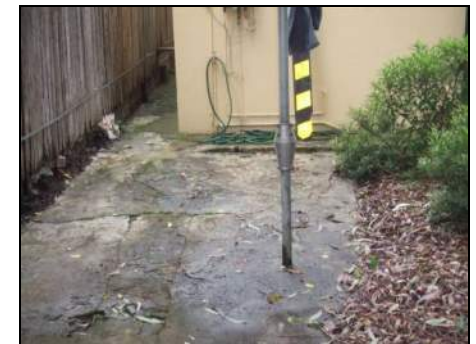




Figure APP 3.59 – No. 103 Hard landscaping

(Source: Figure APP 3.52 to APP 3.59, Daniel O'Keefe, June 2008)



## APPENDIX 4



### Incomplete Interior Fabric Analysis



The interiors are perhaps the greatest changing element in the terraces as they have received many renovations over the years. Access was limited to the interiors of the terraces and as such the interior fabric survey was incomplete. The following table displays some interior elements of the terraces:

Interior Element	Image
<p>Many of the terraces have retained their original mouldings and joinery. The joinery has been kept in good condition.</p> <p>Some cracking in some of the walls is evident as seen in the photograph</p>	 <p><b>Figure APP.4.0.</b> Joinery and cracks in the walls of terrace No. 100 Darlington Road. (Source: Janice Hogg, April 2008).</p>
<p>The fireplaces have been treated very differently in each house. Some of the houses have completely covered the fireplaces while others have preserved an illusion of a functioning fireplace; however none of the viewed houses presently have functioning fireplaces.</p>	 <p><b>Figure APP.4.1.</b> A covered fireplace in terrace No.103 Darlington Road. (Source: Janice Hogg, April 2008).</p>



Interior Element	Image
<p>The interiors have been repainted in the viewed terraces. They are for the most part painted a simple off white colour. The terrace that is used as an office is painted brightly inside with many colours such as bright orange, turquoise and green.</p>	 <p><b>Figure APP.4.2.</b> A non-working fireplace that gives the illusion of a working fireplace in terrace No. 102 Darlington Road. (Source: Janice Hogg, April 2008).</p>
<p>The banisters and bolster are in good condition; however some banisters are missing rungs as the staircase ascends. It appears that replacement rungs have not been attempted where missing material is evident, thus the banisters are comprised only of original fabric.</p>	 <p><b>Figure APP.4.3.</b> Staircase with missing banister rungs in terrace No. 101 Darlington Road. (Source: Janice Hogg, April 2008).</p>

Interior Element	Image
<p>The banisters and bolsters appear to be original and are indicative of the late nineteenth century Victorian style banisters as they are quite substantial.</p>	 <p><b>Figure APP.4.4.</b> Detail of bevel post, hand rail and baluster of a typical stair in No. 102 Darlington Road. (Source: Janice Hogg, April 2008).</p>
<p>The double staircases have been retained in all of the buildings, as have the archways on the smaller staircase, both above the stair case and in the detailing on the wall. Some of the terraces have covered the exposed brick in the interior, whilst others have repainted it. The panelling in many of the terraces appears to be original. The floors are generally covered in carpeting which looks rather new judging by the wear and tear that it has accumulated. The viewed terraces have retained the skylight that above the staircase for added light.</p>	 <p><b>Figure APP.4.5.</b> Double staircase, banister, archway carpeting, and joinery in terrace No. 101 Darlington Road. (Source: Janice Hogg, April 2008).</p>

Interior Element	Image
<p>The kitchens are modernized to fit into the present lifestyle. Likely the kitchens from the original design did not have gas or even electric powered stoves as is evident from structures which appear to be closed over fireplaces. The kitchen flooring appears to be lanolin while the countertops and cupboards are also made from modern materials.</p>	 <p><b>Figure APP.4.6.</b> An old fireplace retrofitted as cupboards in terrace No. 101 Darlington Road. (Source: Janice Hogg, April 2008).</p>
<p>In some of the terraces, ceiling rosettes have been retained and add an elegant touch to the interior.</p>	 <p><b>Figure APP.4.7.</b> A ceiling rosette in terrace No. 101 Darlington Road. (Source: Janice Hogg. April, 2008).</p>



## APPENDIX 5

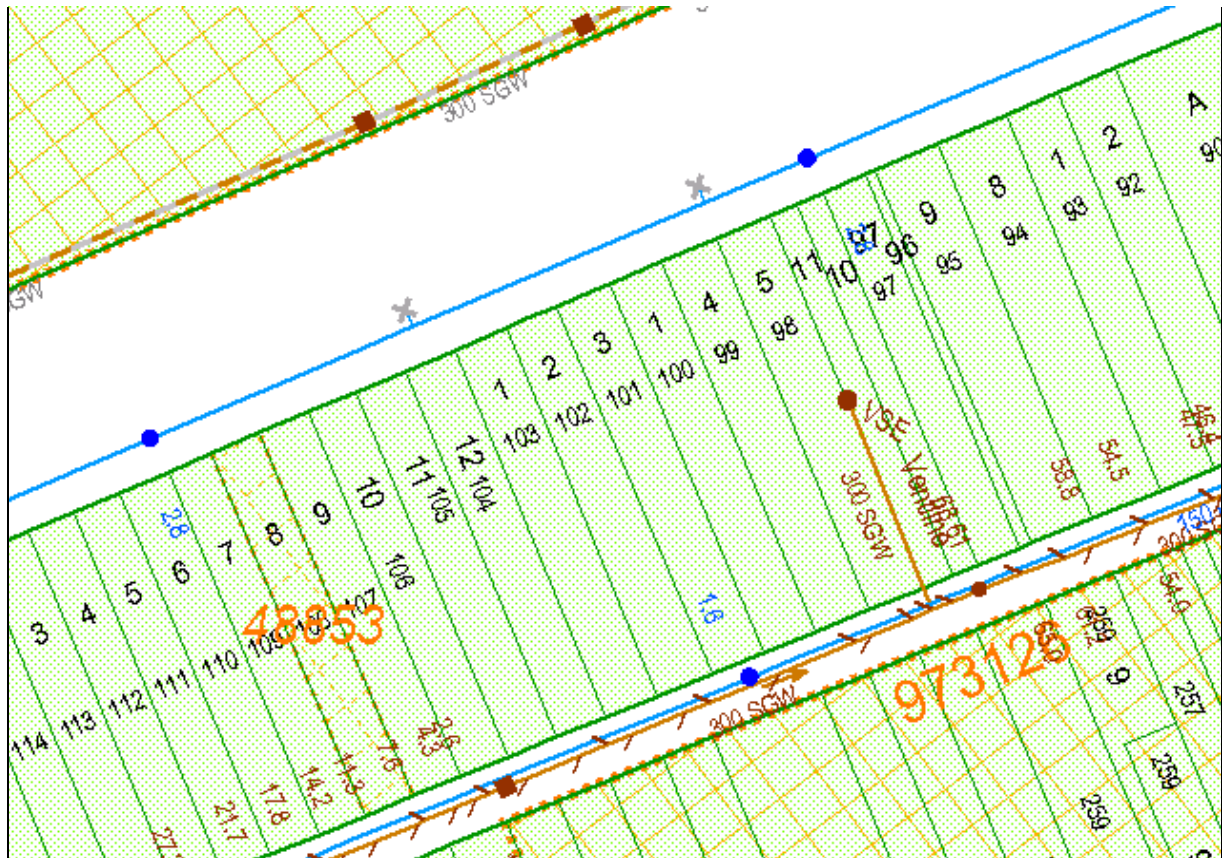
### Sewerage

When the board took over the control of Sydney's water supply system in 1888, distribution had been extended to Darlington. According to Sydney Water sewer was laid in 1885 in the Darlington area. The mileage of the sewers laid measured 2.11 miles, they were 3-4 inches diameter, made from either cast-iron or wrought iron and dipped in tar or bitumen for protection. The sewers at the time serviced 716 houses. Although the area sewer was present in Darlington lane in 1885, it may not have been localised and connected until 1889 whereby the night cart may have still existed. These night carts would collect from outbuildings and empty into the sewer main.

The sewers were originally built by the Government on behalf of the respective Councils. The sewers drained into the main Government systems. It is difficult to ascertain where the sewer was connected. A.W Aird suggests that sewerage discharged into the Sydney Harbour via the City Council's main sewers built in 1857.

In 1873 the Government setup the Sewerage and Health Board to prepare a scheme for Sydney to intercept sewerage discharged into the harbour by the City Council's main Sewers. The scheme in which the Darlington area would become a part of was called the Northern System with outfall into the ocean at Ben Buckler (Bondi). In 1889 the BOOS (Bondi outflow) intercepted the sewerage.

The following figure shows Sewer and Water mains. The blue line indicates water mains. The orange/brown line indicates sewer mains. It should also be noted that a sewer vent (VSE) still exists at the rear of No. 98 (Lots 5 and 11).



**Figure APP.5.** Sewage and water mains on Darlington Road.  
(Source: Phil Bennet, Sydney water, April 2008.)

## APPENDIX 6 Ownership

The University of Sydney has acquired terrace numbers 95, 96, 98, 99, 100, 101, 102, and 103 but has yet to acquire number 97 from the row, as it is still privately owned. The schedule of occupants with their respective conveyance dates is listed below in the following tables up until the occupant preceding the University of Sydney:

### Terrace 95:

Owner	Date
George MacDonald	10 January 1882 <sup>80</sup>
Charles McKinnon	4 May 1882 <sup>81</sup>
Charles MacLeoy Boyce	16 March 1926 <sup>82</sup>
Public Trustee	21 January 1938 <sup>83</sup>
Catherine Isabella Agnes MacKinnon	23 October 1939 <sup>84</sup>
Henry Joseph Thomas	25 August 1954 <sup>85</sup>
Public Trustee	9 July 1971 <sup>86</sup>

**Table APP.6.0.** Ownership History for Terrace No. 95.

### Terrace 96:

Owner	Date of Purchase
James Bremner	25 August 1881 <sup>87</sup>
Charles McKinnon	22 May 1882 <sup>88</sup>
Eileen Charlotte Hampshire	1 December 1948 <sup>89</sup>
Marjorie Harvard	4 May 1954 <sup>90</sup>
James Bremner	25 August 1881 <sup>91</sup>
Charles McKinnon	22 May 1882 <sup>92</sup>
Eileen Charlotte Hampshire	1 December 1948 <sup>93</sup>

**Table APP.6.1.** Ownership History for Terrace No. 96.

<sup>80</sup> Conveyance to George MacDonald, 1882, University of Sydney CIS Investment and Capitol Management.

<sup>81</sup> Conveyance to Charles McKinnon, 1882, University of Sydney CIS Investment and Capitol Management.

<sup>82</sup> Conveyance to Charles MacLeoy Boyce, 1926, University of Sydney CIS Investment and Capitol Management.

<sup>83</sup> Conveyance to Public Trustee, 1938, University of Sydney CIS Investment and Capitol Management.

<sup>84</sup> Conveyance to Catherine Isabella Agnes MacKinnon, 1939, University of Sydney CIS Investment and Capitol Management.

<sup>85</sup> Conveyance to Henry Joseph Thomas, 1954, University of Sydney CIS Investment and Capitol Management.

<sup>86</sup> Conveyance to Public Trustee, 1971, University of Sydney CIS Investment and Capitol Management.

<sup>87</sup> Registered No. 685, Book 229, University of Sydney CIS Investment and Capitol Management.

<sup>88</sup> Registered No. 105, Book 245, University of Sydney CIS Investment and Capitol Management.

<sup>89</sup> Registered No. 149, Book 2071, University of Sydney CIS Investment and Capitol Management.

<sup>90</sup> Registered No. 44, Book 2288, University of Sydney CIS Investment and Capitol Management.

<sup>91</sup> Registered No. 685, Book 229, University of Sydney CIS Investment and Capitol Management.

<sup>92</sup> Registered No. 105, Book 245, University of Sydney CIS Investment and Capitol Management.

<sup>93</sup> Registered No. 149, Book 2071, University of Sydney CIS Investment and Capitol Management.

**Terrace 98:**

Owner	Date of Purchase
James Bremner	25 August 1881 <sup>94</sup>
Charles McKinnon	22 May 1882 <sup>95</sup>
Eileen Charlotte Hampshire	7 December 1948 <sup>96</sup>
Leslie Richard Law	20 November 1959 <sup>97</sup>
Petros Aganakis	20 August 1962 <sup>98</sup>
James Bremner	25 August 1881 <sup>99</sup>
Charles McKinnon	22 May 1882 <sup>100</sup>
Eileen Charlotte Hampshire	7 December 1948 <sup>101</sup>

**Table APP.6.2.** Ownership History for Terrace No. 98.

**Terrace 99:**

Owner	Date of Purchase
James Bremner	25 August 1881 <sup>102</sup>
Charles McKinnon	22 May 1882 <sup>103</sup>
Eileen Charlotte Hampshire	7 December 1948 <sup>104</sup>
Norman Charles Clarkson	24 October 1955 <sup>105</sup>
James Bremner	25 August 1881 <sup>106</sup>
Charles McKinnon	22 May 1882 <sup>107</sup>
Eileen Charlotte Hampshire	7 December 1948 <sup>108</sup>
Norman Charles Clarkson	24 October 1955 <sup>109</sup>

**Table APP.6.3** Ownership History for Terrace No. 99.

<sup>94</sup> Registered No. 685, Book 229, University of Sydney CIS Investment and Capitol Management.

<sup>95</sup> Registered No. 105, Book 245, University of Sydney CIS Investment and Capitol Management.

<sup>96</sup> Registered No. 149, Book 2071, University of Sydney CIS Investment and Capitol Management.

<sup>97</sup> Registered No. 392, Book 2510, University of Sydney CIS Investment and Capitol Management.

<sup>98</sup> Registered No. 707, Book 2023, University of Sydney CIS Investment and Capitol Management.

<sup>99</sup> Registered No. 685, Book 229, University of Sydney CIS Investment and Capitol Management.

<sup>100</sup> Registered No. 105, Book 245, University of Sydney CIS Investment and Capitol Management.

<sup>101</sup> Registered No. 149, Book 2071, University of Sydney CIS Investment and Capitol Management.

<sup>102</sup> Registered No. 685, Book 229, University of Sydney CIS Investment and Capitol Management.

<sup>103</sup> Registered No. 105, Book 245, University of Sydney CIS Investment and Capitol Management.

<sup>104</sup> Registered No. 149, Book 2071, University of Sydney CIS Investment and Capitol Management.

<sup>105</sup> Conveyance to Norman Charles Clarkson, 1955, University of Sydney CIS Investment and Capitol Management.

<sup>106</sup> Registered No. 685, Book 229, University of Sydney CIS Investment and Capitol Management.

<sup>107</sup> Registered No. 105, Book 245, University of Sydney CIS Investment and Capitol Management.

<sup>108</sup> Registered No. 149, Book 2071, University of Sydney CIS Investment and Capitol Management.

<sup>109</sup> Conveyance to Norman Charles Clarkson, 1955, University of Sydney CIS Investment and Capitol Management

**Terrace 100:**

Owner	Date of Purchase
Alan Ernest Fleming	1928 (dates unspecified) <sup>110</sup>
James Crothers McMaster	21 July 1941 <sup>111</sup>
Margaret Joyce Petith	28 March 1963 <sup>112</sup>
Alan Ernest Fleming	1928 (dates unspecified) <sup>113</sup>

**Table APP.6.4.** Ownership History for Terrace No. 100.

**Terrace 101:**

Owner	Date of Purchase
James Crothers	Date Unavailable <sup>114</sup>
Kathleen Annie Price	5 May 1956 <sup>115</sup>
Frank Szoke	29 October 1959 <sup>116</sup>
Antonio Lattuca	19 August 1960 <sup>117</sup>
James Crothers	Date Unavailable <sup>118</sup>

**Table APP.6.5.** Ownership History for Terrace No. 101.

<sup>110</sup> Conveyance to Alan Ernest Fleming, 1928, University of Sydney CIS Investment and Capitol Management.

<sup>111</sup> Conveyance to James Crothers McMaster, 1941, University of Sydney CIS Investment and Capitol Management.

<sup>112</sup> Conveyance to Margaret Joyce Petith, 1963, University of Sydney CIS Investment and Capitol Management.

<sup>113</sup> Conveyance to Alan Ernest Fleming, 1928, University of Sydney CIS Investment and Capitol Management.

<sup>114</sup> Registered No. 353, Book 2406, University of Sydney CIS Investment and Capitol Management.

<sup>115</sup> Registered No. 354, Book 2406, University of Sydney CIS Investment and Capitol Management.

<sup>116</sup> Registered No. 354, Book 2406, University of Sydney CIS Investment and Capitol Management.

<sup>117</sup> Registered No. 187, Book 2513, University of Sydney CIS Investment and Capitol Management.

<sup>118</sup> Registered No. 353, Book 2406, University of Sydney CIS Investment and Capitol Management.

**Terrace 102:**

Owner	Date of Purchase
W.M.H. Gibbons	3 August 1881 <sup>119</sup>
Charles McKinnon	4 May 1882 <sup>120</sup>
Owen Francis Downing	14 February 1938 <sup>121</sup>
Alan Ernest Fleming	8 December 1938 <sup>122</sup>
Lena Mary Dale	29 January 1953 <sup>123</sup>
W.M.H. Gibbons	3 August 1881 <sup>124</sup>
Charles McKinnon	4 May 1882 <sup>125</sup>

**Table APP.6.6.** Ownership History for Terrace No. 102.

**Terrace 103:**

Owner	Date of Purchase
Christine McKinnon	Date Unavailable <sup>126</sup>
Owen Francis Downing	14 February 1938 <sup>127</sup>
Phyllis Sarah Meale	11 May 1938 <sup>128</sup>
Alan Ernest Fleming	12 May 1938 <sup>129</sup>
James Crothers McMaster	2 June 1961 <sup>130</sup>
Alan Ernest Fleming	23 July 1962 <sup>131</sup>

**Table APP.6.7.** Ownership History for Terrace No. 103.

<sup>119</sup> Registered No. 854, Book 227, University of Sydney CIS Investment and Capitol Management.

<sup>120</sup> Registered No. 970, Book 243, University of Sydney CIS Investment and Capitol Management.

<sup>121</sup> Registered No. 212, Book 1806, University of Sydney CIS Investment and Capitol Management.

<sup>122</sup> Registered No. 396, Book 1833, University of Sydney CIS Investment and Capitol Management.

<sup>123</sup> Registered No. 219, Book 2239, University of Sydney CIS Investment and Capitol Management.

<sup>124</sup> Registered No. 854, Book 227, University of Sydney CIS Investment and Capitol Management.

<sup>125</sup> Registered No. 970, Book 243, University of Sydney CIS Investment and Capitol Management.

<sup>126</sup> Registered No. 212, Book 1806, University of Sydney CIS Investment and Capitol Management.

<sup>127</sup> Registered No. 212, Book 1806, University of Sydney CIS Investment and Capitol Management.

<sup>128</sup> Registered No. 356, Book 1813, University of Sydney CIS Investment and Capitol Management.

<sup>129</sup> Registered No. 396, Book 1833, University of Sydney CIS Investment and Capitol Management.

<sup>130</sup> Registered No. 714, Book 1897, University of Sydney CIS Investment and Capitol Management.

<sup>131</sup> Registered No. 563, Book 2617, University of Sydney CIS Investment and Capitol Management.

## APPENDIX 7

### Occupants and their respective occupations from the SANDS Directories

Year : 1901  
Page : 284  
Slide No: 307

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Doust, Charles	Draper	1891-1900
96	Beves, Mrs E.		1898-1900
97	Collins, Patrick		
98	Mackay, Mrs F.M.		
99	Manzies, Alexander		1898-1900
100	Nelson, Robert		1896-1900
101	Smith, J.T.		1899-1900
102	Forbes, John S.	Clerk	1889-1893, 1895-1900, was in 1888 list and no 8 in 1886 - 1887
103	Conlins, William		

Year : 1902  
Page : 286  
Slide No: 322

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Doust, Charles	Draper	1891-1901
96	Beves, Mrs E.		1898-1901
97			
98	Mackay, Mrs F.M.		1901
99	Manzies, Alexander		1898-1901
100	Nelson, Robert		1896-1901
101	Wilson, Miss Mary		
102	Forbes, John S.	Clerk	1889-1893, 1895-1901, was in 1888 list and no 8 in 1886 - 1887
103	Conlins, William		1901

Year : 1903  
Page : 284  
Slide No: 338

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Doust, Charles	Draper	1891-1902
96	Beves, Mrs E.		1898-1902
97	Seymour, William F.		
98	Mackay, Mrs F.M.		1901-1902
99	Manzies, Alexander		1898-1902
100	Nelson, Robert		1896-1902
101	Fletcher, James		
102	Forbes, John S.	Clerk	1889-1893, 1895-1902, was in 1888 list and no 8 in 1886 - 1887
103	Conlins, William		1901-1902

Year : 1904  
Page : 277  
Slide No: 356

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Richards, Mrs A.		
96	Goode, Alfred		
97	Trained Nurses Home		
98	Mackay, Mrs F.M.		1901-1903
99	Manzies, Alexander		1898-1903
100	Nelson, Robert		1896-1903
101	McGregor, John		
102	Forbes, Mrs A		
103	Conlins, William		1901-1903

Year : 1905  
Page : 284  
Slide No: 374



*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hillman, George E.		
96	Chapman, Herbert		
97	Trained Nurses Home		1904
98	Mackay, Mrs F.M.		1901-1904
99	Manzies, Alexander		1898-1904
100	Nelson, Robert		1896-1904
101	McGregor, John		1904
102	Troy, Sydney J.		
103	Conlins, William		1901-1904

Year : 1906

Page : 286

Slide No: 393

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95			
96	Chapman, Herbert		1905
97	Trained Nurses Home		1904-1905
98	Mackay, Mrs F.M.		1901-1905
99	Manzies, Alexander		1898-1905
100	Nelson, Robert		1896-1905
101	McGregor, John		1904-1905
102	Gailey, Mrs S.		
103	Conlins, William		1901-1905

Year : 1907

Page : 288

Slide No: 413

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Dedman, Frederick		
96	Chapman, Herbert		1905-1906
97	Mathers, Mrs Elizabeth		
98	Mackay, Mrs F.M.		1901-1906
99	Manzies, Alexander		1898-1906
100	Nelson, Robert		1896-1906
101	Wiseman, John		
102	Gailey, Mrs Sarah		1906
103	Conlins, William		1901-1906

Year : 1908

Page : 296

Slide No: 433

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95			
96	Scott, David		
97	Mathers, Mrs Elizabeth		1907
98	Mackay, Mrs F.M.		1901-1907
99	Manzies, Alexander		1898-1907
100	Nelson, Robert		1896-1907
101	Brown, Joseph		
102	Gailey, Mrs Sarah		1906-1907
103	Conlins, William		1901-1907

Year : 1909  
Page : 302  
Slide No: 455

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Linkater, George		
96	Scott, David		1908
97	Mathers, Mrs Elizabeth		1907-1908
98	Mackay, Mrs F.M.		1901-19008
99	Manzies, Alexander		1898-1908
100	Boag, James		
101	Ronald, Mrs Jane		1907
102	Gailey, Mrs Sarah		1906-1908
103			

Year : 1910  
Page : 302  
Slide No: 455

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Simmons, Charles		
96	Scott, David		1908-1909
97	Mathers, Mrs Elizabeth		1907-1909
98	Mackay, Mrs F.M.		1901-1909
99	Manzies, Alexander		1898-1909
100	Hogan, Mrs Mary		
101	Ronald, Mrs Jane		1907-1909
102	Gailey, Mrs Sarah		1906-1909
103	Jackson, Arthur		

Year : 1911  
Page : 308  
Slide No: 498

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		
96	Scott, David		1908-1910
97	Mathers, Mrs Elizabeth		1907-1910
98	Mackay, Mrs F.M.		1901-1910
99	Manzies, Alexander		1898-1910
100	Rolston, David		
101	Hughes, William		
102	Gailey, Mrs Sarah		1906-1910
103	Mills, Mrs Hannah		

Year : 1912  
Page : 319  
Slide No: 521

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		1911
96	Scott, David		1908-1911
97	Durwin, Henry		
98	Anderson, James		
99	Manzies, Alexander		1898-1911
100	Doyle, Miss Julia M.		
101	Hughes, William		1911
102	Gailey, Mrs Sarah		1906-1911
103	Mills, Mrs Hannah		1911

Year : 1913  
Page : 333  
Slide No: 544

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		1911-1912
96	Scott, David		1908-1912
97	McQuirk, James		
98	Anderson, James		1912
99	Manzies, Alexander		1898-1912
100	Carroll, Mrs Bridget		
101	Hughes, William		1911-1912
102	Gailey, Mrs Sarah		1906-1912
103	Mills, Mrs Hannah		1911-1912

Year : 1914  
Page : 342  
Slide No: 568

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		1911-1913
96	Scott, David		1908-1913
97	McQuirk, James		1913
98	Anderson, James		1912-1913
99	Manzies, Alexander		1898-1913
100	Carroll, Mrs Bridget		1913
101	Stubbs, Mrs Jane C.		
102	Gailey, Mrs Sarah		1906-1913
103	Mills, Mrs Hannah		1911-1913

Year : 1915  
Page : 361  
Slide No: 593

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		1911-1914
96	McKinnon, Norman		
97	McQuirk, James		1913-1914
98	Anderson, James		1912-1914
99	Manzies, Alexander		1898-1914
100	Jones, Robert		
101	Stubbs, Mrs Jane C.		1914
102	Gailey, Mrs Sarah		1906-1914
103	Mills, Mrs Hannah		1911-1914

Year : 1916  
Page : 357  
Slide No: 619

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		1911-1915
96	McKinnon, Norman		1915
97	McQuirk, James		1913-1915
98	Anderson, James		1912-1915
99	Manzies, Alexander		1898-1915
100	Jones, Robert		1915
101	Stubbs, Mrs Jane C.		1914-1915
102	Gailey, Mrs Sarah		1906-1915
103	Mills, Mrs Hannah		1911-1915

Year : 1917  
Page : 368  
Slide No: 644

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		1911-1916
96	McKinnon, Norman		1915-1916
97	McQuirk, James		1913-1916
98	Anderson, James		1912-1916
99	Manzies, Alexander		1898-1916
100	Jones, Robert		1915-1916
101	Stubbs, Mrs Jane C.		1914-1916
102	Gailey, Mrs Sarah		1906-1916
103	Mills, Mrs Hannah		1911-1916

Year : 1918  
Page : 285  
Slide No: 669

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Hook, Alfred		1911-1917
96	McKinnon, Norman		1915-1917
97	Hynes, Miss Ellen		
98	Anderson, James		1912-1917
99	Manzies, Alexander		1898-1917
100	Jones, Robert		1915-1917
101	McGrath, William H.		
102	Smith, James W.		
103	Mills, Mrs Hannah		1911-1917

Year : 1919  
Page : 289  
Slide No: 693

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95			
96	McKinnon, Norman		1915-1918
97	Hynes, Miss Ellen		1918
98	Anderson, James		1912-1918
99	Manzies, Alexander		1898-1918
100	Jones, Robert		1915-1918
101	McGrath, William H.		1918
102	Smith, James W.		1918
103	Mills, Mrs Hannah		1911-1918

Year : 1920  
Page : 297  
Slide No: 719

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		
96	McKinnon, Norman		1915-1919
97	Hynes, Miss Ellen		1918-1919
98	Hindle, Alfred H.		
99	Manzies, Alexander		1898-1919
100	Jones, Robert		1915-1919
101			
102	Smith, James W.		1918-1919
103	Mills, Mrs Hannah		1911-1919



Year : 1921  
Page : 311  
Slide No: 746

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920
96	McKinnon, Norman		1915-1920
97	Hynes, Mrs Mary		1918-1920
98	Wishart, Mrs Ina		
99	Manzies, Alexander		1898-1920
100	Jones, Robert		1915-1920
101	O'Sullivan, Mrs E.		
102	Field, Henry		
103	Mills, Mrs Hannah		1911-1920

Year : 1922  
Page : 328  
Slide No: 773

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1921
96	McKinnon, Norman		1915-1921
97	Hynes, Mrs Mary		1918-1921
98	Openshaw, Robert		
99	Manzies, Alexander		1898-1921
100	Jones, Robert		1915-1921
101	O'Sullivan, Mrs E.		1921
102	Field, Henry		1921
103	Mills, Mrs Hannah		1911-1921

Year : 1923  
Page : 333  
Slide No: 801

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1922
96	McKinnon, Norman		1915-1922
97	Hynes, Mrs Mary		1918-1922
98	Openshaw, Robert		1922
99	Manzies, Alexander		1898-1922
100	Jones, Robert		1915-1922
101	O'Sullivan, Mrs E.		1921-1922
102	Field, Henry		1921-1922
103	Mills, Mrs Hannah		1911-1922

Year : 1924  
Page : 266  
Slide No: 828

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1923
96	McKinnon, Norman		1915-1923
97	Hynes, Mrs Mary		1918-1923
98	Openshaw, Robert		1922-1923
99	Manzies, Alexander		1898-1923
100	Jones, Robert		1915-1923
101	O'Sullivan, Mrs E.		1921-1923
102	Field, Henry		1921-1923
103	Mills, Mrs Hannah		1911-1923

Year : 1925  
Page : 297  
Slide No: 852

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1924
96	McKinnon, Norman		1915-1924
97	Hynes, Mrs Mary		1918-1924
98	Shelly, Frank		
99	Manzies, Alexander		1898-1924
100	Jones, Robert		1915-1924
101	O'Sullivan, Mrs E.		1921-1924
102	Field, Mrs Henrietta		
103	Mills, Mrs Hannah		1911-1924

Year : 1926  
Page : 311  
Slide No: 879

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1925
96	McKinnon, Norman		1915-1925
97	Hynes, Mrs Mary		1918-1925
98	Shelly, Frank		1925
99	Manzies, Alexander		1898-1925
100	Jones, Robert		1915-1925
101	O'Sullivan, Mrs E.		1921-1925
102	Field, Mrs Henrietta		1925
103	Mills, Mrs Hannah		1911-1925

Year : 1927  
Page : 321  
Slide No: 907

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1926
96	McKinnon, Norman		1915-1926
97	Hynes, Mrs Mary		1918-1926
98	Lewis, J.J.		
99	Manzies, Alexander		1898-1926
100	Jones, Robert		1915-1926
101	Halliday, Mrs E.		
102	Field, Mrs Henrietta		1925-1926
103	Mills, Mrs Hannah		1911-1926

Year : 1928  
Page : 329  
Slide No: 935

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1927
96	McKinnon, Norman		1915-1927
97	Hynes, Mrs Mary		1918-1927
98	Lewis, J.J.		1927
99	Manzies, Alexander		1898-1927
100	Jones, Robert		1915-1927
101	Halliday, Mrs E.		1927
102	Field, Mrs Henrietta		1925-1927
103	Mills, Mrs Hannah		1911-1927

Year : 1929  
Page : 348  
Slide No: 964

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1928
96	McKinnon, Norman		1915-1928
97	Hynes, Mrs Mary		1918-1928
98	Lewis, J.J.		1927-1928
99	Manzies, Alexander		1898-1928
100	Jones, Robert		1915-1928
101	Halliday, Mrs E.		1927-1928
102	Field, Mrs Henrietta		1925-1928
103	Mills, Mrs Hannah		1911-1928

Year : 1930  
Page : 335  
Slide No: 994

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1929
96	McKinnon, Norman		1915-1929
97	Hynes, Mrs Mary		1918-1929
98	Lewis, J.J.		1927-1929
99	Manzies, Alexander		1898-1929
100	Jones, Robert		1915-1929
101	Halliday, Mrs E.		1927-1929
102	Field, Mrs Henrietta		1925-1929
103	Mills, Mrs Hannah		1911-1929

Year : 1931  
Page : 333  
Slide No: 1023

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1930
96	McKinnon, Norman		1915-1930
97	Hynes, Mrs Mary		1918-1930
98	Lewis, J.J.		1927-1930
99	Manzies, Alexander		1898-1930
100	Jones, Robert		1915-1930
101	Halliday, Mrs E.		1927-1930
102	Field, Mrs Henrietta		1925-1930
103	Mills, Mrs Hannah		1911-1930

Year : 1932-1933  
Page : 331  
Slide No: 1052

*Codrington Street (Darlington Road – East Side)*

Unit No	Occupant	Occupation	Remarks
95	Brymer, James		1920-1931
96	McKinnon, Norman		1915-1931
97	Hynes, Mrs Mary		1918-1931
98	Lewis, J.J.		1927-1931
99	Manzies, Alexander		1898-1931
100			
101	Walker, Robert		
102	Field, Mrs Henrietta		1925-1931
103	Mills, Mrs Hannah		1911-1931