

## **48 Dudley Street Coogee**

### **Heritage Assessment**

Report prepared for Randwick City Council

January 2017



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## Report Register



The following report register documents the development and issue of the report 48 Dudley Street Coogee—Heritage Assessment undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
16-0279	1	Final Report	January 2017

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Contents	Page
<b>1.0 Introduction .....</b>	<b>1</b>
1.1 Scope of Report .....	1
1.2 The Site .....	1
1.3 Heritage Status of Site.....	1
1.4 Methodology and Terminology .....	1
1.5 Authorship and Acknowledgements.....	2
1.6 Endnotes .....	4
<b>2.0 Historical Overview .....</b>	<b>5</b>
2.1 Introduction.....	5
2.2 Early Coogee .....	5
2.3 Development of the Subject Site .....	5
2.3.1 Architect—Arthur F Pritchard .....	6
2.4 Postwar Development .....	8
2.4.1 The Joseph Family .....	8
2.5 Recent History.....	9
2.6 Endnotes .....	22
<b>3.0 Physical Evidence and the Site Today .....</b>	<b>24</b>
3.1 Site and Setting.....	24
3.1.1 Site Layout.....	24
3.1.2 Landscape Elements .....	24
3.1.3 Setting and Context .....	25
3.2 The Residence.....	26
3.2.1 Introduction.....	26
3.2.2 Key Elements and Characteristics.....	27
3.2.3 Integrity and Condition of Building Fabric .....	33
3.2.4 Illustrations of Hillsea, 48 Dudley Street, Coogee .....	35
<b>4.0 Assessment of Significance.....</b>	<b>47</b>
4.1 Heritage Context.....	47
4.2 Comparative Assessment .....	47
4.2.1 Architectural Context and Associations.....	47
4.2.2 Relationship to Context/Streetscape .....	49
4.3 Assessment against Standard Criteria.....	50
4.3.1 Criterion A.....	51
4.3.2 Criterion B.....	51
4.3.3 Criterion C.....	52
4.3.4 Criterion D.....	52
4.3.5 Criterion E.....	53
4.4 Statement of Significance .....	53
4.5 Endnotes .....	53
<b>5.0 Conclusions .....</b>	<b>54</b>



## 1.0 Introduction

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### 1.1 Scope of Report

This heritage assessment of 48 Dudley Street, Coogee, has been prepared for Randwick City Council (the council) to provide an appropriately researched report which identifies and evaluates the heritage significance of the place and its role/contribution to the Randwick Local Government Area (LGA) for which the council is responsible.

It follows the submission of an application to the council for demolition of the residence and redevelopment of the site and resultant public response identifying the potential heritage values of the place as a good representative example of Arts and Crafts style residence, as an example of the work of the Australian architect Arthur Frederick Pritchard (Appendix A) and as an important contributory item to the local area's architectural heritage. (Appendix B)

On 9 September 2016, an Interim Heritage Order (IHO) was placed on the site to provide an opportunity for Council to review the heritage values of the place. (Appendix C)

The approach, methodology, assessment procedures, criteria and recommendations of the report have been prepared in accordance with Burra Charter methodology, requirements and standards, including background research, site investigation and assessment of significance using relevant State Heritage Inventory (SHI) criteria.

### 1.2 The Site

The location of 48 Dudley Street, Coogee, is shown in Figures 1.1 and 1.2.

Figure 1.3 shows the layout of the site—Lot 3, DP 545077—including the main residence, garage, swimming pool and lawn/garden areas.

### 1.3 Heritage Status of Site

The subject site is currently the subject of an Interim Heritage Order (IHO) which came into effect on 8 September 2016. The essential role of the IHO is to provide the council with time to undertake sufficient research and heritage assessment of the property to establish whether it warrants a formal heritage listing and, if so, whether it meets the criteria for state and/or local heritage listing.

Though not previously identified as a heritage item under the Randwick Local Environmental Plan (LEP) 2012, nor included within a Heritage Conservation Area (HCA), the subject site is located one block to the east of the Dudley Street Heritage Conservation Area (HCA) as shown in Figure 1.4.

The subject site is not currently listed on the Australian Institute of Architects (AIA) Register of Significant Architecture in NSW, but as the work of a notable architect and past president of the Institute of Architects in NSW, Arthur Frederick Pritchard, the site is considered relevant to the AIA's ongoing research into early significant NSW architects.

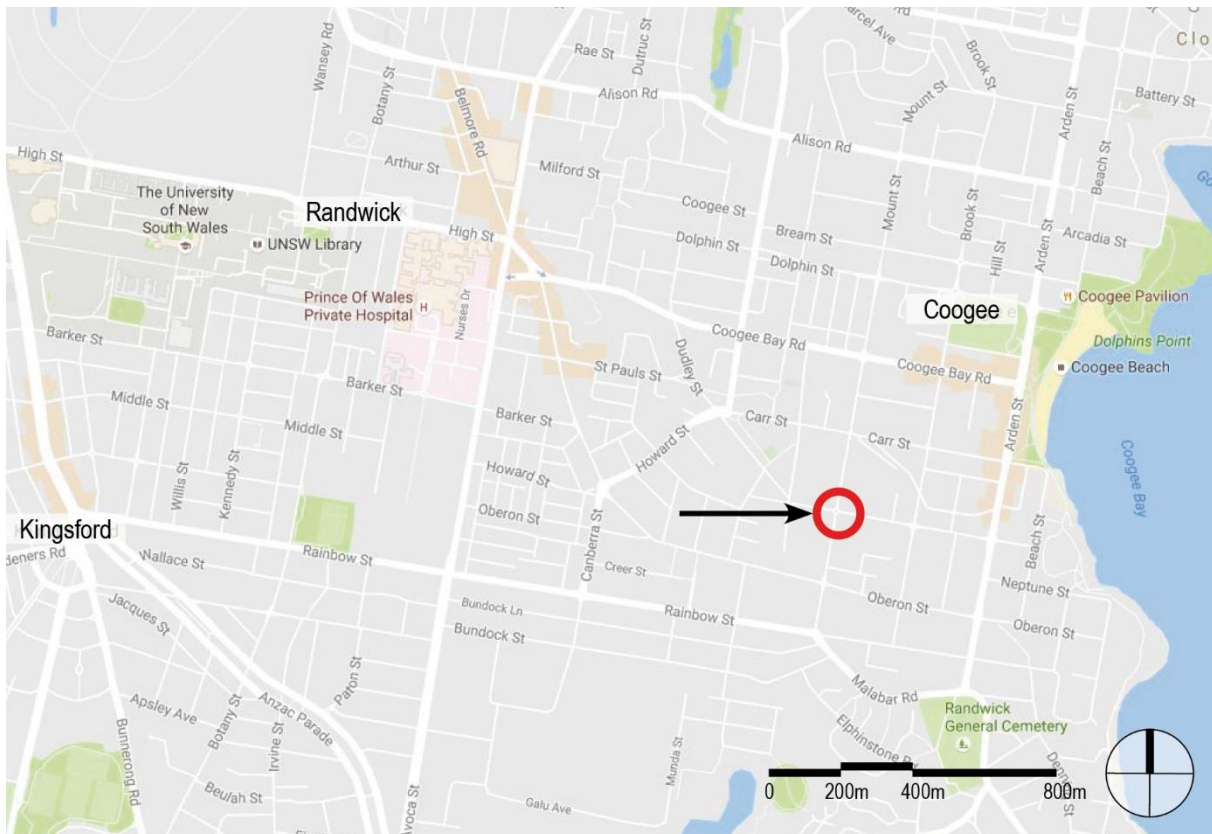
### 1.4 Methodology and Terminology

This Heritage Assessment (HA) report uses methodology and terminology consistent with the *NSW Heritage Manual* guidelines, including 'Assessing Heritage Significance'<sup>1</sup> and the guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).<sup>2</sup>

## 1.5 Authorship and Acknowledgements

This report has been prepared by the following GML project team:

- Jyoti Somerville, Associate, who oversaw preparation of the report and prepared Sections 1 to 3;
- Angela So, Consultant, who carried out the historical research for Section 2; and
- Peter Romey, Special Advisor, who reviewed the report and prepared Sections 4 and 5.



**Figure 1.1** Map showing the location of 48 Dudley Street, Coogee. (Source: Google Earth with GML additions, 2016)



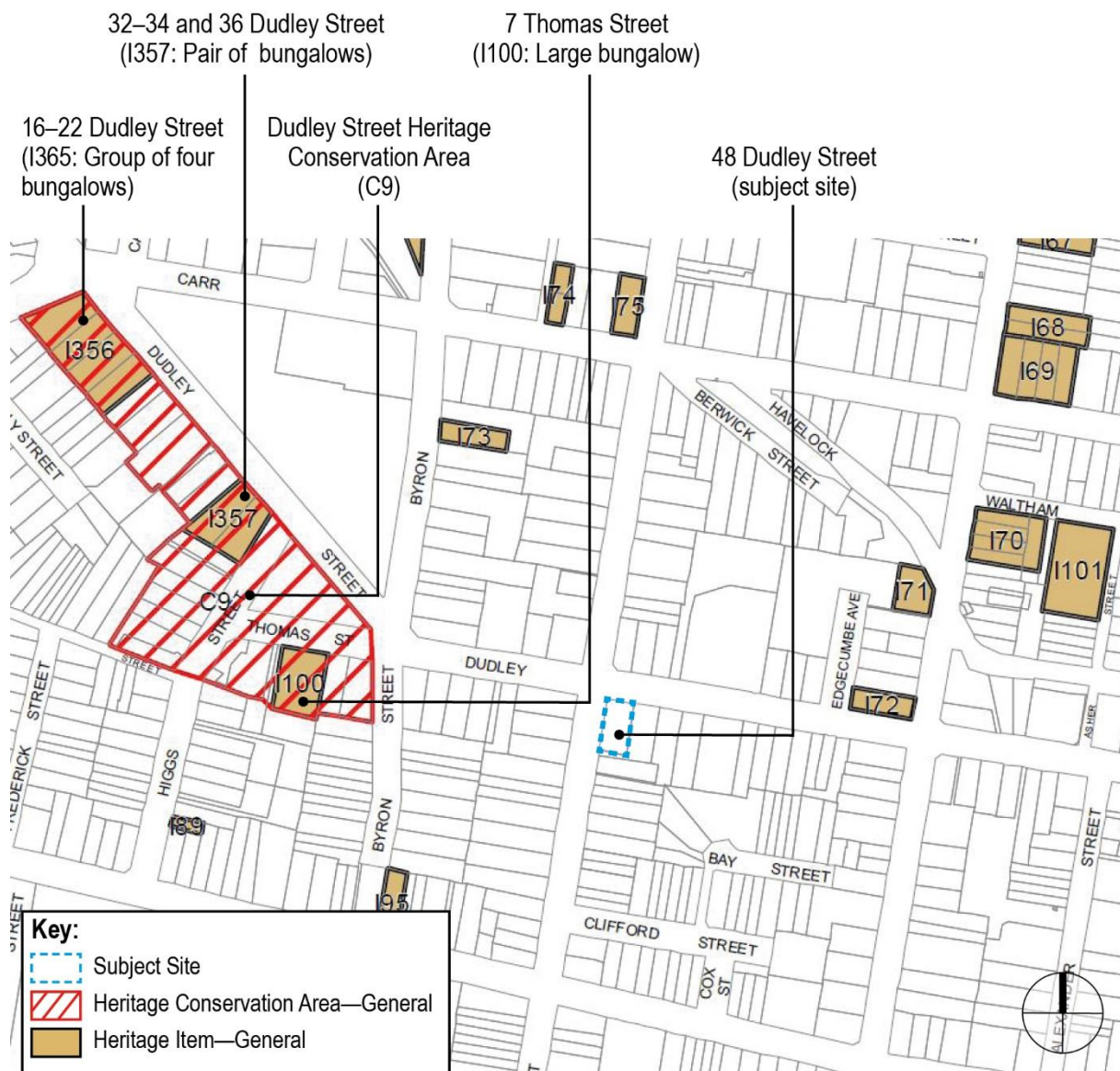


**Figure 1.2** Location plan with 48 Dudley Street, Coogee (outlined in red) in its suburban setting and its proximity to the Dudley Street Heritage Conservation Area (outlined in yellow) to the northwest. (Source: SIX Maps with GML overlay and additions, 2016)



**Figure 1.3** Site plan showing layout of building, garage, swimming and associated lawn/landscape features at 48 Dudley Street, Coogee. (Source: SIX Maps with GML overlay and additions, 2016)





**Figure 1.4** Extract from the Randwick LEP 2012 Heritage Map showing the heritage context of the subject site. (Source: Randwick City Council LEP with GML overlay)

## 1.6 Endnotes

- 1 NSW Heritage Office 2002, 'Preparation of Conservation Management Plans', a *NSW Heritage Manual* update, Department of Urban Affairs and Planning, Sydney.
- 2 Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* 2013, Australia ICOMO Inc, Burwood, VIC, 2000.



## 2.0 Historical Overview

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### 2.1 Introduction

This historical overview of the origins, development and social history of 48 Dudley Street, Coogee, is based on a review of readily available primary and secondary source material including online research of records held by Land Property and Information NSW (LPI NSW); the National Library of Australia (NLA); Sydney Water Archives; the State Library of NSW (SLNSW); and State Archives and Records NSW (SRNSW). Limitations on the extent of research included time and scope of the study constraints, as well as limited supporting information on key components such as the work of the project architect and comparative site development in the Randwick–Coogee area.

### 2.2 Early Coogee

Early settlement within the Randwick area was initially scarce due to the poor soil condition and swamps (Figure 2.1).<sup>1</sup> Coogee was established as a township in 1838 along the shores of Coogee Bay. Formal surveying and subdivision into one-acre sites followed, with these sites made available for purchase in 1840. While the final decades of the nineteenth century saw increasing development of the north of the Randwick Municipality (declared in 1859)<sup>2</sup> as part of the expanding suburban outskirts of the city,<sup>3</sup> development in Coogee was slow (with only 14 houses by 1858) with the area more popular as a destination for day trips and weekend outings. A tram line from the city to Coogee Bay was installed in 1883 which encouraged visitation rather than permanent residency.<sup>4</sup>

By 1900, almost 90 per cent of the population of Randwick Municipality lived in Randwick<sup>5</sup> and in contemporary parish maps there is a clear distinction between the large allocated (that is, named) sites of this suburb (west of the subject site) and the generally much smaller and regular subdivisions of Coogee (as yet, largely undeveloped) (Figure 2.2). With the electrification of the tram line to Coogee in November 1902, new impetus was given to building houses and population growth.<sup>6</sup> By 1911, there were 18,000 people in Randwick Municipality, rising to 50,000 in 1921.<sup>7</sup>

### 2.3 Development of the Subject Site

The site of 48 Dudley Street, Coogee (Lot 3, DP 545077), had its origins in the subdivision of Suburban Allotment 1 of Section 10 in the Village of Coogee granted to John Warner by a Crown Grant issued on 10 September 1856.<sup>8</sup> Bounded by Dudley Street (to the north), Mount Street (to the west), Brook Street (to the east) and La Perouse (now Oberon) Street (to the south), Section 10 was subdivided into seven lots. The subject site (Lot 1) occupied the northwest corner of the section and extended halfway along the frontage to Dudley Street (Figure 2.2).

By 1898, Lot 1 of Section 10 had been subdivided into nine residential allotments (Figure 2.3). There were eight houses, fronting Dudley Road, although the subject site is empty.

In 1919 the corner allotment of Lot 1 of Section 10 was purchased by Samuel Edward Sibley, chemist, valued at £3500.<sup>9</sup> A 1919 Randwick City Council Building Application Book outlines an application for a brick residence in Lot 1 of Section 10 at the corner of Dudley and Mount Streets. It was lodged with the council on 29 August 1919. The landowner is listed as SE Sibley and the builder is identified as John Cummings (or similar). The building was valued at £2000 and the architect is listed as AF Pritchard.<sup>10</sup> The building was named 'Hillsea'.<sup>11</sup>

By 1920, most of the allotments on Dudley Street between Mount Street and Brook Street were occupied (Figure 2.4). A sketch of 48 Dudley Street was included in field book No. 1125 for the municipality of Randwick, prepared by Surveyor WDR Collins in 1920 (Figure 2.5). This sketch shows a brick house in the northwest corner with a stone front fence and concrete fence at the back. The main entrance with a porch was located at the northwest corner of the house, accessible from an entry gate at the northwest corner of the site. The rear (service) entry opened directly off the footpath at the southwest corner of the house. Concrete paths were noted along the east and south sides of the house with concrete steps and stone or concrete retaining walls at the northeast and southwest corners of the house where the site slopes away. The more sizable and elaborate series of steps and walls (to the northeast of the residence) provided access to a large level lawn area overlooked by the eastern façade which was to be later used as a tennis court.

Sibley lived at Hillsea with his wife Jessie and children Eric, Jessie and Marjorie.<sup>12</sup> Eric died at age 17 in the house in January 1921.<sup>13</sup> The original corner allotment was then subdivided by Sibley in 1922 (Figure 2.6) and he sold the house in 1947 before moving to Woollahra, where he died in 1952.<sup>14</sup>

An aerial view of the subject site in its immediate setting (including Dudley Street along the front east–west boundary and Mount Street along the west side boundary) provides a useful account of both the extent and layout of the subject site and residence together with its immediate neighbours (Figure 2.7). The extent of building development in this area over the interwar years is apparent as is the relatively small size of the allotments and residences generally—with notable exceptions including the subject site and the large convent building complex set in landscaped grounds on the opposite side of Dudley Street. The aerial also shows the earlier gable roofed garage structure to the rear of the main residence which would have been demolished to create the vehicular access to the postwar flat building at 52 Dudley Street. The image also shows a faint outline of a diagonal pathway leading from the northwest corner of the site toward the front door.

### 2.3.1 Architect—Arthur F Pritchard

Arthur F Pritchard served as President of the NSW Australian Institute of Architects for three consecutive terms from 1916 onwards. He had also served as the NSW Institute's Treasurer. Pritchard's father, William Pritchard, was also an architect. Arthur Pritchard worked his way up through his father's architectural firm from 1882. The firm designed a number of substantial commercial buildings around Sydney, including 'the warehouses of Messrs, Goldsbrough and Co. at Pyrmont, and those of Messr. Mort and Co., at Circular Quay'.<sup>15</sup> Pritchard was admitted as a partner in the firm in 1892 and assumed control of the business in 1897. The firm then prepared alterations to Sydney's Royal Exchange, including the Wool Exchange.<sup>16</sup>

Upon Pritchard's death on 6 May 1921, obituaries in Sydney's newspapers described his leading role in promoting the Architects Registration Bill, which was passed before his death. An obituary in the *Sydney Morning Herald* details how politician and barrister Mr WA Holman stated that he and his colleagues regarded Pritchard as the Government Architect and how they 'did not hesitate to take his advice'.<sup>17</sup> Another obituary in *Building* magazine describes Pritchard's instrumental role in securing funding for the establishment of the Chair of Architecture at Sydney University.<sup>18</sup>

## Residential Work

Little information is currently known or documented about Pritchard's other architectural projects, particularly his residential work. It is understood that the focus of his architectural practice was on commercial buildings, city warehouses and factories, but his work did include a number of large and small residences throughout the greater Sydney area.

Initial desktop investigation by Dr Noni Boyd of the Australian Institute of Architects has identified various references of residential work by Pritchard.<sup>19</sup> This initial research is intended to inform future, more detailed research into the work of this notable architect. The following table (which is by no means exhaustive) provides some examples of Pritchard's residential work between 1904 to 1919.

**Table 2.1** Examples of Residential Work by Arthur F Pritchard between 1904 and 1919.

Year	Building	Streets	Suburb	Source	Extant?
1904	Alteration and improvements to a terrace		Pymont	<i>Sydney Morning Herald</i> (SMH), 22 November 1904	Unconfirmed (UNC)
1906	Stone steps and retaining wall		Darling Point	SMH, 3 July 1906	UNC
1907	Erection of large residence		Darling Point	SMH, 12 March and 16 April 1907	UNC
1907	Cottage residence		Watson's Bay	SMH, 6 August 1907	UNC
1907	Semi-detached houses		Darling Point	SMH, 6 August 1907	UNC
1907	Erection of a cottage	Pacific Parade <sup>20</sup>	Manly	SMH, 19 November 1907	UNC
1908	Alterations and additions to a house for Mr S Hordern [Tuxedo?] <sup>21</sup>		Strathfield	SMH, 24 March 1908	UNC
1912	Narrabeen Hotel			SRNSW Series 9590. Confirm if same building as in local studies photos.	UNC
1915	Erection of a convent school		Tempe	<i>The Sun</i> , 11 October 1915	UNC
1916	Erection of a residence		Bellevue Hill	SMH, 21 March 1916	UNC
1916	Erection of a cottage		Stanwell Park	<i>The Sun</i> , 17 July 1916	UNC
1917	Residence and surgery	Kembla Street	Wollongong	<i>Construction &amp; Local Government Journal</i> (C&LGJ), 23 July 1917	UNC
1917	Converting Ryton into residential flats	[Yarranabbe Road]	Darling Point	C&LGJ, 22 October 1917	UNC
1918	Three state housing schemes—involvement of Sulman, Pritchard and Stanton		Flemington, Matraville and Stockton	SMH, 10 October 1918	Part of the Matraville soldiers' settlement survives
1919	Residence	Mount and Dudley Streets	Coogee	C&LGJ, 28 July 1919	Extant

## 2.4 Postwar Development

In 1947, Emily Joseph, widow, Joseph Elias Joseph, cutter, and Anthony Leo Joseph, manufacturer, purchased 48 Dudley Road from Sibley for £5000.<sup>22</sup>

As seen on a 1958 plan, there were little notable changes to the subject site from 1947 up until the 1960s (Figure 2.8). In 1960, the registered proprietor was listed as 'Hillsea Pty Limited'.<sup>23</sup> As the house remained in Joseph family ownership until its sale in 2016, Hillsea Pty Ltd was probably a family company.

In 1963 the allotment was subdivided into two lots (Figure 2.9). The larger Lot 1 (comprising an area of 1 rood 13 ½ perches) containing the residence and original garage was located on the corner of Mount Street and Dudley Street. The narrow Lot 2 along the east boundary was 27 perches in land. An accompanying note on the 1963 subdivision plan (DP 219845) stated: 'The splayed corner of Mount Street and Dudley Street is intended to be dedicated to the ~~Council of the Municipality of Randwick~~ [sic] Public.'<sup>24</sup> In 1967, Joseph family members Anthony Leo Joseph and Joseph Elias Joseph were named as the joint tenants for Lot 2 while Lot 1 remained in the ownership of Hillsea Pty Ltd.<sup>25</sup>

In 1965, the Joseph family added a swimming pool in front of the house.<sup>26</sup> A fence was put up around the pool and the main entry effectively became via the back door into the kitchen.<sup>27</sup> With the reduced use of the tennis court on the east lawn during the 1960s, by 1970 plans were prepared to divide the lot with the residence into two, with a battle-axe driveway from Mount Street to the new allotment (Lot 4) occupying the former eastern lawn area. The original residence was retained on the reduced size corner site (Lot 3) but the original garage on the south boundary was demolished to allow the provision of the access driveway. (Figure 2.10) The lot on the corner of Dudley Street and Mount Street was retained by Hillsea Pty Ltd<sup>28</sup> but the eastern portion (Lot 4) was sold. A three-storey block of apartments was erected on the new Lot 4 in c1975.<sup>29</sup>

The residence Hillsea continued to be occupied by the Joseph family up until c2015. Maria Joseph, the youngest daughter of Emily Joseph who was nicknamed Mim, was the longest Joseph occupant and remained in residence until just before her death in 2015.<sup>30</sup> In April 2016, Peter Joseph, the youngest of the 12 Joseph children, sold 48 Dudley Street to its present owners for \$4.8 million<sup>31</sup> (Figure 2.11).

Stories in the press, as well as the real estate brochure advertising the sale of the site, included both a layout plan of the building—comprising two storeys and a basement—together with photographs of the exterior and major interior rooms. As these records show, the layout, fabric and detailing of the residence, though overlaid by a number of later accretions and deterioration of areas of fabric (externally in particular), appeared little changed. This was most notable in the images of the main ground floor rooms—including entrance and stair hall, dining and living rooms—which featured original floor, wall and ceiling linings as well as an extensive suite of joinery fittings, fireplaces with elaborate overmantels and elaborate light fittings, representing a remarkably intact example of an integrated Arts and Crafts interior (Figures 2.12 to 2.17).

### 2.4.1 The Joseph Family

The Josephs were a Lebanese migrant family, who began their lives in Australia in Toowoomba, Queensland. Emily Joseph had 12 children with her husband, Elias, who died in 1939.<sup>32</sup> Afterwards the family moved to Sydney and were living in Redfern.<sup>33</sup> The children were named Joseph, Philomena, Leo, Nancy, Morrie, Dan, Yezme, Dorothy, Hannah, Louis, Marie and Peter.<sup>34</sup>



Cathy Meyers, the granddaughter of Emily Joseph, recalled the family's support of local church based charities:

*The Joseph family supported the Brown Nurses as we called them for as long as I can remember. I clearly remember some of my aunts and me making toffee apples, toffees in cupcake paper cases and cakes, cakes and more cakes for the annual fete.*

*They also supported St Brigid's Church.*

*Both groups became partial to the home cooked Lebanese food as well as roast dinners and plates of food covered in tin foil were dutifully delivered to them for Sunday evening meals and any time needed. They supported Mother Theresa's work in India tirelessly.<sup>35</sup>*

The Brown Nurses referred to Our Lady's Nurses for the Poor, founded in Sydney in 1913 by Eileen O'Conner and Father Edward McGrath. Their mission was 'to establish a ministry of compassionate service to the sick poor in their own homes in her [Our Lady's] honour'.<sup>36</sup>

O'Conner and McGrath had many benefactors to assist in realising their ministry, including Father Edward Gell and his sister Frances, who donated a house in Coogee.<sup>37</sup> This house is 35 Dudley Street, Coogee, located across the road from subject site.

Many women joined Our Lady's Nurses for the Poor and worked within the community. They quickly became known as the 'Brown Nurses' because of their brown cloaks and bonnets (Figure 2.18).<sup>38</sup>

Our Lady's Nurses for the Poor was recognised as a religious institution in 1953. In 1956, a ministry was established in New Farm, Brisbane, and a third ministry in 1962 at Mereweather, Newcastle. At one stage, there were over 40 nuns and novices, all trained or training as registered nurses working throughout Sydney, Brisbane, Newcastle and Wollongong.

In 2008, the Brown Sisters Trust was established to source funding for the Brown Sisters. A small team of Brown Sisters are based in Glebe and continue their mission.<sup>39</sup>

Zoe Peate, the granddaughter of Dorothy Joseph, wrote about visiting 48 Dudley Street (Figure 2.19 and 2.20). She would enter via the back door and be greeted by Mim, who was likely to be cooking meals to be picked up by the volunteers of the charities that the Joseph family supported. In the living room was usually more family and other visitors:

*Maybe one of the other locally residing Joseph sisters—Yezme, Honey or my grandmother Dorothy... House residents had their regular seats: Leo the oldest Joseph sibling in the armchair at the opposite end of the room, Phil and Nancy in the middle.<sup>40</sup>*

Cathy Meyers recalled the house as a place of family celebrations:

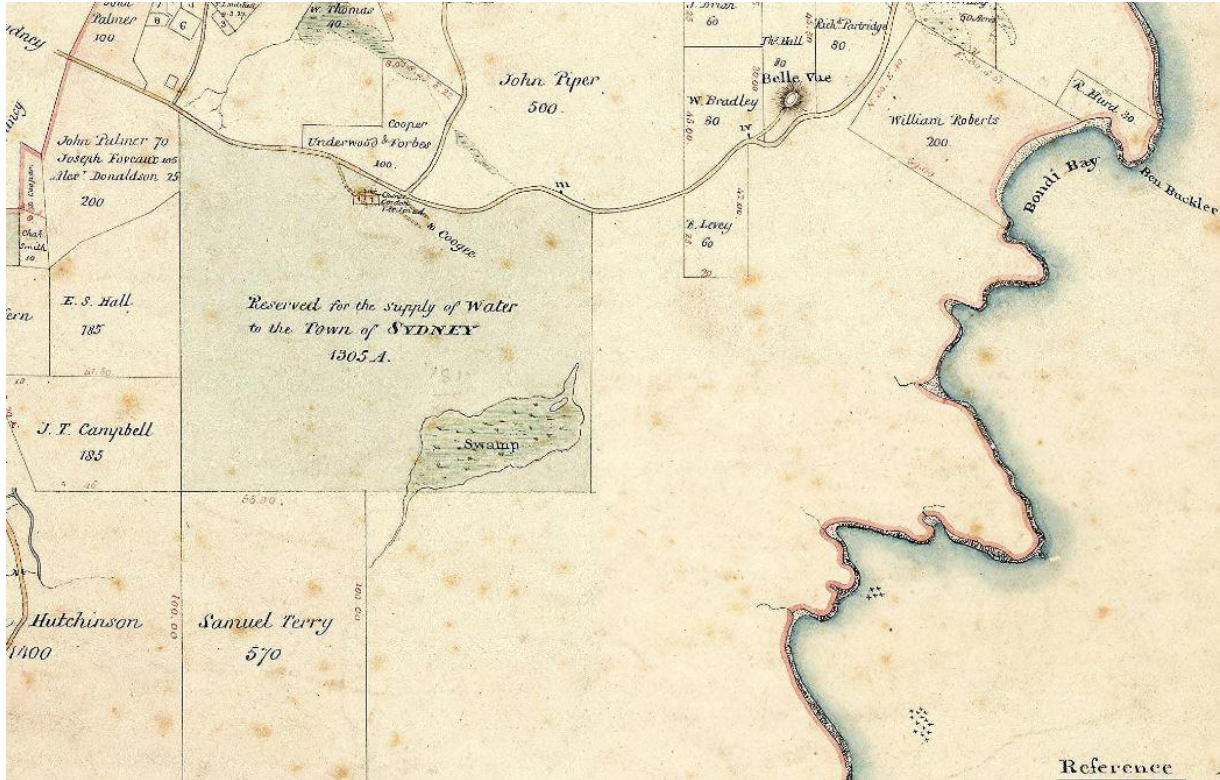
*48 Dudley Street has been a home for generations of a family that is hugely diverse in all respects. It was the meeting place for birthdays, marriages, Easters, Christmases and compassion. There will never be a home again that housed mum with her 12 children and later had many visits from 36 cousins and later again more than 40, 1st cousins removed.<sup>41</sup>*

## 2.5 Recent History

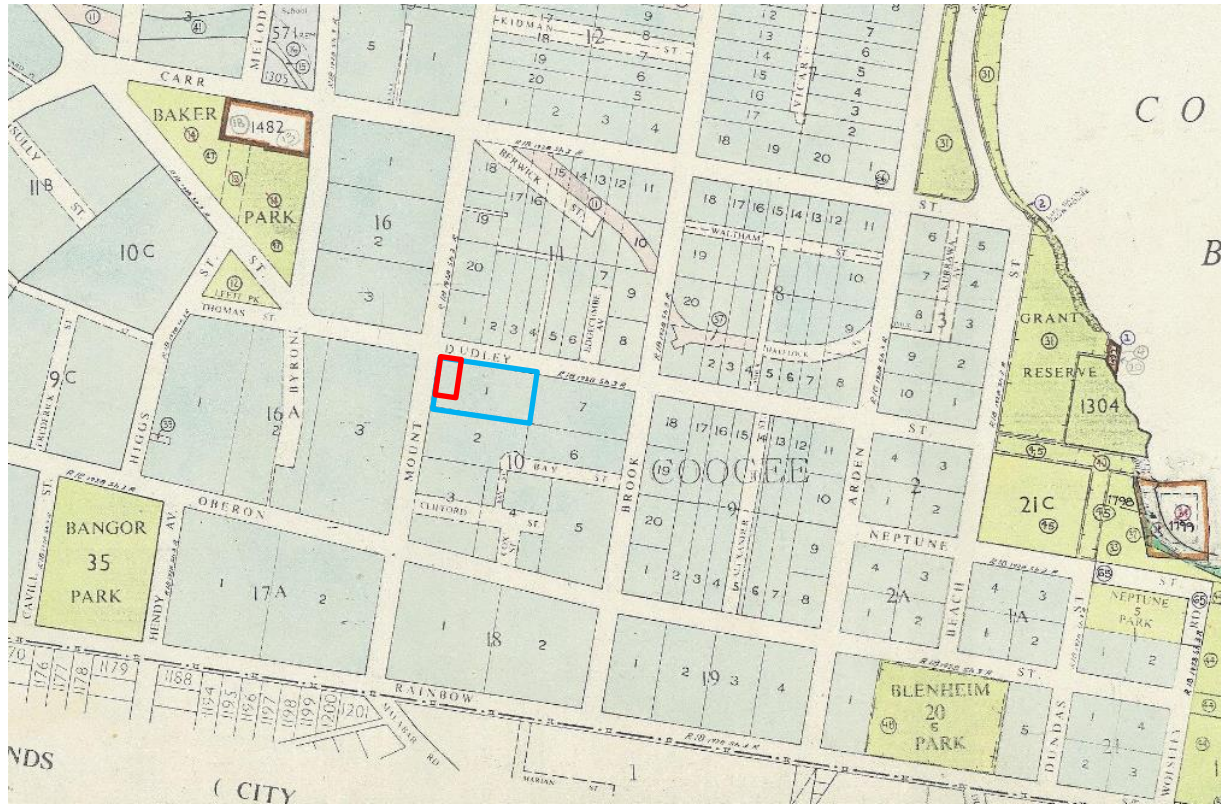
On 30 August 2016, Coogee Precinct, a volunteer group of Coogee and South Coogee residents, started the 'Save Coogee's Heritage' Facebook page to advocate for saving 48 Dudley Street from demolition.<sup>42</sup> A document summarising key aspects of the building's history, significant architectural character and physical and architectural contexts was prepared by the group and forwarded to the council to draw its

attention to what they regarded as the site's role in 'Randwick's cultural legacy' (refer to Appendix A). The group also set up an online petition to garner support for saving 48 Dudley Street.<sup>43</sup>

In response to issues such as those raised by the community, Randwick Council gazetted an Interim Heritage Order (IHO) for 48 Dudley Street on 8 September 2016.<sup>44</sup>

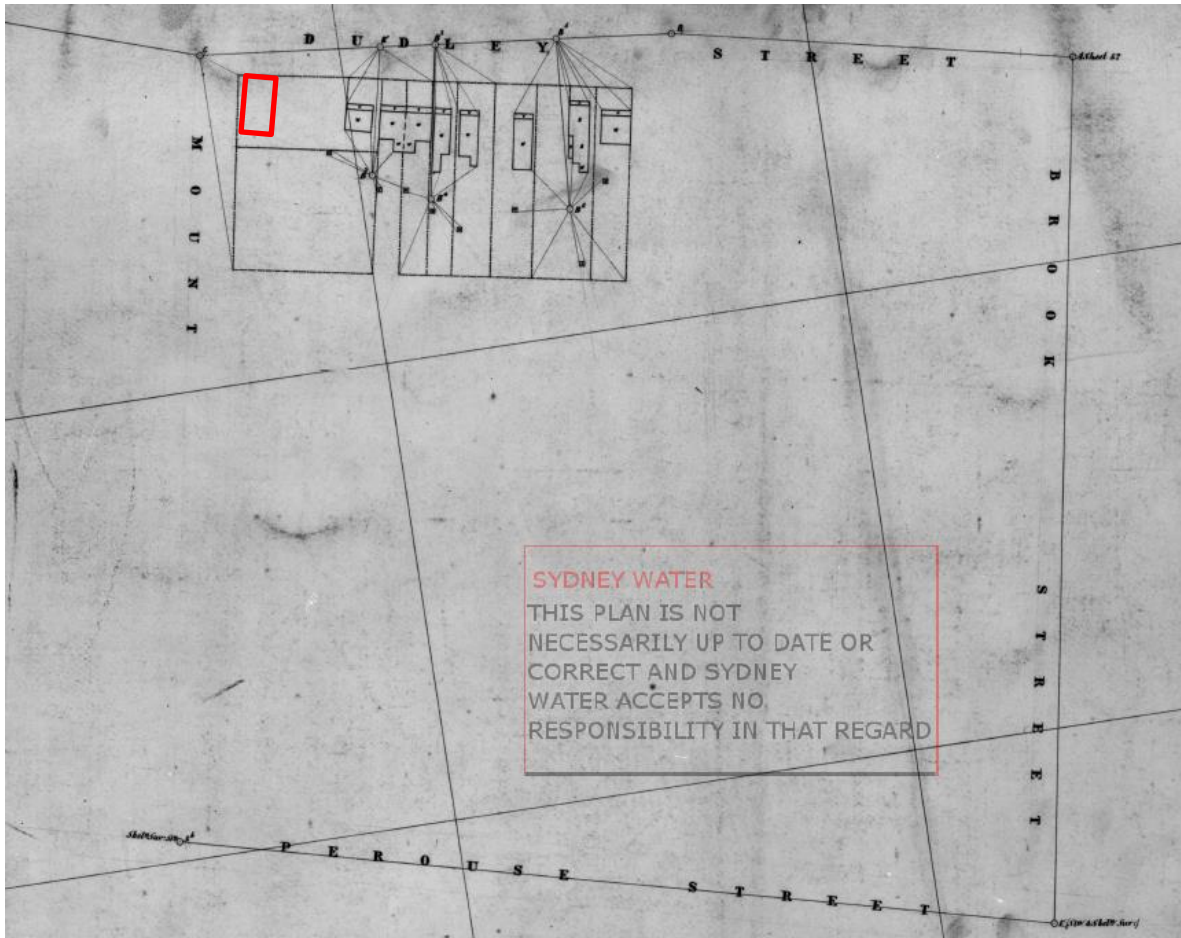


**Figure 2.1** Early parish map showing large areas of land around Randwick had been granted while Randwick was unoccupied. (Source: LPI NSW)

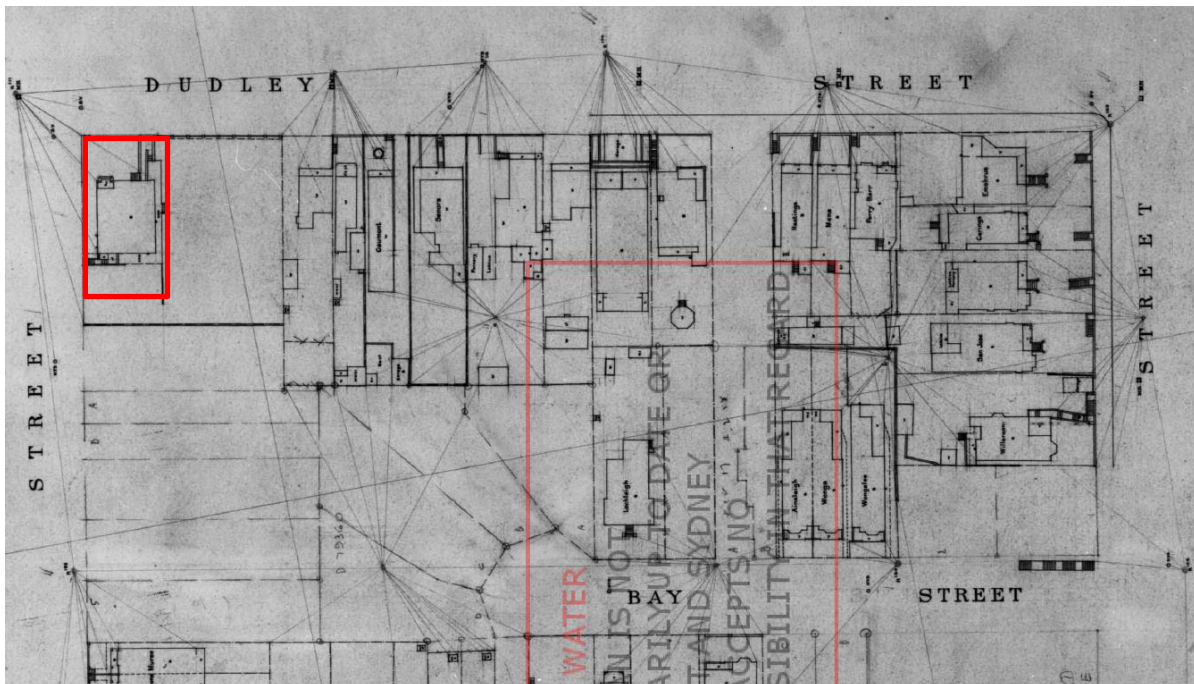


**Figure 2.2** Parish map of Randwick/Coogee, from c1967, showing the subdivision of Section 10 of Coogee. The location of the subject site (the current 48 Dudley Street outlined in red) is located within Suburban Allotment 1 in the northwest corner of Section 10 (outlined in blue). (Source: LPI NSW)



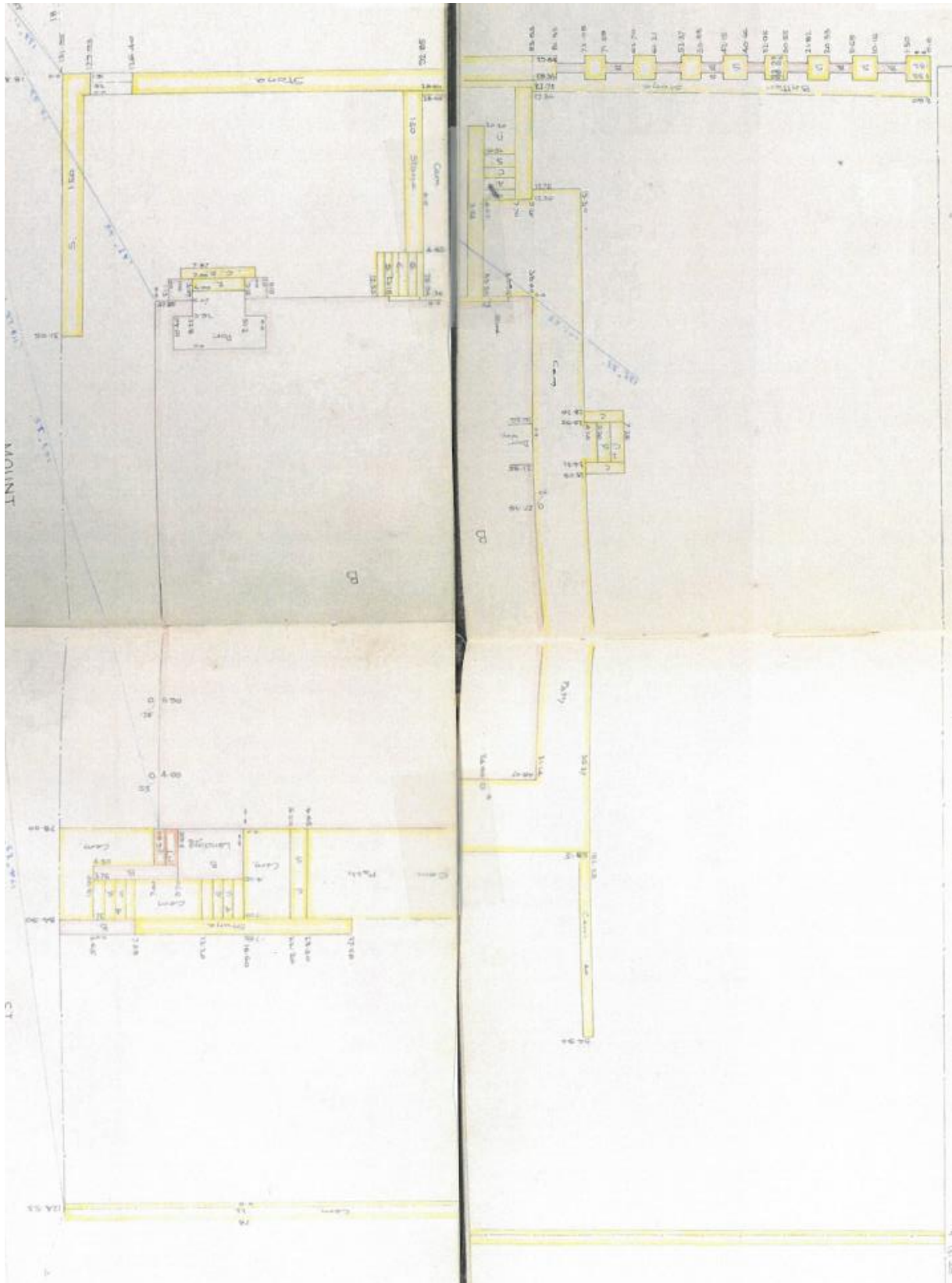


**Figure 2.3** A 1898 plan of early residential development of Section 10, Coogee with subject site shown. (Source: Sydney Water Archives)

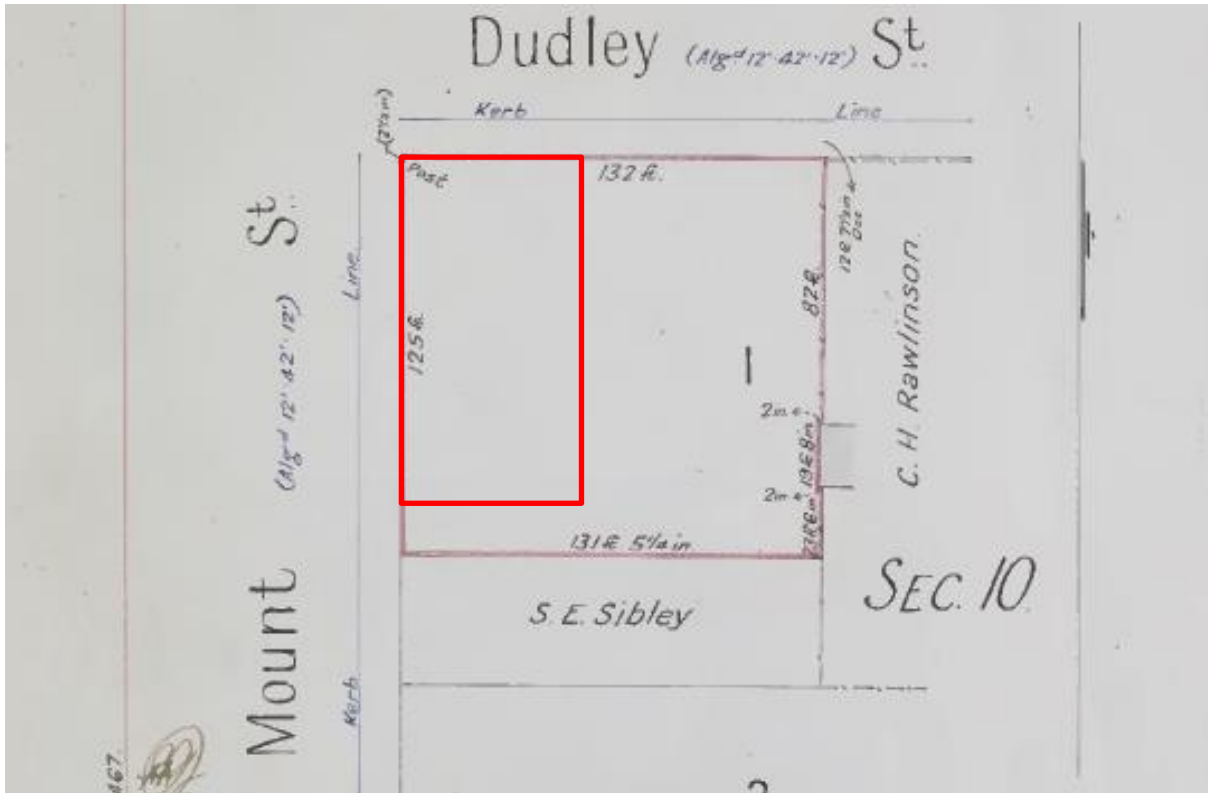


**Figure 2.4** A 1920 plan of Dudley Street between Mount Street and Brook Street, Coogee showing the residence Hillsea which was constructed between 1919 and 1920. (Source: Sydney Water Archives)





**Figure 2.5** A more detailed sketch of the house on 48 Dudley Street, drawn in 1920. This sketch was included in Fieldbook No. 1125 for the municipality of Randwick. It was prepared by Surveyor WDR Collins. This sketch was not drawn to scale so the pages do not line up. (Source: Sydney Water Archives)



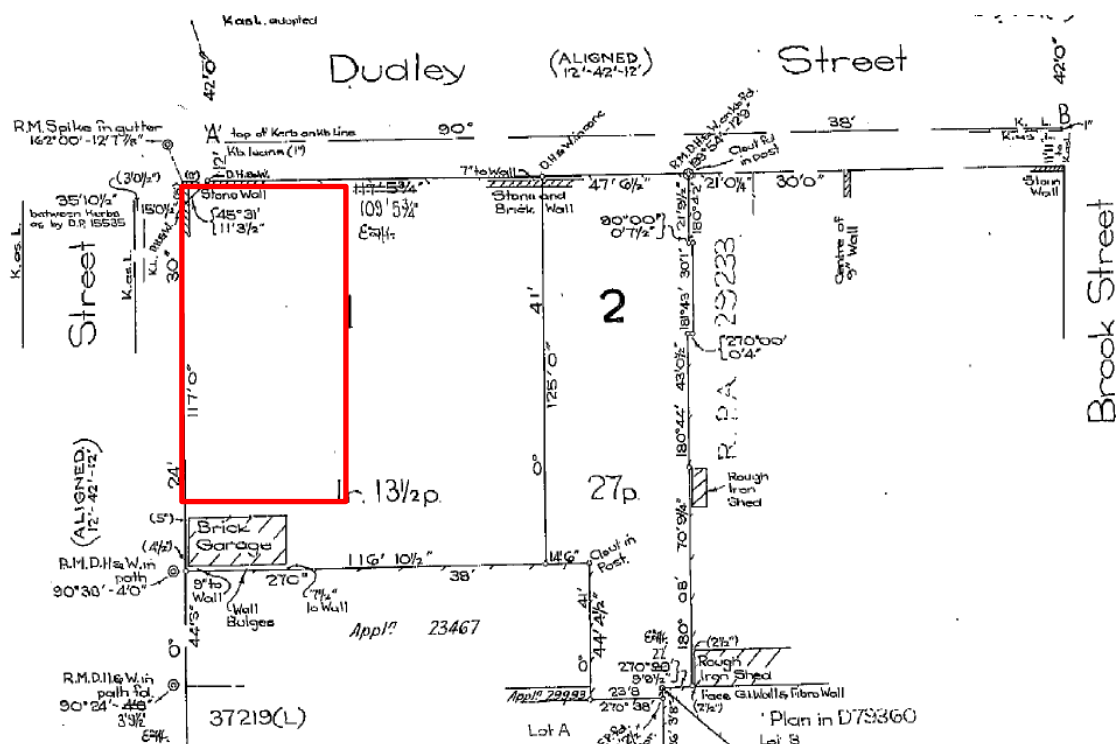
**Figure 2.6** Plan included on 1922 Certificate of Title (3282-135) issued to Samuel Edward Sibley for subdivision of his corner allotment. (Source: LPI NSW)



**Figure 2.7** A 1943 aerial photograph of the subject site on the corner of Dudley and Mount Streets with residence, original garage, front (northeast corner) yard and open lawn to the east together with its immediate neighbours. (Source: SIX Maps.)



**Figure 2.8** A 1958 plan showing 48 Dudley Street, with a small garage in the southwestern corner of the allotment. There are minimal notable physical changes to the subject site and its immediate neighbours. (Source: Sydney Water Archives)

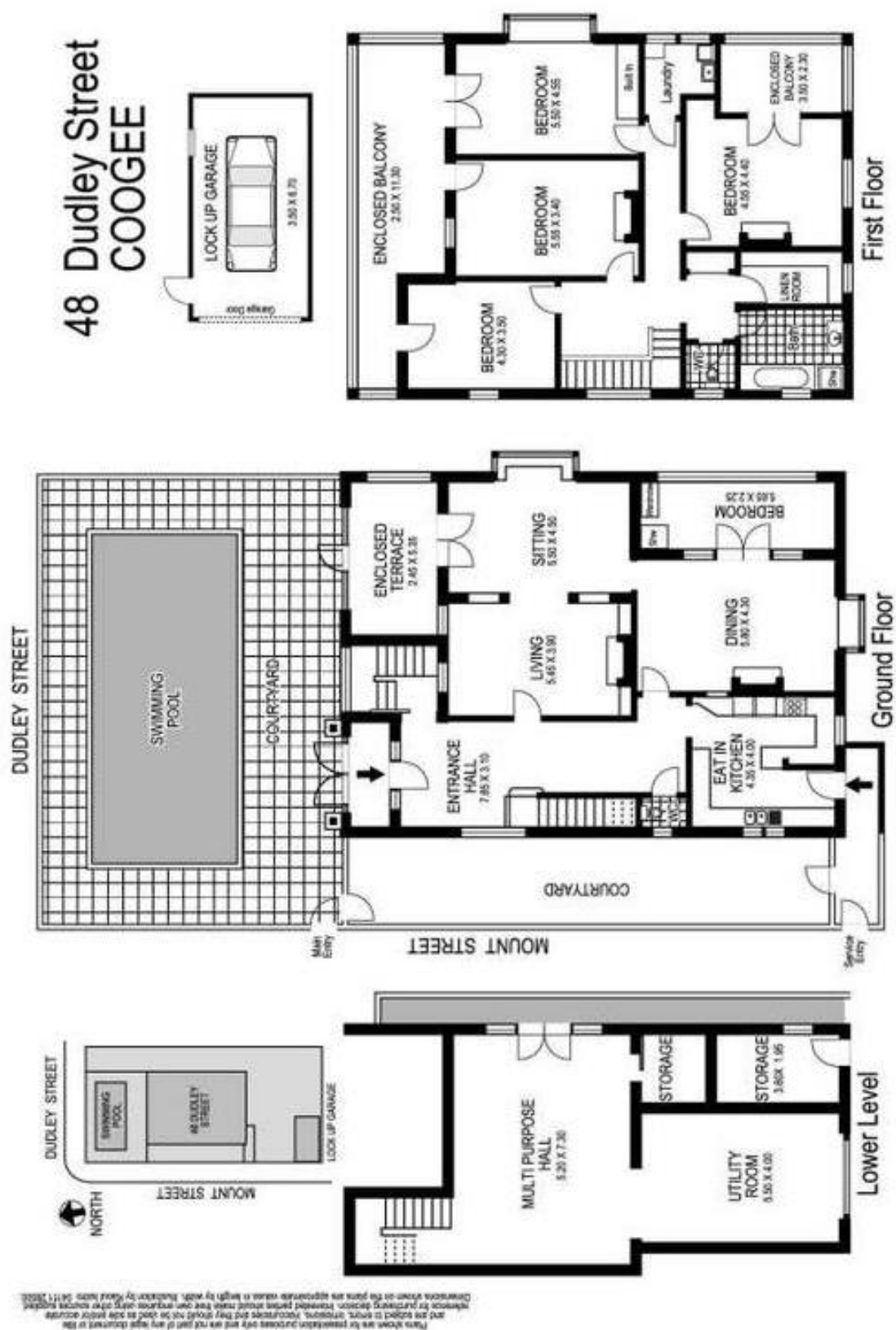


**Figure 2.9** The 1963 subdivision plan (for DP 219845) showing the location of the present site of 48 Dudley Street outlined in red within Lot 1 which also still retained the original brick garage and eastern lawn area. Also shown is the removal of the northwest corner of Lot 1 to its current configuration (for Council use). (Source: LPI NSW)



48 Dudley Street, Coogee—Heritage Assessment, January 2017





**Figure 2.12** Floor plan of 48 Dudley House, as featured in real estate brochures and websites advertising the 2016 sale of the site.  
(Source: <realestate.com.au>)



**Figure 2.13** Interior of 48 Dudley House, as featured in real estate brochures and websites advertising the 2016 sale of the site. (Source: <realestate.com.au>)



**Figure 2.14** Interior of 48 Dudley House, as featured in real estate brochures and websites advertising the 2016 sale of the site. (Source: <realestate.com.au>)





**Figure 2.15** Interior of 48 Dudley House, as featured in real estate brochures and websites advertising the 2016 sale of the site. (Source: <realestate.com.au>)



**Figure 2.16** Exterior of 48 Dudley House, as featured in real estate brochures and websites advertising the 2016 sale of the site. (Source: <realestate.com.au>)





**Figure 2.17** Exterior of 48 Dudley House, as featured in real estate brochures and websites advertising the 2016 sale of the site. (Source: <realestate.com.au>)

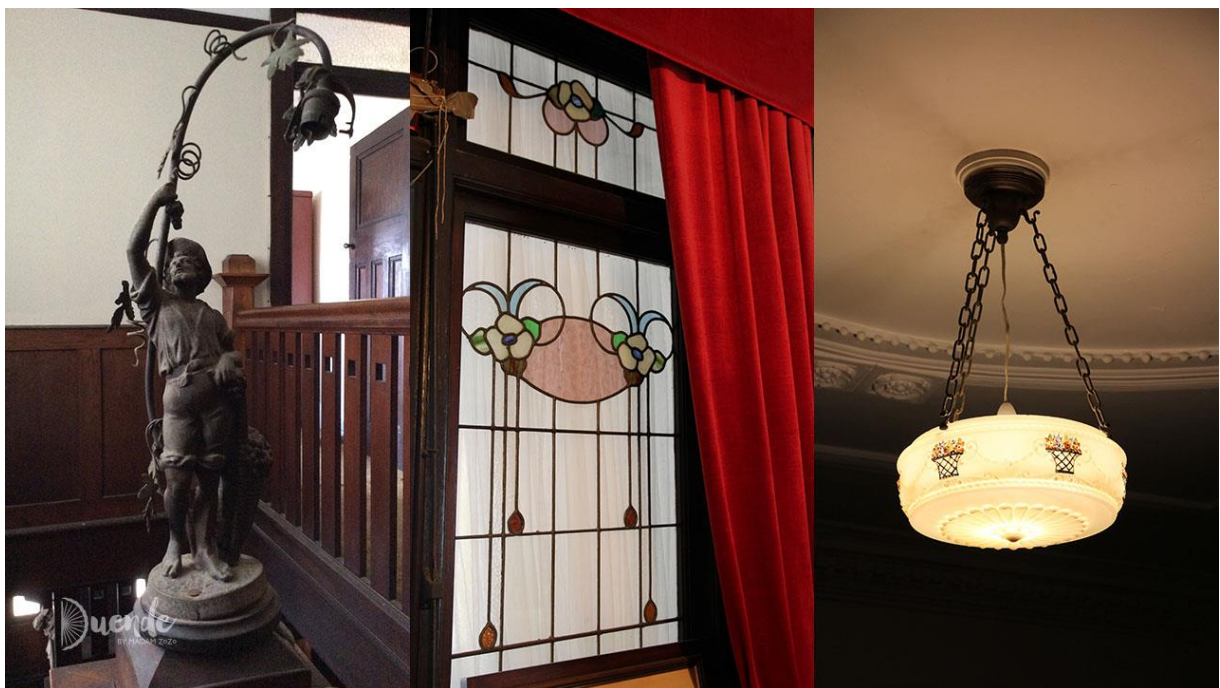


**Figure 2.18** A c1950 photograph of Sisters Lucy Mackay, Agnes May McGahey and Agnes Peggy Shead selecting clothes for patients' families. (Source: Our Lady's Nurses for the Poor)





**Figure 2.19** Dorothy Joseph at 48 Dudley Street, Coogee, in 2015. (Source: Peate, Z, 'Saving Mim's House', *Duende by Madam ZoZo*)



**Figure 2.20** Interior details of 48 Dudley Street, Coogee. (Source: Peate, Z, 'Saving Mim's House', *Duende by Madam ZoZo*)

## 2.6 Endnotes

- <sup>1</sup> Randwick City Council, 'History Overview—History of the Randwick Area', viewed 3 November 2016 <<http://www.randwick.nsw.gov.au/about-council/history/history-overview>>.
- <sup>2</sup> Randwick City Council, 'History Overview—History of the Randwick Area', viewed 3 November 2016 <<http://www.randwick.nsw.gov.au/about-council/history/history-overview>>.
- <sup>3</sup> Curby, P 2015, 'Randwick', *Dictionary of Sydney*, viewed 3 November 2016 <<http://dictionaryofsydney.org/entry/randwick>>.
- <sup>4</sup> Gilchrist, C 2015, 'Coogee', *Dictionary of Sydney*, viewed 3 November 2016 <<http://dictionaryofsydney.org/entry/coogee>>.
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- <sup>6</sup> Gilchrist, C 2015, 'Coogee', *Dictionary of Sydney*, viewed 3 November 2016 <<http://dictionaryofsydney.org/entry/coogee>>.
- <sup>7</sup> Randwick City Council, 'History Overview—History of the Randwick Area', viewed 3 November 2016 <<http://www.randwick.nsw.gov.au/about-council/history/history-overview>>.
- <sup>8</sup> Primary Application (PA) 23467, Land Property and Information NSW.
- <sup>9</sup> Primary Application (PA) 23467, Land Property and Information NSW.
- <sup>10</sup> Simpson, L (Randwick City Council) 2016, 'FW: 48 Dudley Street', email, 6 September—Municipality of Randwick Building Application Book, 6368, obtained by the Local Studies Librarian at Bowen Library and provided by Lorraine Simpson.
- <sup>11</sup> 'Women's News', *Sunday Times*, 27 November 1921, p 15, viewed 7 November 2016 <<http://nla.gov.au/nla.news-article123244041>>.
- <sup>12</sup> 'Family Notices', *The Sydney Morning Herald*, 31 July 1952, p 18, viewed 7 November 2016 <<http://nla.gov.au/nla.news-article18275543>>.
- <sup>13</sup> 'Family Notices', *The Sydney Morning Herald*, 3 January 1921, p 4, viewed 7 November 2016 <<http://nla.gov.au/nla.news-article16882295>>.
- <sup>14</sup> 'Family Notices', *The Sydney Morning Herald*, 31 July 1952, p 18, viewed 7 November 2016 <<http://nla.gov.au/nla.news-article18275543>>.
- <sup>15</sup> *The Cyclopaedia of New South Wales*, p 430.
- <sup>16</sup> *The Cyclopaedia of New South Wales*, p 430.
- <sup>17</sup> *Sydney Morning Herald*, 7 May 1921, p 14.
- <sup>18</sup> *Building*, vol 28, No. 165, 12 May 1921, p 70.
- <sup>19</sup> Boyd, N (Australian Institute of Architects) 2016, AF Pritchard—residential buildings, email, 7 September.
- <sup>20</sup> This would have been one of the first houses in Pacific Parade. No heritage items are in this street and it's not clear from the local studies reports online which cottage was first.
- <sup>21</sup> Jones, C 'Tuxedo', 'Samuel Hordern', *Strathfield District Historical Society Newsletter*, July-August 2010, <[strathfieldheritage.org/people/biographies/samuel-hordern/](http://strathfieldheritage.org/people/biographies/samuel-hordern/)>.
- <sup>22</sup> Certificate of Title (CT) 3282-135, Land Property and Information NSW; Kehagias, M, 'A Coogee house tightly held for almost 70 years has sold for \$1.1 million above the reserve', *Daily Telegraph*, 28 April 2016, viewed 1 November 2016 <<http://www.dailytelegraph.com.au/newslocal/city-east/a-coogee-house-tightly-held-for-almost-70-years-has-sold-for-11-million-above-the-reserve/news-story/e8598eacce6fd301b1ef57d7918dc015>>.
- <sup>23</sup> CT 3282-135, Land Property and Information NSW.
- <sup>24</sup> DP 219845, Land Property and Information NSW.
- <sup>25</sup> CT 10486-224, Land Property and Information NSW.
- <sup>26</sup> Kehagias, M, 'A Coogee house tightly held for almost 70 years has sold for \$1.1 million above the reserve', *Daily Telegraph*, 28 April 2016, viewed 1 November 2016 <<http://www.dailytelegraph.com.au/newslocal/city-east/a-coogee-house-tightly-held-for-almost-70-years-has-sold-for-11-million-above-the-reserve/news-story/e8598eacce6fd301b1ef57d7918dc015>>.
- <sup>27</sup> Peate, Z, 'Saving Mim's House', *Duende by Madam ZoZo*, 21 September 2016, viewed 7 November 2016 <<http://duendebymadamzozo.com/saving-mims-house/>>.
- <sup>28</sup> CT 11467-216, Land Property and Information NSW.
- <sup>29</sup> Kehagias, M, 'A Coogee house tightly held for almost 70 years has sold for \$1.1 million above the reserve', *Daily Telegraph*, 28 April 2016, viewed 1 November 2016 <<http://www.dailytelegraph.com.au/newslocal/city-east/a-coogee-house-tightly-held-for-almost-70-years-has-sold-for-11-million-above-the-reserve/news-story/e8598eacce6fd301b1ef57d7918dc015>>; CT 10486-224, Land Property and Information NSW.
- <sup>30</sup> Peate, Z, 'Saving Mim's House', *Duende by Madam ZoZo*, 21 September 2016, viewed 7 November 2016 <<http://duendebymadamzozo.com/saving-mims-house/>>.

- 31 Property Observer, 'Knockdown 1918 Coogee Federation fetches \$4.8 million', 28 April 2016, viewed 7 November 2016 <<http://www.propertyobserver.com.au/forward-planning/advice-and-hot-topics/title-tattle/53039-1918-coogee-federation-fetches-4-6-million.html>>.
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- 33 'A slice of Coogee history', *Southern Courier*, 12 April 2016, p 28.
- 34 'Notices', *Sydney Morning Herald*, 28 September 2015, viewed 7 November 2016 <<http://tributes.smh.com.au/obituaries/smh-au/obituary.aspx?pid=175947773>>.
- 35 Simpson, L (Randwick City Council) 2016, FW: 48 Dudley St—message from Cathy Meyer, granddaughter of Emily Joseph, and photos of interior, email dated 26 September. Email includes extract of email from Cathy Meyer.
- 36 Our Lady's Nurses for the Poor, 'A Centenary of Service', viewed 3 November 2016 <[http://ourladysnurses.org.au/?page\\_id=35](http://ourladysnurses.org.au/?page_id=35)>.
- 37 Our Lady's Nurses for the Poor, 'Places of Interest', viewed 3 November 2016 <[http://ourladysnurses.org.au/?page\\_id=53](http://ourladysnurses.org.au/?page_id=53)>.
- 38 Our Lady's Nurses for the Poor, 'A Centenary of Service', viewed 3 November 2016 <[http://ourladysnurses.org.au/?page\\_id=35](http://ourladysnurses.org.au/?page_id=35)>.
- 39 Our Lady's Nurses for the Poor, 'The Mission Grows', viewed 3 November 2016 <[http://ourladysnurses.org.au/?page\\_id=39](http://ourladysnurses.org.au/?page_id=39)>.
- 40 Peate, Z, 'Saving Mim's House', *Duende by Madam ZoZo*, 21 September 2016, viewed 7 November 2016 <<http://duendebymadamzozo.com/saving-mims-house/>>.
- 41 Simpson, L (Randwick City Council) 2016, FW: 48 Dudley St— message from Cathy Meyer, granddaughter of Emily Joseph, and photos of interior, email dated 26 September. Email includes extract of email from Cathy Meyer.
- 42 Save Coogee's Heritage Facebook group, viewed 7 November 2016 <<https://www.facebook.com/savecoogeeheritage/>>.
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- 44 NSW Government Gazette No. 72, 8 September 2016.

## 3.0 Physical Evidence and the Site Today

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### 3.1 Site and Setting

#### 3.1.1 Site Layout

The layout of 48 Dudley Street, Coogee, and its key components—including the main residence, Hillsea, and associated site features (including the modern garage, swimming pool, lawn and paved areas and boundary fencing)—are shown in the site layout plan included as Figure 1.3.

The subject site is located on the corner of Dudley and Mount streets, with the main residence located close to both street frontages, in the northwest corner of its original site. The site falls along its length (from north to south) and, more dramatically, across its width (from west to east) resulting in a partial basement level visible on the south and east elevations.

The main (north) elevation to Dudley Street is set back from the street, separated by a small front yard and the remains of the original stone boundary fence.

A timber paling fence along the Mount Street boundary together with timber and modern profiled steel cross-fences (at the south and north ends of the residence) enclose and screen the service yard area from view from both the public domain and within the site.

To the east of the subject site, a low retaining wall marks the east boundary of the site separating it from the adjacent 1970s three-storey block of flats.

The narrow access handle/vehicular right of way from Mount Street to the flats included as part of the c1970 subdivision marks the present south boundary of the subject site.

#### 3.1.2 Landscape Elements

The original front (north-facing) yard is today occupied by the 1960s swimming pool, surrounded by concrete paving. Timber paling fences added to the top of the original stone boundary walls screen views from the north and west street frontages. (Changes to these walls include removal of the original gateway, changes to layout and painting of stonework.) Modern coloured steel fencing encloses the east side of the pool, fixed along the top of a rusticated stone retaining wall. This wall appears to be a modification of the staggered retaining walls and steps that originally provided access to the lowered basement and lawn level on the east side of the residence (refer to Figures 2.4, 2.5 and 2.7). Whether any remaining evidence of the layout or fabric of the original walls and steps is left under the modern raised level of the pool surrounds is unknown. A modern aluminium pool fence along the south edge of pool (separating this from the main entrance porch and an enclosed terrace on the front elevation of the residence) appears to have been erected (to meet current code requirements) since the publicity photographs taken for the sale of the site earlier this year.

The narrow 'service yard' along the east of the site between the east elevation of the residence and the boundary fence to Mount Street is paved with similar concrete slabs as the pool surrounds (in a somewhat more ad-hoc arrangement with patches of different materials). This space contains old and more recent fittings and fixtures including a very old (long redundant) fuel heater (with asbestos cement flue) and rusted storage tank, modern gas hot water heater and the plant for the swimming pool. The north and east of the yard are enclosed with timber paling fences with modern coloured sheet fencing used on the north end, with an older timber boarded gate.

To the south (that is, at the rear of the building), a curved stone retaining wall marks the edge of an early driveway leading off the right-of-way/driveway to the 1970s flats (to the east) towards the garage door opening (now infilled) in the (south) basement wall of the main residence. How this driveway and basement garage relate to the developmental history of the site is uncertain, but based on current documentary and physical information it appears to be an early alteration. As the earliest documentation of the site (so far sighted) shows, the original gable-roofed shed/garage—located in the southwest corner of the site—provided vehicular access (and parking) directly off Mount Street. No driveway access along the southern boundary appears to have been provided until subdivision of this part of the site and the required removal of the original garage. Though both the curved driveway and adjacent raised garden bed are now long overgrown, and the opening in the south wall has been permanently infilled, the evidence they provide of an earlier change is still legible.

Along the east elevation a narrow grassed area is all that remains of the wide, open lawn and tennis court that provided the generous early setting of this notable elevation. A low brick retaining wall along the boundary shared with the adjacent block of apartments enables some degree of ‘borrowing’ of the open space along the side of the modern building.

### 3.1.3 Setting and Context

Within its local area, 48 Dudley Street, Coogee, is surrounded by a variety of lot and building sizes as shown in Figure 1.2.

Within its wider suburban setting, the subject site is one of the large number of Federation and interwar period buildings that survive from the early to mid-twentieth century years when this area—and the municipality as a whole—witnessed notably rapid and sustained residential growth. Varying in style, size, detailing and degree of intactness, the streetscapes these buildings comprise are unified by a shared vocabulary of scale, setback and forms, materials and detailing. The architectural character includes variants of Queen Anne, Arts and Crafts, Californian and Federations Bungalow styles as well as blends of these stylistic influences.

Views to the west of the site along Dudley Street are characterised by this readily recognisable, typical early twentieth century Randwick–Coogee suburban character (Figures 3.3 and 3.7 to 3.12). To the northwest of the subject site, the small Dudley Street Heritage Conservation Area (HCA C9, Figure 1.4) contains both typical and exceptional examples of this building character. Viewed from the north end of the HCA, both the subject site (48 Dudley Street) and intervening block (between Mount Street and Byron Street) are visually and historically consistent with this historic and aesthetic context (Figure 3.9). Adjoining street frontages along Mount Street also reflect a similar overall character, with one and two storey residential developments from the early to later years of the twentieth century. Of these buildings, the closest in proximity is on the southwest corner of the intersection of Mount and Dudley Streets. This two storey residence is noteworthy for its similarity of scale, historical and architectural character to Hillsea, as well as its corner location, so that together the two sites complement and balance each other across this visually exposed intersection (Figure 3.3).

The immediate setting of the subject site to the east also bears witness to the next dramatic change of building type and character in Coogee in the latter half of the twentieth century when ‘three storey walk-up’ home unit developments spread rapidly throughout Sydney’s suburbs. With proximity to both beach and city, the availability of sites from subdivision of larger old allotments and changes in economic and social demographics, the demand for lower cost and denser developments in the area—and Coogee in particular—rapidly increased.



Typical of this period of development is the group of home unit blocks fronting Dudley Street to the east of the site, including the development on the former eastern tennis court lawn of Hillsea. These 'three storey walk-ups' are characterised by the shared use of face brick, tiled roofs and simplistic block forms. The perceived scale of these units in the vicinity of Hillsea (in streetscape views east along Dudley Street) is however not dissimilar to that of the earlier residence as a consequence of the fall of land eastwards and the lower floor to ceiling heights of the later unit developments (Figure 3. 2).

With the first decades of the twenty-first century, changes in residential demand and land value for sites in the Randwick–Coogee area are again seeing rapid changes in development character within the site's immediate setting. Typical of this movement towards larger, higher density and high-market value modern apartments is the block on the north side of the Dudley and Mount streets corner (Figure 3.5). A smaller building of similar character is currently being erected to the immediate south (rear) of the subject site (Figure 3.12).

Overall, the subject site is set within a varied physical context which vividly reflects past, present and potential future development characteristics of the Randwick Municipality, and Coogee in particular. Within its strategically exposed corner setting, Hillsea is part of various streetscapes, acting as a visually and historically notable endpoint for the view west along Dudley Street from the UCA, one of the pair of similar scale and character residences on the south side of the Dudley Street–Mount Street intersection. In particular, Hillsea marks the point at which the substantial late nineteenth and early twentieth century development of Coogee meets, and gives way to the more prosaic flat buildings of the latter part of the twentieth-century.

## **3.2 The Residence**

### **3.2.1 Introduction**

#### **Scope**

An inspection of the site of Hillsea, 48 Dudley Street Coogee, was carried out on 13 October 2016 and included all of the accessible areas within the site boundary and interior of the residence. The inspection sought to determine the extent and nature of original layout, elements and fabric, subsequent changes (early through to more recent) and overall physical condition of key components. No opening up of fabric or investigation of areas not readily accessible (eg under floors or roof spaces, etc) was carried out.

While the scope of the inspection did not provide for detailed investigation, recording and/or assessment of all elements and fabric, it has allowed the identification of key attributes of the building's architectural/physical character, its integrity/intactness and general physical condition relevant to the assessment of the nature and degree of its heritage significance.

A selection of photographs taken as part of the site visit are included in this section as illustrative examples of attributes/issues described in the text but these are not intended to provide an exhaustive summary of the building character and features.

#### **General Findings**

The layout of the building was generally found to be consistent with the layout plan included in the brochure prepared for (and prior to) the sale of the site earlier in 2016, though some details (eg the bay window in the south wall of the dining room) differed from the plans. These plans are included as Figure 2.12 in this report.

The inspection also provided an opportunity to examine areas/elements of both the exterior and interior fabric to determine, in general terms, overall condition and key problem areas. As with many buildings

of this age and architectural fabric, the lack of ongoing maintenance and appropriate repair has been the major contributor to deterioration, particularly to roof plumbing and drainage and exterior timberwork. Overall, much of the early structure/fabric the building, externally and internally (including brick and stonework, doors and windows, verandah/porch framing, etc—appeared to be relatively sound and/or readily repairable, if somewhat ‘run-down’ in appearance.

Most notable of the general findings was that the major interior spaces—including the reception rooms on the ground floor, the main stair and secondary stair to the basement and first floor rooms—remain notably intact in their layout/configuration and general character (including floor, wall and ceiling structure/finishes, doors and windows) though many of the original and/or early joinery, fittings and finishes (including wall linings) to the ground floor featured in the early 2016 sales brochure images (refer to Figures 2.11, and 2.13 to 2.16) have been removed. As the images in this section show, components removed include internal window and door architraves and linings, wall panelling, fireplace surrounds and overmantles, built-in book shelves and window seats and stair posts, balustrades and friezes. At first floor level, apart from the corridor areas (from which wall panelling and stair balustrade have been removed), most of the spaces retain much of their original fitout and finishes, including dark stained timber doors and architraves, timber floors (some with early black-japanned margins exposed), decorative moulded fibrous plaster ceilings and cornices. An early timber window seat, mantelpiece and some light fittings remain, together with the finishes/fitout of the linen storeroom and cupboard.

### 3.2.2 Key Elements and Characteristics

#### Introduction

The description of the existing physical character of Hillsea in this set out in this report addresses the conditions as found on 13 October 2016. Reference is, however, made to the 2016 photographic record (prior to the sale of the site) for background information to inform identification and assessment of key building elements and attributes.

Where the current character or fabric of an element of the building appeared to be as originally constructed and/or part of works within the first decade or two of the house’s history, these have been described as original and/or early. Later alterations are generally distinguished as later and/or modern. Works carried out since the sale of the property are referred to in this specific context and/or as recent.

Figures illustrating examples of key features and attributes are included at the end of this section.

#### Form and Layout

The external form of Hillsea remains largely as first constructed, comprising a simple rectangular box shape, two storeys high plus a partial basement, with a combination of main hipped roof with projecting gable and skillion elements, typical of the picturesque asymmetry of both Arts and Crafts and Bungalow styles. The siting of the residence—in the northwest corner of both its original and current lots—has allowed both the stepping down of the building structure and desired orientation of verandahs and windows to the originally open area of lawn and views to the east. The partial basement level facing the south and east elevations is enclosed with the same rusticated stonework used for the basecourse and boundary walls of the building (as is typical of this building style and period).

Semi-enclosed porches and verandahs and projecting bay windows, again asymmetrically arranged, break up the massing of the major facades—particularly north and east—enlivening the overall architectural character. The plainer facades of the side and rear elevations (west and south) reflect their essential ‘back of house’ physical and visual roles. The siting of the house also provides direct access from Mount Street to the service areas of the house as well as access for car parking at the rear of the

site—firstly in the original garage (Figure 2.7), then within the basement (Figures 3.19 to 3.21) and more recently in the modern garage fronting the street. (Figures 3.17 and 3.20) Following the c1960s changes to the front yard to install a swimming pool, alterations to the front fence and reduced use of the front door for access, the presentation of building to Dudley Street was further enclosed, though its key features remain visible in views from the public domain. (Figures 3.1, 3.13 and 3.14)

As with most buildings of the period and style, the functional division between the larger and grander buildings for family and guests were located on the ground floor and opened onto the major elevations (east and north), again reflecting the architectural importance of these facades. Of the 'semi-enclosed' porches on the ground floor, only that to the main entry remains open as built (3.23). The rear (south) entry porch to the kitchen door is largely intact, but covered from view by a later lean-to shelter (Figure 3.17). Both the southeast (off the dining room) and northeast (off the sitting room) porches have been enclosed, though retain their original layout and structural integrity. On the first floor, four bedrooms, a bathroom/WC and linen room together with enclosed areas of the balcony provide private family accommodation. As with the ground floor layout, all key spaces (ie the four bedrooms) opened to north or east facing balconies many of which were enclosed for use as 'sleepouts' and/or sitting rooms. This infill mostly achieved with the retention of the verandah framing and balustrade fabric (Figure 2.12).

## **External Features and Fabric**

### *Generally*

Architecturally, the Hillsea residence is a substantial and well detailed example of the English Arts and Crafts style as it developed and evolved in early twentieth-century Australia, including shared influences from Federation and interwar Bungalow styles (on building forms and layout, materials, use of Australian motifs, etc).

The external walls are of load-bearing masonry, including a dark warm red face brick to ground and first floor levels and rusticated sandstone to basement and boundary walls (north and east). Darker (maroon-brown) face brickwork is used for decorative detailing to corners (as quoins), window heads and reveals and as a stretcher course at first floor level around the external elevations and the tops of verandah bay columns.

The main hipped and gable roofs are of traditional grey (probably Welsh) slate with terracotta ridging and simple finials. Profiled metal roofing (including traditional batten roll detailing) is used to roof smaller areas (such as the entry porch and projecting bay windows). Roofs have wide timber framed eaves to external walls, gable ends, verandahs and original two bay windows (east elevation) with battened sheet linings (possibly asbestos cement/ac). Gutters and downpipes vary in character, period and condition (with some later upgrading) but some remains of original/early galvanised steel fittings.

External windows and doors vary in size and character throughout the building according to their location and function. Most are original/early in date. The original front door is a typical early twentieth century high-waisted panelled door with decorative leadlight glazing to the side and fanlights. Similar panelled doors with stained-glass leadlights were installed in the north wall of the sitting room (to the enclosed verandah) and the infilled northeast balcony to the first floor (Figures 2.13 and 3.41) Simpler timber-framed and glazed doors open onto the balcony from the remaining three bedrooms (Figures 3.42 and 3.44). Boarded timber doors are used for service areas such as the basement (Figure 3.57) and laundry (Figure 3.21).

Windows are generally timber framed and include fixed and opening casements, many with decorative coloured glass motifs, in the major rooms on the ground and first floor, including the entry hall, stair lobby to the basement and the sitting room and first floor bedroom bay windows. (Figures 3.24, 3.32 and 3.35)

Diamond pane (ie Old English style) casements are used in the north wall of the living room bringing in light from the stairwell to the basement on the other side of the wall. (Figure 2.14) In the service rooms and 'back of house' areas, plain glass and double-hung sash windows predominate. (Figures 3.17-3.19, 3.21 and 3.22)

### *North Elevation*

As noted in Section 3.1.1, the main (north) elevation to Dudley Street is set back from the street, separated by a small front yard and the remains of the original stone boundary fence. The original front entry gateway near the northwest corner of the site (Figure 2.7, 1943 aerial photograph) was removed when the present splayed corner was made (at the request of Randwick Council) in 1966. Construction of the present swimming pool to the north of the house and alterations and additions made to the original stone front boundary fence—with timber palings erected along the top—to enclose the pool have also changed views of the Dudley Street frontage as well access to the main entrance. (Figures 3.1 and 3.13 to 3.16)

Timber-framed verandahs to first floor level and original two projecting bay windows on east elevation feature profiled timber shingle cladding with bell-cast bases. Twin timber posts on top of truncated brickwork piers divide the first floor verandahs into bays and support the roof structure. The earliest infill to the first floor verandah (in the northwest corner) dating to the early decades of the building's history, features large sliding timber-framed windows fitted within the original timber framing and which retain both the original form and fabric of the bell-cast shingled balustrades (which feature on both the north and east elevations).

At the east end of the front elevation, the entry to the original front porch is protected by a timber framed canopy supported on timber stump columns on masonry piers. (Figure 3.23). At the west end, the original semi-enclosed verandah (off the sitting room) has been enclosed (including modern/late twentieth century steel security doors) with associated alterations to the original opening (including cutting back the original terrazzo flooring). (Figure 3.15)

### *East Elevation*

The secondary (east) frontage originally intended to have views to (and be viewed from) farther east along of Dudley Street and adjoining sites (sloping down towards the coastline) is now substantially hemmed in by the red brick block of flats erected on the eastern half of the c1970 subdivision of the subject site (Figure 2.10). On this elevation, the one-storey height difference between the north and east elevations is a notable and dramatic feature, physically emphasised by the rusticated stonework used for both the basement wall of the residence and its northern extension which forms a retaining wall between the front of the residence and street boundary. This retaining wall currently supports a modern profiled steel fence which encloses the swimming pool to the north of the house. (Figures 3.2, 3.19 and 3.21)

This dramatic change in ground level effectively means that the 1970s three-storey block of flats is of similar height to the subject residence in streetscape views. (The lower floor to ceiling height and roof pitch of the later building also potentially contribute to this overall similarity of height.) The 1970s block of flats has, however, substantially reduced in extent and quality the original views towards and out from the east elevation of the subject residence, Hillsea. (Figures 3.1 and 3.2)

### *West Elevation*

The pared back character of the side (west) elevation facing Mount Street and its location close to the street frontage reflect its essential 'back of house' role housing services such as the original oil-fired



heating system (as well as its later replacements). At the rear (south) end of the east elevation, the window to the kitchen and projecting skillion roofed awning (added to the west end of the entry porch over the rear [south] entry to the kitchen) confirm the service functions of this part of the residence. This awning also provides weather protection for a timber-framed access ramp from the street (added over the original concrete and masonry steps), these elements upgrading the accessibility of the residence to meet changing requirements. A timber paling fence along the Mount Street boundary together with timber and modern profiled steel cross-fences (at the south and north ends of the residence) enclose and screen the service yard area from view from both the public domain and within the site. (Figures 3.17 and 3.18)

### *South Elevation*

The rear (south) elevation features a with a rusticated stone wall (as for the east elevation) increasing in height from the west to the east end. This encloses the basement and includes the original boarded timber entry door to the basement laundry (at the east end) and a larger (now bricked-up) opening adjacent to what appears to have been an early garage (Figures 3.19 to 3.21). The bricked up opening also has timber framed windows installed along the top of the opening to provide light to the interior space (which appears to have been used for storage, as a workshop, etc). At the west end of the south elevation is the skillion roofed, timber-framed enclosure over the rear porch, supported on a brick base wall which grades up to meet the street level at the west boundary entry. (Figure 3.17 and 3.19) Concrete steps and pathways follow the slope of the ground from west to east along the southern elevation, with a section of stone retaining wall against the steps (at the west end), in a manner consistent with the earliest Water Board plans of the building (Figure 2.5 1920 Plan from Sydney Water). (Figures 3.17 and 3.19 to 3.21)

More generally the simplicity of the fenestration and detailing of the south elevation clearly express its back of house functions, except for the three-casement bay window at the east end which features the same type of window assembly and shingle-clad balustrade as used on the east bay windows but without the same depth of projecting bay structure. (Figures 3.19 and 3.21). The character and detailing of this window and its proximity to the infilled verandah at the southeast corner of the building suggests that this element may have been added after the infilled verandah was completed to increased light levels to the dining room. The brickwork infill to the southeast verandah appears to be a later alteration (circa mid twentieth century) because of its markedly different detailing.

## **Internal Features and Fabric**

### *Generally*

As with the exterior, the interior of the building reflects its original Arts and Crafts stylistic origins, even with the recent extensive loss/removal of fabric and decorative detailing from the major ground floor spaces. The building's internal layout and the use of its major spaces, as shown in the plans included as Figure 2.12, appears to be largely as originally constructed, and though various alterations have been made to particular areas and elements over the years, until the most recent removal works, these changes have generally retained the overall layout, key features and fabric.

In general, the earliest modifications—including installation of the early timber wainscoting to the entry hall and stairs (Figures 2.15, 2.19 and 2.20) and the timber sliding windows enclosing the first floor verandahs (Figures 3.15, 3.19 and 3.22)—have involved the least change and have not obscured the original layout, architectural character or detailing.

Later changes to service areas (kitchen, bathroom and laundry) have been modest and retained original functionality and overall character. A second lavatory has been installed within the enclosed area under

the main stair case at ground floor level (Figure 3.28). The enclosure of the northeast terrace at ground floor level (described above) has altered external features and fabric but retained its original spatial layout/configuration (3.15, 2.12 and 2.13). The most substantial internal changes prior to the sale of the building have occurred in the utility/service areas in the basement (3.37 and 3.38).

Since the sale of the building but prior to the site inspection on 13 October 2016, much of the original and early joinery at ground floor level has been removed together with some elements from the first floor stair landing and corridor (Figures 3.27 to 3.39). This recent removal of original finishes and fittings, and associated damage to remaining fabric, has notably changed the aesthetic character and previous high level of intactness of the ground floor spaces.

Even with this change, however, the surviving in situ evidence of layout, elements and fabric (particularly on the first floor and exterior) as well as the available documentary records provide a comprehensive account of the building's internal layout and character, which is still able to be understood and appreciated. A summary of key components and fabric of the building's interiors follows.

### *Ground Floor*

The internal spaces of the ground and first floor levels of Hillsea share a similar structural and architectural character, including timber framed and boarded floors (some of which are exposed while others remain hidden under old carpets), plastered and painted or papered walls, fibrous plaster ceilings and cornices (with decorative embossing in major spaces and plain with battens in service areas), timber joinery including stair balustrades, skirtings, picture rails, door and window joinery (architraves, etc), mantle-pieces and built in furniture such as window seats and built in cupboards/shelving. (Figures 3.27 to 3.54).

Within the major ground floor rooms (ie living, sitting and dining), the original spatial layout and walls, floors and ceilings have been retained together with remains of original joinery and wall, floor and ceiling finishes. Remains of original/early joinery and fittings include some timber skirtings (Figures 3.29 and 3.31), wall and ceiling battens (Figures 2.28 and 2.29), linings to built-in shelving (Figure 3.29) and door and window architraves (Figures 3.28, 3.30, 3.34 and 3.35). The basic structure and configuration of the original stairs between the ground and first floors and ground and basement levels has been retained but the original stained timber balustrades and some newel posts have been removed (Figures 3.27, 3.28, 3.37, 3.38, 3.53 and 3.55).

With the recent removal of and/or damage to fittings and finishes within the main ground floor spaces and stairs, however, the building's interior character and level of integrity have been notably altered. Key elements removed as part of these recent works include the original stained timber post enclosure and frieze over the main stair, the architraves and balustrade to the original archway between the living and sitting rooms (Figures 3.29 and 3.30), the two timber over-mantles to the living and dining room fireplaces (Figures 3.29 and 3.32), the built-in bookshelves either side of the living room fireplace (Figure 3.29) and the timber panelling/framework from the sitting room window seat (Figures 3.31 and 3.33).

The stained timber wainscoating that previously lined the walls of the entry hall and stairways has also been removed together with the stained timber battening on the walls of the main ground floor rooms (Figures 2.13 to 2.15 and 3.27 and 3.35 to 3.39). Removal of the wainscoating has, however, exposed an earlier painted finish (including a dark green dado) on the original wall plaster of the stair hall (from ground to first floor), showing it to be an early, and sympathetic addition rather than original to, these areas. No earlier finish on the internal brickwork, however, remains on the north, east and west walls of the entry hall which are unplastered up to the height of the previous wainscoating (Figures 3.35 and 3.36).

### *First Floor*

At first floor level most of the original and early features and fabric of the building have been retained as well as the original layout, spatial and structural components. As noted previously, while the early stained wall linings (wainscoting) to the stairs, first floor landing and corridor have recently been removed (as well as the stair balustrade along the landing), this has exposed a previous (ie original) painted dado on the plastered walls of these areas (Figures 3.37, 3.38, 3.39 and 3.48).

All four bedrooms at first floor level have access to external balconies. The balconies of two bedrooms have been enclosed with sliding timber windows fitted above the original balustrade (Figures 3.42 and 3.46). This type of light-weight, low cost and readily removable weather-protection for verandahs was frequently used up to (and even after) the mid-twentieth century for 'sleep outs' and additional accommodation for large families (such as the Josephs).

Off the main (southern) bedroom, the small enclosed balcony features an unusual hand-painted timber stud wall picked out to resemble red and black brickwork to match the exterior facades (figures 3.45 and 3.46). This appears to be an early alteration, though the laundry fitout and finishes on the other side of the wall are of a much later period (and prevented examination of the construction and finishes of the wall from this side).

All the bedrooms generally feature painted finishes to joinery, as well as walls and ceilings, though whether this is original or a later change (to previously stained timber finishes) was not investigated. The outer faces of the doors, fanlights and associated architraves (to corridor areas) retain their original/early stained finish, matching the ground floor (Figures 3.40, 3.41, 3.43 and 3.47).

The fibrous plaster ceilings on the first floor include decorative mouldings and cornices, particularly in the two bedrooms with fireplaces (Figures 3.40, 3.44, 3.47 and 3.52). The fireplaces are more simply detailed than those of the ground floor rooms, with tiled recesses and plain timber mantelpieces (3.40 and 3.47). Other original bedroom features of note include a built-in window seat to the east bay window matching the layout/construction of the removed seat in the ground floor sitting room directly below (Figure 3.41) and stained leadlights in the northeast bedroom doorway onto the front verandah (Figure 3.42).

The bathroom and lavatory in the southwest corner of the first floor feature traditional stretcher-bond wall tiles with early and modern fittings (Figure 3.49).

The adjacent linen room is quite notable for its high level of intactness, with its original/early stained timber shelving, distemper (or calcimide) finished wall plaster and patterned lino flooring (3.50 and 3.51). The linen press in the corridor is also intact with its dark stained timber joinery and original door hardware (Figure 3.48).

### *Basement*

The main basement room (labelled 'multi-purpose hall' in the 2016 layout plans, included as Figure 2.12) is accessed from the small staircase off the entrance hall (Figure 3.53 and 3.55) and lit via stained leadlight windows on the north elevation (Figure 3.25) which also light up the internal living room via a small circular window (Figure 3.54). The room's features include an early painted cement floor, a small recessed 'fireplace' (probably for a fuel or gas heater) and a large walk-in cool room with sliding timber door (Figure 3.56). A pair of timber doors and flanking timber-framed sash windows provide light and access from the east elevation (Figures 3.57 and 3.22).

The rear utility room is a more utilitarian space, with evidence of its modification for use as a garage, possibly as part of the 1970 subdivision which required demolition of the original garage (Figure 3.58). The opening made in the stone basement wall facing south was subsequently bricked in, with highlight windows installed to light the space. The arched opening between the two basement rooms also appears to have been enlarged in the later years of the building's use.

The small laundry in the southeast corner of the basement is only accessible externally and appears to have changed little over its life. It includes the remains of an old cast iron hot water heater as well as cement washtubs and the remains of old distemper/paint finishes on the plaster walls (Figures 3.19 and 3.21).

### **3.2.3 Integrity and Condition of Building Fabric**

#### **Integrity and Intactness**

While the residence appears to have been continuously occupied and used throughout its life, with sufficient care to keep it secure and habitable, the passage of years and limited maintenance and repairs in recent years have resulted in deterioration of various areas and elements of the building. At the same time, this limited intervention and change has left the building with a relatively high degree of integrity as a representative example of its architectural style and historical period, both externally and internally.

Externally, the intactness of the overall form/structure, materials and detailing (to roof, walls, verandahs, doors and windows, etc) is notable for a residence of this size in this location, and though elements and fabric in specific areas have been altered and/or deteriorated, the overall extent and evidence of the original remains.

The similar high level of intactness of the interior up to the sale of the property in 2016 was also notable for this residence, and the recent removal of much of its original and early fabric has undoubtedly adversely affected its aesthetic significance and what was formerly a high level of integrity and intactness. As noted in the preceding section, however, much of the original/early interior layout, elements and fabric remains, particularly on the first floor, and even where removed, these are evidenced by remaining features and/or documentary records. In this context, the building's integrity (internally) must be qualified but remains relevant to an assessment of its heritage values.

#### **Condition of Building Fabric**

Much of the building fabric appeared to be in relatively sound condition including (original) masonry walls (brick and stonework externally and internally) and door and window joinery. No evidence of structural problems with the roof, floor or verandahs/balcony structures was noted in the brief visit, but the building would require inspection by an appropriately qualified engineer or building surveyor with heritage expertise to establish their condition and repair needs. The photographic record of the building prior to its sale (in 2016) also shows a well maintained and cared for building, particularly internally.

Key examples of deterioration and/or features requiring remedial works that were noted during the site inspection include the following items. (This list is indicative only and is not intended to be comprehensive.)

- Evidence of past and potentially ongoing water entry associated with roof, flashings and/or roof drainage problems resulting in staining and damage to walls (brickwork, plaster, paint/distemper finishes, etc), ceilings and joinery (window and door joinery, soffit and verandah framing and linings, timber shingles, etc). Key examples include the timber soffits, framing and shingled skirts on the projecting bay windows, staining of brickwork in the southeast corner of the first floor



balcony and the staining and dropping of the fibrous plaster ceiling in one of the first floor bedrooms.

- General deterioration of external timberwork through lack of timely maintenance including removal of sources of water penetration, repairs to damaged fabric and regular repainting. The extent and severity of timber deterioration varies considerably throughout the site and though some elements are clearly in very poor condition, many require simple repairs such as refixing and repainting. Other areas (such as roof framing) would require detailed investigation to establish the extent of repair works required.
- Areas/elements associated with old services (such as fuel tanks, heaters, flues and linings) which have the potential to contain hazardous materials, particularly along the west elevation and laundry in the southeast corner.
- Areas where alterations have been carried out to original features and fabric resulting in damage to original/early elements and use of materials/detailing which contribute to ongoing damage (including the infill wall and windows to the south wall of basement, the infill to the northeast terrace and the painting/cement pointing of the stone boundary wall to Dudley and Mount Streets).
- Areas of deterioration to internal walls, ceilings and cornices due to water entry from roof and/or roof drainage problems.

### 3.2.4 Illustrations of Hillsea, 48 Dudley Street, Coogee

#### Context and Setting



**Figure 3.1** Dudley and Mount Street frontages from northwest corner of intersection with front elevation and boundary walls of Hillsea. (Source: GML, 2016)



**Figure 3.2** View of north and east elevations of Hillsea from north side of Dudley Street flanked by c1970s units (left) and early twentieth century residence (right). (Source: GML, 2016)



**Figure 3.3** View from northeast corner of intersection to early twentieth century residence fronting Mount Street with Dudley Street frontage to west (right). (Source: GML, 2016)



**Figure 3.4** View of Mount Street from south end of Hillsea boundary looking north towards Dudley Street intersection. (Source: GML, 2016)



**Figure 3.5** Northwest corner of intersection with modern unit development fronting Mount Street. (Source: GML, 2016)



**Figure 3.6** Northeast corner of intersection looking across Dudley and Mount Street junction. (Source: GML, 2016)





**Figure 3.7** View west along Dudley Street of street frontage between Mount and Byron Streets towards UCA. (Source: GML, 2016)



**Figure 3.8** Two-storey Federation/Arts and Crafts style residence on Dudley Street between Byron and Mount Streets towards Hillsea. (Source: GML, 2016)



**Figure 3.9** View east along Dudley Street of street frontage between Byron and Mount Streets towards Hillsea. (Source: GML, 2016)



**Figure 3.10** View west of Dudley Street conservation area from south end (from opposite Byron Street junction). (Source: GML, 2016)



**Figure 3.11** Mount Street elevation (east) of Hillsea. (Source: GML, 2016)



**Figure 3.12** View southeast along Mount Street with new infill development adjacent to Hillsea. (Source: GML, 2016)



## Site Layout and Components



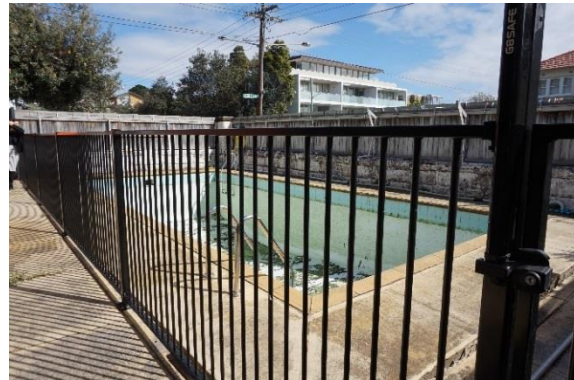
**Figure 3.13** Front (north) elevation of 48 Dudley Street with characteristic Arts and Crafts characteristics. (Source: GML, 2016)



**Figure 3.14** Northeast corner of site with adapted fencing on street boundaries around front yard and pool. (Source: GML, 2016)



**Figure 3.15** Front elevation of Hillsea residence with original features and fabric. (Source: GML, 2016)



**Figure 3.16** Modern (c1960s) swimming pool, paving and fence in front yard. (Source: GML, 2016)



**Figure 3.17** Southwest corner of Hillsea site with later garage and enclosure over entry door to kitchen. (Source: GML, 2016)



**Figure 3.18** Service yard along east elevation of residence looking south with old fuel tank and modern fittings. (Source: GML, 2016)





**Figure 3.19** South and west elevations from rear southwest corner of site. (Source: GML, 2016)



**Figure 3.20** View east of rear yard with modern garage and access road to adjacent units. Curved stone wall along alignment of previous driveway to basement garage. (Source: GML, 2016)



**Figure 3.21** Southeast corner with door to basement laundry and bricked-up opening to former garage. (Source: GML, 2016)



**Figure 3.22** East elevation from northeast with detail of projecting bay windows, infilled verandahs and basement stonework. (Source: GML, 2016)





**Figure 3.23** Detail of front porch to main entry door on north elevation. (GML 2016)



**Figure 3.24** Detail of panelled timber front door with stained glass leadlights to side and fanlights and terrazzo floor to main entry on north elevation. (GML 2016)



**Figure 3.25** Detail of original stained glass leadlights to window above stair to basement on front elevation. (GML 2016)



**Figure 3.26** Detail of timber shingled balustrade to first floor verandah on front (north) elevation. (GML 2016)





**Figure 3.27** Entry and stair hall from main entry door showing extent of removed and retained fabric. (Source: GML, 2016)



**Figure 3.28** Panelled timber lining under main stair with ground floor lavatory. Props to stair structure with recent works. (Source: GML, 2016)



**Figure 3.29** View of living room with original and recently removed components and fabric. (Source: GML, 2016)



**Figure 3.30** View across living room to sitting room with props under original archway following removal of timber framing. (Source: GML, 2016)



**Figure 3.31** East wall of sitting room with original bay window with remains of removed wall linings and window seat. (Source: GML, 2016)



**Figure 3.32** South wall of sitting room with cast iron fireplace and servery window and door to kitchen following removal of overmantle, window and door joinery. (Source: GML, 2016)





**Figure 3.33** Detail of original bay window, stained glass leadlight and remains of window seat to sitting room. (Source: GML, 2016)



**Figure 3.34** Detail of retained original timber joinery to stair hall archway and entry door to living room. (Source: GML, 2016)



**Figure 3.35** Internal view of original front door with stained glass leadlights to side and fanlights. (Source: GML, 2016)



**Figure 3.36** Northwest corner of front hall with exposed brick after removal of wainscoting and plaster finish above. (Source: GML, 2016)





**Figure 3.37** Main staircase from ground to first floor landing after removal of balustrade and wall linings. (Source: GML, 2016)



**Figure 3.38** View of main stair from first floor landing with original newel post and exposed earlier wall finish. (Source: GML, 2016)



**Figure 3.39** First floor landing and cross corridor with original joinery and wall finish under removed wainscoting. (Source: GML, 2016)



**Figure 3.40** First floor bedroom with original fireplace, timber floor, plastered walls, joinery and fibrous plaster ceiling. (Source: GML, 2016)



**Figure 3.41** Detail of original timber seat and associated joinery in east bay window of bedroom above sitting room. (Source: GML, 2016)



**Figure 3.42** Original timber doorway with stained leadlight glazing to enclosed balcony from northeast bedroom. (Source: GML, 2016)



**Figure 3.43** Northwest bedroom from entry door off stair landing with original window and glazed door to balcony. (Source: GML, 2016)



**Figure 3.44** South bedroom looking east with decorative fibrous plaster ceiling. (Source: GML, 2016)



**Figure 3.45** Original glazed doors to balcony from south bedroom with painted faux brickwork on stud wall (right) matching external walls (left). (Source: GML, 2016)



**Figure 3.46** Enclosed southeast balcony with boarded timber ceiling, timber framed sash windows above original brick balustrade and vinyl flooring (possibly mid-twentieth century). (Source: GML, 2016)





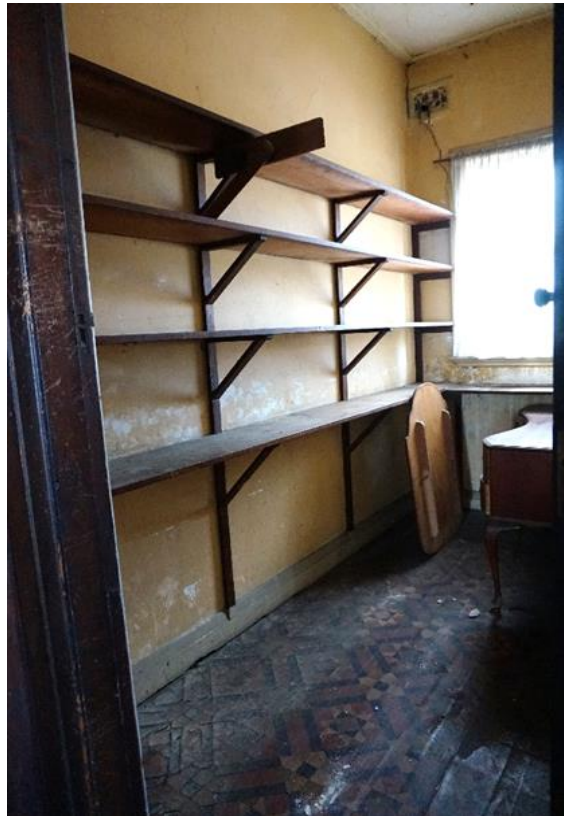
**Figure 3.47** West wall of main (south) bedroom with original fireplace showing water damage to plaster ceiling around chimney (with propping to sagging section). (Source: GML, 2016)



**Figure 3.48** Detail of archway from corridor/landing with original plaster detailing, painted dado and stained timber panelled door to built-in linen cupboard next to linen storeroom. (Source: GML, 2016)



**Figure 3.49** Detail of original door and joinery opening into bathroom next to linen storeroom. (Source: GML, 2016)



**Figure 3.50** Original fitout and finishes to linen room, with stained timber shelves, distempered walls and lino. (Source: GML, 2016)



**Figure 3.51** Original lino to linen store room. (GML 2016)



**Figure 3.52** Original fibrous plaster ceiling to bedroom. (Source: GML, 2016)



**Figure 3.53** Landing to service stair opening off north end of entry hall with original newel posts. (GML 2016)



**Figure 3.54** Round window opening in south wall above service stair to provide light from north windows to living room (window glass and frame removed). (GML 2016)





**Figure 3.55** Service stair to basement with original stair (balustrade recently removed) lit by window in front elevation. (GML 2016)



**Figure 3.56** Sliding timber door to cold store room in basement. (GML 2016)



**Figure 3.57** Boarded timber and half-glazed doors and flaking timber sash windows to east wall of basement. (GML 2016)



**Figure 3.58** South basement room formerly used as a garage with brick-infilled wall and highlight windows. (GML 2016)

## 4.0 Assessment of Significance

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### 4.1 Heritage Context

The subject site is not identified as a heritage item on Schedule 5 of the Randwick LEP 2012, nor is it located within a Heritage Conservation Area (HCA). The current statutory heritage context of the subject site is shown in Figure 1.4.

Non-statutory heritage listings have also been investigated as part of this review. The subject site is not listed on the National Trust (NSW) Register, nor is it located within a National Trust Register Listed Urban Conservation Area.<sup>1</sup>

The subject site is not listed on the Australian Institute of Architects (AIA) Register of Significant Architecture in NSW.

### 4.2 Comparative Assessment

#### 4.2.1 Architectural Context and Associations

##### Constraints on Initial Review

The initial desktop review of currently available information regarding the heritage values of the subject site found limited material able to inform the required comparative assessment, regarding:

- the professional work of Arthur F Pritchard, surviving examples and his work's role/importance within the architectural history of Sydney (and/or NSW); and
- the current number, distribution, architectural quality and integrity/intactness of similar large Arts and Crafts residences within the Randwick LGA, and Coogee in particular.

With the original heritage study on which the council's current listings are based dating to 1984 (and despite some amendments to individual item listings and conservation area boundaries in the intervening years), the comprehensiveness of the available information regarding heritage sites in the LGA with comparable heritage values to 47 Dudley Street, Coogee (Hillsea) is limited.

##### Relevant Criteria and Contexts

In this context, this report has sought to identify criteria and contexts relevant to assessing the heritage significance of the subject site relative to:

- individual buildings of similar architectural style, period and size within the local government area (LGA), including their level of integrity/intactness, quality of design etc;
- other architect designed residences of the early twentieth century within the LGA, particularly of the same style and period;
- its wider physical and historical setting, particularly along Dudley Street, to other precincts of early twentieth century residential development that provide good representative examples of this period and style of development in the LGA; and
- the architectural work of Arthur F Pritchard, and his residential designs in particular.

## **Arthur F Pritchard**

Discussions with the Australian Institute of Architects (AIA) identified that a start has been made on compiling a biography of Pritchard and identifying his work, including extant examples, as part of their work to provide more information on the work of respected, but as yet little researched, notable early Australian architects. Given Pritchard's role within his profession during the late nineteenth and early twentieth centuries, and his attributed commercial buildings, the need for more detailed information on his work has been identified as warranting further research. This research, however, is not sufficiently advanced at this stage to inform this study, other than to highlight his importance, provide an initial list of known works and flag the importance of appropriate assessments for works of significant early architects.

The initial information provided by the AIA is included as Appendix X to this report. (Refer also to Section 2.3.1.)

## **Stylistic Comparisons including Arts and Crafts Residences**

Schedule 5 of the Randwick LEP 2012 includes a number of early twentieth century buildings, including residences comparable to the subject site in size (including two-storey height) and architectural influences. While several of these buildings have components and/or detailing characteristic of the Arts and Crafts, none are specifically identified in the current listings as notable examples of this style. More generally, the numerous small and large residences throughout the LGA from the late nineteenth–early twentieth century period provide examples of the architectural blending of the related styles of Queen Anne, Arts and Crafts, Federation and Bungalow (as well as various neo-classical inspired Federation styles, not dealt with in this study). This evolving, stylistic development was typical of much of Sydney's suburban development in the period and reflected the larger movement towards an 'Australian' architecture that developed alongside political and social moves to Federation.

Even where Arts and Crafts influences are noted in current listings as part of the significant character of a heritage item, this is generally as part of a blended style, with for example, 16 Dudley Street, Randwick, including 'English Country House' and 'Tudorbethan' influences strongly evident. Another notable local example is Calvina at 87 Coogee Bay Road, a large and strikingly sited residence that features a relatively substantial collection of Arts and Crafts characteristics and elements. The elevated site, substantial landscaped grounds setting and well-maintained condition of this residence also significantly enhance its aesthetic and streetscape values as part of its overall significance. At the same time, and of relevance to this aspect of the comparative analysis, is its use of Federation Bungalow features and stylistic influences (such as the column supported verandahs at ground floor level) as part of its blending of stylistic influences.

The current resource of information in respect of heritage listed houses in the LEP 2012 that would be comparable in terms of Arts and Crafts style, two-storey scale, architectural character, detailing and degree of integrity/intactness (ie survival of significant original/early features and fabric) limits the ability to make such comparisons with any certainty.

However, the high level of integrity/intactness of Hillsea, especially externally, is relevant to an evaluation of its potential heritage values as a representative of a particular style, period and architect's work. While some comparative assessment of the exterior of the building can be made, the potential rarity of early features of its layout, fabric and detailing can only be identified as worthy of further consideration and assessment.

## Summary of Conclusions

In summary, 48 Dudley Street, Coogee, has a range of heritage values relating to the following:

- as a component of the formative period of suburban development of the Randwick Municipality in the early twentieth century, and particularly this area of Coogee with its access to both city and coast;
- the extent to which the residence has retained evidence of its original architectural layout and character, both internally and externally, though this has been compromised by the recent extensive removal of/damage to original internal features and fabric;
- the building's association with the architect Arthur F Pritchard;
- its role as a representative example of early twentieth century Arts and Crafts–Bungalow style residences within the local area—characterised by many houses of the same style and period; and,
- its association with the area's popularity over the late nineteenth and early twentieth centuries for substantial sized ('grand'), architect-designed houses on large land allotments for people of means.

### 4.2.2 Relationship to Context/Streetscape

#### Residential Character Generally

As noted in Section 3.1.3, the house Hillsea is surrounded by a variety of lot and building sizes and types, providing a setting that embodies the Randwick–Coogee area's residential development over the last 100 years.

Within its wider suburban setting, the subject site is situated at the eastern end of a large number of Federation and interwar period buildings from the early to mid-twentieth century years that share a similar vocabulary of scale, setback and forms, materials and detailing. The architectural character includes variants of Queen Anne, Arts and Crafts, Californian and Federation Bungalow styles as well as blends of these stylistic influences. Views to the west from the site along Dudley Street are characterised by this readily recognisable streetscape, extending to and including the Dudley Street Heritage Conservation Area (HCA C9) to the northwest which is listed for its 'fine quality Federation and Interwar detached houses in outstanding elevated setting'.<sup>2</sup>

However, the views which include the immediate context of Hillsea to the east, is more reflective of a subsequent layer of poor quality three-storey flat development during the 1970s, which compromises its setting and its contribution to the early twentieth century development of Coogee.

#### Dudley Street and Heritage Conservation Area

As shown in Figures 1.2 and 1.4, the Dudley Street HCA consists of groups of houses on Thomas Street, Higgs Street and Dudley Street, and is listed for its aesthetic, historic and social significance. Key landscape and architectural features of the Dudley Street HCA include modifications to the undulating topography, large detached houses, traditional pitched roofs, face brickwork, terracotta and slate roofing, timber decoration, front verandahs and sandstone fencing. The visual prominence of the HCA is enhanced by the topographical and landscape character of its setting in views along Dudley Street. Viewed from the north end of the HCA, both the subject site (48 Dudley Street) and intervening block



(between Mount Street and Byron Street) are visually and historically consistent with this historic and aesthetic context.

Several houses dating from the early twentieth century period within the central part of Dudley Street (bound by Howard Street and Byron Street) are also identified by the AIA, including numbers 18, 20, 22, 30A, 30B, 32–34, and 36 (Figure 1.4).

### **Changes to Setting**

The immediate setting of the subject site to the east also bears witness to the residential flat boom of the latter half of the twentieth century and associated subdivision of larger old allotments. Typical of this development is the group of three-storey unit blocks east of the site, including the development on the former east lawn of Hillsea. More recent higher density and high-market value modern apartments are also to be found in the vicinity of the subject site, including the block on the north side of the Dudley and Mount streets corner.

Overall, the subject site is set within a varied physical context which vividly reflects past, present and potential future development characteristics of the Randwick Municipality, and Coogee in particular. Within its strategically exposed corner setting, Hillsea is part of various streetscapes, acting as a visually and historically notable endpoint for the view west along Dudley Street from the HCA, one of the pair of similar scale and character residences on the south side of the Dudley Street–Mount Street intersection, and the meeting point of early and mid to late twentieth-century residential development to the east of Coogee.

### **Summary of Conclusions**

In summary:

- The residence provides a substantial and (externally at least) relatively intact component of the early twentieth-century Arts and Crafts/Bungalow style residential development typical of the area's historically significant items and areas. In views both out from and towards the site it forms an end (or starting) point for a streetscape of this character along the south boundary of Dudley Street, including the Dudley Street HCA.
- The visual and physical proximity of the site to a group of late twentieth century three-storey brick home unit developments detracts from the building's setting and its aesthetic contribution to the streetscape in views east from the junction of Dudley and Mount streets.
- Recent modern developments in the vicinity of the subject site are also changing the character of its setting, though these are not currently integral to views towards the building or its streetscape presentation to Dudley Street.

## **4.3 Assessment against Standard Criteria**

The following assessment of the heritage significance of 47 Dudley Street, Coogee (Hillsea), is based on the standard heritage significance criteria and gradings identified in the NSW Heritage Office publication *Assessing Heritage Significance, 2001*.

The text in *italics* identifies the nature and degree of the site's assessed significance using selected quotes from the relevant 'Guidelines for Inclusion' criteria (identified at the start of each subsection) and the jurisdiction/area (often referred to as the level of significance) within which the site's significance has been applied (ie local or state). That is, quoted text in each section summarises:

- the nature of the heritage values that are relevant to determining the significance of the place (ie site); and
- the physical and civic/administrative context within which the heritage values of the place are most relevant.

The following explanatory text expands on the reasons how and why the identified values are relevant to the property Hillsea at 47 Dudley Street, Coogee.

#### 4.3.1 Criterion A

##### Relevant Guidelines for Inclusion and Jurisdiction/Area

*An item is important in the course, or pattern, of NSW's—or the local area's—cultural or natural history*

- *Is associated with a significant activity or historical phase.*
- *Maintains or shows the continuity of a historical process or activity.*
- *Local significance.*

##### Explanatory Text

- Hillsea is associated with post-World War I residential housing subdivision and development driven by population boom in Sydney generally, and Randwick–Coogee in particular. It contributes as a visually prominent, sizable and (externally) unusually intact residence to the local area's historic fabric of early twentieth century development, but original setting east of Mount Street is compromised by poor quality 1970s three-storey flat buildings.
- The house is an example of the burgeoning of Arts and Crafts–Bungalow style residences, modest and grand, that characterised the Randwick area's major period of residential development, but its immediate context is more reflective of a subsequent layer of three-storey flat development during the 1970s.
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The property does not meet this criterion at the Local level.

#### 4.3.2 Criterion B

##### Relevant Guidelines for Inclusion and Jurisdiction/Area

*An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's—and/or the local area's—cultural or natural history.*

- *Is associated with a significant event, person or group of persons.*
- *Local significance.* [Possible state significance as part of this architect's oeuvre would require further research.]

##### Explanatory Text

- Hillsea is associated with the architect Arthur F Pritchard, an Australian architect who was prominent during the late nineteenth and early twentieth century periods, but is little known today.
- The house is a rare and notably intact example of a residential building by Pritchard, who is primarily associated with the design of commercial and warehouse buildings.

The property does not meet this criterion at the Local level.

#### 4.3.3 Criterion C

##### Relevant Guidelines for Inclusion and Jurisdiction/Area

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW—or the local area.*

- *Shows or is associated with, creative or technical innovation or achievement.*
- *Is aesthetically distinctive.*
- *Exemplifies a particular taste, style or technology.*

##### Explanatory Text

- Hillsea is a representative, substantially intact externally but not notable, example of a substantial early twentieth-century Arts and Crafts residence within both the local area and Randwick as a whole, embodying both the standard repertoire of forms, materials and stylistic detailing of the style.
- Though altered in some areas externally, the house retains a remarkably high degree of integrity and evidence of original features and fabric, recognisably associated with its style and period.
- The original internal layout and spatial qualities of the house at both ground and first floor levels are little changed, and until late 2016 the original timber elements and decorative details were remarkably intact. However, especially in the main ground floor rooms, the crude removal of most of this fabric has compromised the integrity of the interiors. The first floor rooms are more intact, but are far less notable in terms of the quality and detail of the extant original fabric.

The property does not meet this criterion at the Local level.

#### 4.3.4 Criterion D

##### Relevant Guidelines for Inclusion and Jurisdiction/Area

*An item has strong or special association with a particular community or cultural group in NSW—or the local area—for social, cultural or spiritual reasons.*

- *Is important to a community's sense of place.*
- *Local significance.*

##### Explanatory Text

- Submissions to the Randwick City Council regarding the site's historic, aesthetic/architectural and social significance to the local community may reflect an awareness of its importance to the area, and the desire to preserve this as part of the physical and cultural heritage of Randwick. However, resident concerns are also likely to derive from a desire to prevent inappropriate new development that would adversely affect residential amenity.

The property is unlikely to meet this criterion at the Local level.

### 4.3.5 Criterion E

#### Relevant Guidelines for Inclusion and Jurisdiction/Area

*An item has potential to yield information that will contribute to an understanding of NSW's—or the local area's—cultural or natural history.*

- *Local significance—Potential.*

#### Explanatory Text

- As no detailed research has been carried out on the site's archaeological potential it cannot be confirmed that it meets the requirements of the guidelines for inclusion in this category.
- The initial documentary research and site inspection have confirmed that Hillsea was constructed on land that been subdivided for residential development in the late nineteenth and early twentieth century, and that the area had remained relatively undeveloped compared to neighbouring areas such as Randwick. It is unlikely therefore that the property would have historical archaeological potential for evidence of previous European occupation.

The property is unlikely to meet this criterion at the Local level.

## 4.4 Statement of Significance

The subject site of 48 Dudley Street, Coogee (Hillsea) is associated with the architect Arthur F Pritchard, who was prominent during the late nineteenth and early twentieth century periods, but is little known today. It appears to be a rare surviving example of his few known residential buildings.

Hillsea is a substantial, but not notable, surviving representative example of the Queen Anne and Arts and Crafts influenced styles that flourished throughout the Randwick–Coogee area during the early twentieth century. It retains much of its original/early layout, character and fabric, particularly externally, although the recent removal of many original and early timber elements and decorative details from the interior, particularly the main ground floor rooms, has compromised the integrity of the interiors.

More generally, Hillsea is a graphic example of how the burgeoning of residential suburban development throughout the Randwick–Coogee area at the turn of the century and into the first decades of the new millennium significantly transformed this area, with new houses large and small taking advantage of the location and effective transportation network. The shared and overlapping architectural vocabulary of the styles of this period—including Queen Anne, Federation, Arts and Crafts, Federation and Californian Bungalows etc—resulted in a harmonious cohabitation through similar forms, materials and detailing.

However, despite being prominent in its corner position defined by the wide thoroughfares of Dudley and Mount Streets, and a counterpoint for the residence of a similar scale and architectural character on the west side of the Dudley Street–Mount Street intersection, Hillsea is visually connected to the subsequent layer of poor quality 1970s three-storey flat development that comprises its immediate setting to the east, and which compromises its contribution to the early twentieth century development of Coogee.

## 4.5 Endnotes

- <sup>1</sup> Quint, G (National Trust of Australia [NSW]) 2016, 'FW: Search Heritage Register', email, 7 September 2016.
- <sup>2</sup> Randwick City Council, *Comprehensive Development Control Plan 2013*, Section B2—4.4.



## 5.0 Conclusions

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Based on appropriate historical research, investigation of the physical fabric of the subject site and assessment of its broader geographical and architectural context, this report has assessed the heritage significance of 48 Dudley Street, Coogee (Hillsea). This process has also included detailed assessment of the site against the standard SHR standard evaluation criteria in order to determine the contribution of the place to both its local Coogee area and Randwick LGA.

While in some areas further detailed investigation has been recommended to more clearly delineate the extent and/or degree of the significance identified (including, for example, relative to the design work of architect Arthur F Pritchard), the heritage values of the subject site have been established and categorized against the SHR criteria (Section 4.3), concluding with the Statement of Significance (Section 4.4).

In summary, this report concludes that the site of 48 Dudley Street, Coogee (Hillsea), demonstrates a level of heritage significance in respect of the following:

- The residence was designed in 1919 by the architect Arthur Frederick Pritchard who was prominent during the late nineteenth and early twentieth century periods, but is little known today. It appears to be a rare surviving example of his few known residential buildings, as his major focus seems to have been substantial commercial buildings and warehouses (most notably the Goldsborough Mort woolstore) in the late nineteenth and early twentieth century period. Pritchard's various services to the Institute of Architects (now the Australian Institute of Architects or AIA), including serving as President (from 1916), and developing relationships between the government and architectural profession.
- The site is also a substantial representative example of the early twentieth century residential development of this area of Coogee–Randwick that accompanied its rapid development throughout this period and was characterised by the popular Queen Anne and Arts and Crafts architectural styles, blended with Federation and Bungalow influences. However, today Hillsea is visually connected to the subsequent layer of poor quality 1970s three-storey flat development that comprises its immediate setting to the east, and which compromises its contribution to the early twentieth century development of Coogee.
- Externally at least, Hillsea is a substantially intact, but not particularly notable, example of Australian Arts and Crafts architecture, which retains much of its important original and early character and fabric, particularly externally, despite a number of changes. Internally, it retains much of its original/early layout, character and fabric, although the recent removal of many original and early timber elements and decorative details, particularly the main ground floor rooms, has compromised the integrity of its interiors.
- Submissions to the Randwick City Council regarding the site's historic, aesthetic/architectural and social significance to the local community may reflect an awareness of its importance to the area, and the desire to preserve this as part of the physical and cultural heritage of Randwick.

The subject site is not currently listed as a heritage item on Schedule 5 of the Randwick Local Environmental Plan LEP 2012, nor is it within the Dudley Street HCA, which is located one block to the west. On the basis of the available evidence and as documented in Section 4.3, an objective assessment of the abovementioned aspects of significance of Hillsea against the SHR criteria

demonstrates that the property does not meet any of these criteria at the Local level. On this basis therefore, the property does not warrant listing as a heritage item on Schedule 5.

It is noted that the Dudley Street HCA includes a number of houses of a similar style and scale to Hillsea, with the more notable examples being individually listed on Schedule 5 of the LEP. The block on the south side of Dudley Street between Mount and Byron Streets also contains a number of similar houses that are not particularly notable individually (in some cases less intact externally than Hillsea), but which do provide visual evidence of the early twentieth century residential development of this area of Coogee characterised by the popular Queen Anne and Arts and Crafts architectural styles. However, these properties are located outside the Dudley Street HCA.

Therefore, in recognition of the contribution of Hillsea and the other similar houses to the west of Mount Street to the architectural character and historical residential development of this precinct of Coogee, consideration should be given to extending the boundary of the Dudley Street HCA to the east to include Hillsea and the properties in between. This process would require a more detailed assessment of these properties, but it is likely that some at least would be found to warrant contributory status.