

*Hillsea*  
48 Dudley Street Coogee  
Heritage Assessment Report

Prepared for Randwick City Council February 2017  
by Colin Brady Architecture + Planning



## Executive Summary

The existing residence *Hillsea* and associated site at 48 Dudley Street Coogee is situated on the mid level of the natural basin surrounding Coogee Bay. Constructed in 1919-20 at the south east corner of Dudley and Mount Streets, *Hillsea*, a three storey late Federation style residence, was from 1920-1947 the home of successful scientific chemist Samuel Edward Sibley and family. In this occupancy the house gained some identity within Sydney's social circles. The house was subsequently from 1947 to 2015 the long term home of the Joseph family in whose ownership the grounds were progressively subdivided. Two residential flat buildings were erected on subdivisions of the former grounds to the eastern side of the residence. In addition a vehicle drive was created to serve the residential flat building nearest to *Hillsea* and a new garage constructed to the southern rear boundary of the remaining grounds of *Hillsea*. An in-ground swimming pool constructed in the front yard of *Hillsea* and an associated timber screen fence, have substantially obscured vision of the residence at the Dudley Street frontage.

*Hillsea* designed c.1919 by prominent architect Arthur F Pritchard remains substantially intact externally despite later localised alterations. Recent internal removal of extensive interior detail in the Arts & Crafts Style has been evidenced by photographic images taken before and after sale of the property in 2016. Whilst Pritchard's architectural practise is conventionally associated with larger commercial designs, Pritchard is also recorded as engaging in residential design and residential planning for much of his career. The continuity of this work in notable localities testifies to his abilities.

The residence *Hillsea* is a substantial and significant demonstration of late Federation house design occurring in the immediate years following the end of the First World War when new residential construction largely of revival styles and the rapidly popularised California Bungalow Style replaced Federation styles for Inter War housing through to the later years of the 1930's. *Hillsea* demonstrates skilful address of both the principal street frontage and the outlook to the east over the associated grounds and the then accessible view over Coogee Bay. The internal planning of *Hillsea* and notable interior detailing served to enhance the qualities of the setting and to provide interiors commensurate with the quality of the building exterior.

The residence forms the eastern extent of a continuous grouping of late Federation and Inter War residences fronting the southern and south eastern side of Dudley Street. Those to the north western end of this grouping are acknowledged as of local heritage significance [Nos. 16, 18, 20 & 22] and/or contributory to the Dudley Street Conservation Area.

Assessment under criteria of heritage significance established by the NSW Heritage Office [now Heritage Division Department of Environment and Heritage] support *Hillsea* as qualifying for heritage listing under the criteria of historic, aesthetic and social significance. Comparative assessment with the nearby Dudley Street Conservation Area and the sites listed in the Conservation Area support the identification of *Hillsea* as of local heritage significance and as being at the end point of a contiguous grouping immediately adjacent to and of common identity with the Dudley Street Conservation Area.

Recent assessment of the site by GML Heritage has focused on the professional reputation of Arthur F Pritchard and the comparative aesthetic qualities of the subject residence in comparison with other listed residences in the locality. Limited discussion of the location, former surrounds and historical perspective of comparable residences has been included in

the assessment. Within the GML Heritage report streetscape assessment has been substantially focused on later development to the east rather than the cohesive forms and styles of residences extending from *Hillsea*, 48 Dudley Street west to the Dudley Street Conservation Area.

Further consideration of the aesthetic qualities of the residence *Hillsea*, the time of its construction, the background to the original owner and the relationship of the residence to the setting extending east of the site have provided the basis of findings that differ from those of GML Heritage.

It is the considered recommendation of this assessment that based upon criteria of assessment established by the Heritage Division Environment and Heritage NSW the residence *Hillsea* at 48 Dudley Street qualifies for inclusion in Randwick Local Environment Plan as an item of local heritage significance and that the consistent grouping of residences of similar aesthetic forms in Dudley Street extending from *Hillsea* north and north east warrants the extension of the Dudley Street Conservation Area to include all residence to the southern side of Dudley Street as far east as the eastern boundary of *Hillsea*.

## Contents

- 1.0 Introduction
- 2.0 Historic Background
- 3.0 Assessment of Existing Fabric
- 4.0 Streetscape Assessment
- 5.0 Assessment of Heritage Significance
- 6.0 Response to GML Heritage Assessment of Hillsea.

Cover Image

Fig.1: Detail of Eastern elevation to *Hillsea*

## 1.0 Introduction.

Colin Brady Heritage Planner of Colin Brady Architecture + Planning has been requested to undertake a heritage assessment of the existing residence at 48 Dudley Street Coogee. The residence and overall site is the subject of an Interim Heritage Order gazetted on 8 September 2016 [Gazette Number 72, Listing Number LC-01]. Following provision of a heritage assessment by GML Heritage in January 2017 Council's legal representatives Norton Rose Fullbright requested Colin Brady to undertake a further assessment including peer review of the GML Assessment.

## 1.1 Aims & Objectives

The aim of the report is to consider the fabric and site of the existing residence *Hillsea* at 48 Dudley Street Coogee and the historic background to the site. The physical and documentary evidence are then reviewed on the basis of criteria for assessing heritage significance established by the NSW Heritage Office [now the Heritage Division of the Department of Environment and Heritage NSW].

A recent assessment of the site has been provided by heritage practitioners GML Heritage. The contents and findings of this report have been both referred to and peer reviewed as part of the current report. The GML Heritage report did not recommend inclusion of the subject site as an item of Local or State Heritage Significance within Randwick Local Environment Plan.

## 1.2 The Study Area.

This assessment focuses upon the residence historically identified as *Hillsea* 48 Dudley Street Coogee, the immediate setting and the related context of Coogee. The site is located at the southeast corner of Dudley and Mount Streets Coogee, the location being at the mid level of the rising ground forming a natural basin about Coogee Bay on the eastern ocean front of metropolitan Sydney.

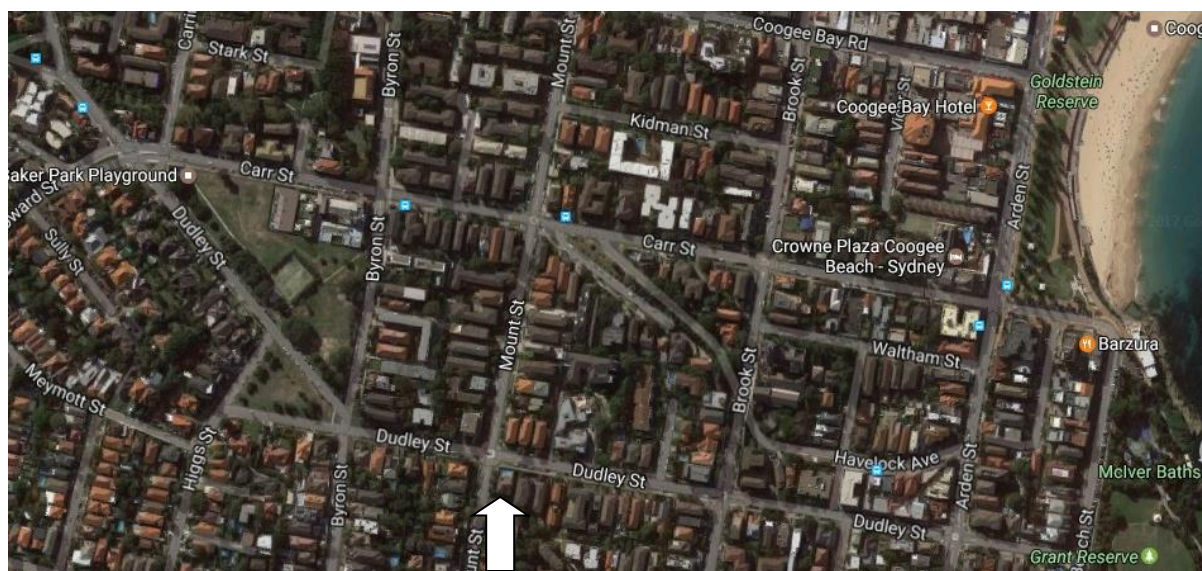


Fig.2: Dudley Street Coogee showing location [arrowed] of *Hillsea* 48 Dudley Street on the rise from the ocean shoreline to the east.[Ref Google Maps]

### **1.3 Authorship**

This report has been undertaken by Colin Brady Heritage Planner. The assessment report is based upon research undertaken by the author, by GML Heritage authors of a recent assessment of the site and acknowledged references. Colin Brady practising as Colin Brady Architecture + Planning is a registered conservation planner with the Heritage Division of Environment and Planning NSW, the Office of Department of Environment and Planning Qld. and previously with the Australian Heritage Commission. A former member of the Historic Buildings Committee of the National Trust of Australia (NSW), Colin Brady is also Heritage Adviser to Waverley Council and formerly to Kiama and Wyong Councils, all in NSW.

### **1.4 Conflict of Interest**

Colin Brady has been commissioned to undertake an independent assessment of the subject site. Colin Brady has previously undertaken periodic consultancy to Randwick Council and has undertaken heritage impact reports in the Municipality for private owners. Colin Brady does not dwell in the Municipality and is not aware of any conflict of interest that may prejudice the independence of this assessment. Both Council's Heritage Planner and the authors of the GML Heritage assessment report are known to Colin Brady in a professional capacity.



## 2.0 Historic Background

### Indigenous Settlement

Prior to European settlement of the Sydney Basin the region was home to a group of Aboriginal tribes bound by loose family connections and speaking variations of a common language called Darug. Those to the southern side of the Harbour and Parramatta River were identified as the Wangal Clan of which Bennelong is the best known member. Following European settlement in 1788, the clan is recorded as progressively retreating to lands about Rushcutters Bay, the lagoon behind the dunes then fronting Bondi Beach and the La Perouse Peninsular south of Randwick.

### Initial European Settlement

Following establishment of the settlement at Sydney Cove in 1788, development of lands to the east of the settlement was determined both by land grants to notable and influential citizens and the construction of roads and bridle paths enabling access along the open ridge tops and down into the swampy bays of the southern harbour shores.

By 1805 a track is recorded as extending along the eastern ridgeline to the South Head. Now identified as the routes of Aboriginal pathways, such high ground routes provided the line of the Colonies earliest tracks and later roads, including the South Head Road from 1811 and the Frenchmans Road branching south toward the high ground of later Randwick and the descent into the Coogee Valley a noted source of timber prior to 1830.

Early court records in the NSW Supreme Court include the affidavit of Sydney fisherman and native born colonist George Whittle, swearing under oath to have been in and known Coogee in 1801. He and others engaged in shooting, riding and by the 1820's, location of stock in the area.<sup>1</sup>

Early exploitation as a fishing village and source of timber lead to a halt in land sales about Coogee until completion of a full survey by Assistant Government Surveyor Granville in September 1837. The plan approved by Governor Gipps and gazetted in July 1839, imposed a rigid orthogonal grid plan over the steep topography of the Coogee Basin, this determining the set out of future roadways.

Initial sales at Coogee in October 1839 saw eight half acre lots sold prior to the economic crash of the 1840's in the Colony. All but one of the lots sold were in Beach Street, the exception being at the corner of Carr and Arden Streets.<sup>2</sup> Development of Coogee remained slow during the mid- 19<sup>th</sup> Century, in part due to Simeon Pearces promotion of land sales at nearby Randwick, and remoteness from Sydney. The localities reputation as a resort destination substantially for day trippers from Sydney and mentioned as early as 1833-34 continued to attract visitors for picnics and strolls by the ocean.

In the 1840's John Hogan started The Picnic Hotel at Coogee – the original hotel in the later Municipality.<sup>3</sup> As the century progressed the establishment of ocean bathing [which for 40 years would remain segregated with women to the southern and men to the northern end of the beach] and further attractions including the Coogee Aquarium and indoor pool opened in 1878. Coogee's reputation as a seaside resort was further popularised by depictions by Australian Impressionist painters Arthur Streeton and Tom Roberts in the later 19<sup>th</sup> Century. The sparse population of the previous decades was rapidly accelerated by land sales and close settlement of the 1890's following introduction of steam tram services later electrified.

---

<sup>1</sup> W B. Lynch & F.A.Larcombe: Randwick 1859-1976 Oswald Ziegler Publications. Pp 12.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.



Fig.3: Tom Roberts Holiday Sketch at Coogee 1888.



Fig.4: Coogee 1900 showing steam tram and initial large houses located on the gridded street plan set out in 1837 with little deference to topography.





Fig.5: Coogee 1928

### **Establishment of the site at 48 Dudley Street.**

The site of 48 Dudley Street Coogee is located within a purchase grant made to John Warner [allotment 1 of Section 10 in the Village of Coogee issued 10 September 1856]. The grant bounded by Dudley Street, Mount Street, Brook Street and La Perouse (now Oberon) Street followed the grid pattern of the 1839 town survey rather than any response to the undulating topography. Warner subdivided the grant into 10 lots including Lot 1 at the corner of Dudley and Mount Streets including the current site of 48 Dudley Street. A survey plan of 1898 shows Lot 1 further divided into nine residential allotments. Eight houses are shown facing Dudley Street with the subject site including land to the east remaining vacant.<sup>4</sup>

The nature of construction in the Federation period about Sydney's east was characterised by utilization of natural stone on or in close proximity to house sites. Sales promotions of the period at times included reference to the availability of stone as a favourable aspect of subdivisions. The current excavated site of 48 Dudley Street and the limitation of development at the corner site suggest possible quarrying of the site. A 1943 aerial image of Coogee<sup>5</sup> shows quarry sites remaining to the west and south of the site supporting quarrying in the early 20<sup>th</sup> Century, the stone used extensively in the foundations of Federation houses including *Hillsea* at 48 Dudley Street.

<sup>4</sup> GML Heritage report.

<sup>5</sup> Six Maps NSW Mapping



Fig.6: 1943 aerial survey showing typical evidence of former quarry sites arrowed and location of *Hillsea* with deep cutting to street frontage.

## Construction of Hillsea.

Construction throughout Australia was substantially curtailed during the First World War. Pre war construction continued at a pace until casualty figures from the Gallipoli Campaign beginning in April 1915 and increasingly demand for Australian manpower and resources limited new building. Examples of housing construction during the war years demonstrated a continuance of Federation Architecture with particular utilization of the Arts & Crafts detailing in the evolving form of residential flat buildings. By the end of the war in November 1918 construction of housing recommenced with significant impact on styles the influx of the Bungalow style rapidly replacing the dominance of Pre War Federation styles. The absence of precedent in larger buildings saw much early Inter War construction particularly of larger residences and residential flat buildings persist with the styles of Federation.



Fig.7: Lachlan Apartments Brooke Street Coogee erected in the Federation Arts & Crafts Style 1917

### Samuel Edward Sibley

The vacant site at the corner of Mount and Dudley Street was in 1919 purchased by Samuel Edward Sibley, chemist. Samuel E Sibley was born in Dublin Ireland in 1875 the son of English born Henry Sibley an agent for Chemical Manure Merchants and his wife born in Bristol UK. Samuel Edward Sibley married Jessie Swain on 27 December 1900 at Tottenham UK. In 1901 the couple were living at Sale, Cheshire UK with Sibley registered as a scientist at an alkali chemical works.<sup>6</sup> The couple migrated to Australia shortly after, their first child, Eric Sydney Sibley, being born at Woollahra in 1903. Two years later the first of three daughters, Jessie was born at Marrickville with daughters Dorothy Merle born 1908 and Marjorie Greta born 1914.

The Sibleys relocated regularly, being recorded in Sands Directory at Livingstone Road Marrickville in 1905; King Street Randwick in 1911-12; Blenheim Street Randwick in 1912 and then Dudley Street Coogee through the 1920's-30's.

<sup>6</sup> 1901 England Census at Ancestry.com.au



Sibley's purchase of the current site for 3,500 pounds<sup>7</sup> represented both a substantial price and indication of business success. The subsequent application for a brick residence at Lot 1 of Section 10 made to Randwick Council in 1919 indicates a proposed cost of 2000 pounds with the builder recorded as John Cummings and the architect AF Pritchard. The building was named *Hillsea*.

### Arthur F Pritchard Architect

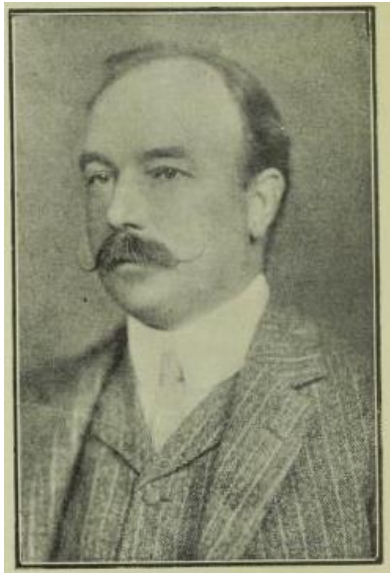


Fig.8: Arthur F Pritchard

Arthur F Pritchard Architect was the son of Architect William Pritchard born and educated at Harrow England before migrating to New Zealand in 1859. William Pritchard undertook numerous residential commissions there before moving to Melbourne in 1868. William Pritchard gained notice there for winning a competition to complete the parliamentary area of the unfinished Victorian Houses of Parliament. Subsequently commissioned to design the Sydney wool stores of R Goldsborough Mort in 1883 Pritchard and family relocated to that city establishing a practise which undertook successive large warehouse designs.<sup>8</sup> William's son, Arthur F Pritchard, joined the practise his early experience in the set out of Housing Estate subdivisions recorded by 1881.<sup>9</sup> By the time of his father's death in October 1907 Arthur F Pritchard had left his father's firm and was well known in his own professional capacity working from offices at 83 Pitt Street Sydney. As early as 1900 Arthur F Pritchard was noted as Architect for the Chamber of Commerce building Sydney<sup>10</sup>

Arthur F Pritchard was active in the NSW Institute of Architects serving as treasurer and from 1916 as President, a position he held for three terms standing down prior to a fourth term in April 1920 due to objections on regulatory grounds.<sup>11</sup> Pritchard enjoyed considerable wealth, dwelling in Goomerah Crescent Darling Point and undertaking residential commissions in addition to commercial design. Active in the Masonic movement and in the later years of his career an Alderman at Woollahra Council, Pritchard had close dealings with State Premier Mr W.A Holding. Prior to design of Samuel Sibley's *Hillsea* and in spite of war time restrictions on labour, one of Pritchard's comisions in 1916 was the design of a

<sup>7</sup> GML Heritage Report

<sup>8</sup> SMH Sat 26 Oct 1907

<sup>9</sup> Mitchell Library NSW Mt Pritchard Estate Manly 24 Oct 1881 subdivision plan by Arthur F Pritchard.

<sup>10</sup> Trove: Albury Banner & Wadonga Express 9 Nov 1900

<sup>11</sup> Evening News (Sydney) Thursday 29 April 1920

house in Bellevue Hill.<sup>12</sup> This followed earlier residential commissions dating from the beginnings of the 1900's.

On 6 May 1921 Arthur F Pritchard died following an operation. Pritchard's obituary recorded his tenancy as President of the Institute of Architects; his role in establishing a chair of Architecture at the University of Sydney and service to the Commonwealth and State in relation to housing schemes.<sup>13</sup> F. A. Holman the former State Premier acknowledged his expertise in the later area of design. Pritchard's funeral was attended by members of Masonic Lodges, Senior Council in the legal profession, members of Woollahra Council and the building and architecture professions.<sup>14</sup> Pritchard was obviously well regarded by former clients, a wreath being sent to the funeral by retailer Samuel Horden for whom Pritchard had undertaken alterations and additions to a residence at Strathfield in 1908.

The GML Heritage report questions Pritchard's experience in house design referring to his association with the design of large commercial and warehouse buildings. It needs to be noted that these commissions were originally within his father's practise and that it was not uncommon for established architects of the period to undertake commercial and residential schemes in tandem. Bernard Halligan the designer of early residential apartment buildings, golf clubs and office buildings regularly completed residential commission about Bellevue Hill and as far south as Wollongong as did the more radical Federation architect Roscoe Collins. Documentary evidence supports Alfred Pritchard having an ongoing association with residential projects, both substantial houses in wealthy locations and large scale residential planning schemes.

### **The Sibley Family at *Hillsea***

Soon after completion of *Hillsea* the family also suffered a loss with the death of son Eric in January 1921.

*Hillsea* was by late 1921 mentioned in Sydney social dispatches, the Sunday Times of 27 Nov 1921 recording that:

*About eighty young people were entertained at a dance at Hillsea Coogee by Mr Sibley and Mrs Alexander. The lawns and ball room were decorated with lanterns and coloured streamers.*<sup>15</sup>

The following year Sibley subdivided the site, separating the eastern lawn and a narrow strip of land along the southern boundary from the main residence.<sup>16</sup> The purposes of the 1922 subdivision can only be speculated, with both sites remaining in the ownership of the family. Given the recent death of his son, Sibley may have intended to sell the subdivision and possibly *Hillsea*. That the subdivided eastern side of the site is later seen occupied by a tennis court and is still associated with the residence tends to negate other than a speculative basis for the subdivision.

On Wed 7 May 1924 Mrs Sibley advertised for staff at Hillsea Dudley and Mount Streets Coogee.<sup>17</sup>

---

<sup>12</sup> SMH 21 March 1916

<sup>13</sup> SMH 7 May 1921

<sup>14</sup> Ibid

<sup>15</sup> Sunday Times (Sydney NSW 1895-1930) Sun 27 Nov 1921

<sup>16</sup> GML Heritage Report

<sup>17</sup> SMH 7 May 1924



Sibley clearly remained financially successful. In May 1938 Sibley arrived at Southampton UK on the liner Empress of Britain from New York with wife Jessie and daughters Dorothy and Marjorie. Sibley is registered as a company director aged 62 years, the family travelling in Cabin class as were a surgeon and other passengers of apparent wealth.<sup>18</sup>

Sibley's children remained in the district, an announcement in the Sydney Morning Herald of Saturday 17 Dec 1938 recording the marriage of youngest daughter, Marjorie Greta, to Ronald Harrison younger son of Mr and Mrs G H Molesworth of Randwick.

In 1947 Sibley, by then retired, sold *Hillsea* to the Joseph family. Sibley relocated to 414 Edgecliff Road Woollahra, a substantial Inter- War residential flat building with views to the outer harbour. Sibley died in 1952, his wife Jessie living to 1963.<sup>19</sup>

The assessment of the subject site by GML Heritage notes that in 1947 *Hillsea* at 48 Dudley Street was purchased by Emily Joseph, widow, Joseph Elias Joseph, cutter and Anthony Leo Joseph manufacturer, the property being acquired for 5000 pounds.<sup>20</sup> Sibley's payment of 5,500 pounds for land and construction some 28 years earlier provides some indication of the state of Australian economy in the immediate Post War period and the market disdain for early 20<sup>th</sup> Century housing.<sup>21</sup> Allowing for these factors the Joseph family appears to have made a highly successful purchase.

The GML Report identifies little change at the site prior to 1960's, the house at this time being registered to Hillsea Pty Ltd assumed to be a family company.

In 1963 subdivision created two lots, one a narrow lot to the eastern side of the existing lawn/tennis court and the larger lot including the existing residence, most of the eastern lawn / tennis court and a separate garage constructed to the south west corner of the lot accessed from Mount Street. The narrow lot to the east identified as Lot 2 was recorded as being in the ownership of joint tenants in common Anthony Leo Joseph and Joseph Elias Joseph. Lot 1 remained in the ownership of Hillsea Pty Ltd.<sup>22</sup>

A three storey residential flat building was subsequently constructed on the eastern Lot 2. The specific date of construction has not been identified but the appearance of the building indicates construction at the time of or before construction of a similar but larger building on the former lawn /tennis court of Hillsea c.1975.

As noted in the GML Heritage report, a swimming pool was constructed in the front yard of *Hillsea* in 1965, the pool replacing previous entry paths and front lawn. A raised timber paling fence was constructed in conjunction with the pool, the fence superimposed on the sandstone base of what appears to have been the original front fence to the residence. A further subdivision was planned in 1970, creating a battle axe lot accessed from Mount Street. The subdivision required demolition of the existing rear garage and construction of a new skillion roofed garage. The corner lot including the residence *Hillsea* was retained in the ownership of Hillsea Pty Ltd with the eastern Lot 4 sold. A three storey residential flat building was subsequently erected on the eastern Lot 4 in or about 1975.

The Joseph family remained resident at *Hillsea* through to 2015, Emily Joseph's youngest daughter, Maria Joseph ['Mim'] residing in the house until just before her death in 2015.

---

<sup>18</sup> Ancestry.com .au –UK Arrivals 1938

<sup>19</sup> GML Heritage and Australian electoral rolls.

<sup>20</sup> GML Heritage Report

<sup>21</sup> A chart of Australian Housing price indexes show this period as the lowest since records were kept in 1880.

<sup>22</sup> GML Heritage Report

Peter Joseph the youngest of 12 Joseph children sold Hillsea to its present owners in 2016 for \$4.8 million.

### **The Joseph Family at Hillsea.**

As with Hillsea's original owners the Joseph family were successful migrants to Australia. The Lebanese's Christian family initially settled in Toowoomba Queensland, Emily Joseph and husband Elias having 12 children before Elias's death in 1939. The family relocated to Redfern NSW, the GML Report identifying the 12 children as Joseph, Philomena, Leo, Nancy, Morrie, Dan, Yezme, Dorothy, Hannah, Louis, Marie and Peter. As with many long term established families of Sydney's east, the Josephs supported local church based charities and local churches. The GML Report identifies the families support for St Brigid's Church and the Brown Nurses formally known as Our Lady's Nurses for the Poor founded in Sydney in 1913 by Eileen O'Connor and father Simon Edward McGrath. Amongst the charitable organisations other supporters were Father Edward Gell and his sister Frances who donated a house at 35 Dudley Street opposite the subject site.

The GML Report records the long term role of Hillsea as a home and meeting place to generations of the Joseph family continuing to the departure of the youngest daughter Emily Joseph near to the time of her death in 2015.

The sale of *Hillsea*, by Peter Joseph youngest of the Joseph children, in April 2016 lead to community reaction to proposed demolition. Following removal of interior detailing, publicized in local newspapers, a volunteer group established the *Save Coogee's Heritage* Facebook page on 30 August 2016. The group advocated retention of *Hillsea* issuing a document identifying aspects of the buildings history, aesthetic qualities and context.

Submission of the document together with a petition became the basis of Randwick Council seeking an Interim Heritage Order gazetted on 8 September 2016.

Council subsequently engaged heritage consultants GML Heritage to undertake a heritage assessment of the site and residence *Hillsea* at 48 Dudley Street Coogee.

### 3.0 Assessment of Existing Fabric.



Fig.9: *Hillsea* 48 Dudley Street aerial view showing roof plan with gables oriented to the main street and eastern outlook.

Located at the southeast corner of the intersection of Dudley and Mount Streets Coogee the site of *Hillsea* 48 Dudley Street is occupied by a three storey face brick residence with hipped and gabled roof clad in slate with terra cotta ridge capping.

The main roof extends in broken back form over enclosed verandahs to the eastern and northern [Dudley Street] elevations. Two prominent face brick chimneys with darker red brick capping and paired terra cotta chimney pots remain to the southern and eastern roof slopes, other chimneys having been removed. Projecting gables to the northern and eastern elevations have face brick infill to the lower half beneath bell cast painted timber shingle to the upper portion. Gable ends are set within deep eaves with eaves returning to the outer portion of the gable base.



Fig. 10: Hillsea 48 Dudley Street set behind timber paling fence to Dudley Street frontage.

Gables are located asymmetrically to the Dudley Street and eastern elevations, the gable projections enclosing verandah ends to each elevation. Immediately below the gable ends are projecting window bays comprising a continuous band of vertically emphasised casement windows set above a spandrel of painted timber shingle. Shingle spandrels have bell cast shingle cladding projecting over exposed rafters. On the eastern elevation the window bay is repeated at first and ground floor forming a cascade effect of windows and shingle set above the quarry faced sandstone exterior of the lower ground floor.



Fig. 11: Gable detail to northern elevation.



Fig.12: Eastern window bay with bell cast shingling cascaded over the lower ground floor.

The building exterior of red face brick work is relieved by darker red/brown brick detailing simulating quoins to outer corners; as capping to brickwork about verandas, and window sills, heads and architraves. The same dark brick is employed as a soldier course forming a stringer line separating ground and first floors.

Articulation of building elevations is distinctly varied in response to outlook and exposure. The Dudley Street frontage and the eastern side elevation previously overlooking a tennis court and ocean views to the east have greater articulation than the utilitarian elevations to Mount Street and to the south.

The Dudley Street elevation forming the principal street elevation is of two storey appearance, the lower ground floor being below the level of a previous front lawn now the location of an in-ground swimming pool. Both pool and former lawn appear to have been set behind a sandstone retaining wall extending north from the north-eastern corner of the residence.

At ground floor the northern elevation comprises two deep recessed bays separated by a central bay of face brick with a small high set shallow arched window opening containing paired four pane casement windows located asymmetrically within the central bay. West of the central bay is the main entry to the residence defined by a shallow flat roofed awning supported by tapered square section timber columns set on painted render capped brick piers. At the opposing eastern end of the elevation is a recessed verandah incorporating sliding multi paned windows to the eastern return overlooking the former tennis court.



At first floor the northern elevation forms a continuous verandah divided into three bays by face brick rising to sill height and supporting paired timber columns which in turn support a broad eaved shallow roof.

Spandrel panels between columns have bell cast shingle cladding, the shingle spandrel to the central and western bays projecting above a continuous dark brick stringer line and that to the eastern bay set above an infill panel of vertically battened painted timber in Arts and Crafts style. Multipaned timber framed windows enclose the eastern bay and the outer end of the western bay, in both cases returning to the main rise of the building.

The eastern elevation, previously overlooking a tennis court and considered to have been constructed with expansive views to the ocean, is of three stories by virtue of the fall of the site. The lower ground floor is of quarry faced ashlar sandstone with ground and first floors of face brick with timber window frames and timber shingle cladding to projecting window bays. As described above the projecting bays are aligned vertically and set beneath an asymmetrically placed gable.

The elevation has been designed to substantially open out, windows to the projecting bays being casements set beneath broad projecting eaves and the inset verandas to both sides being constructed with large sliding window frames of multi paned timber the centre panels sliding open. A number of these have been altered as has the former window panel to the southern return opening at ground floor now bricked up. As with the northern elevation, panels above ground floor recessed verandahs have vertically battened infill of Arts & Crafts Style. The eaves formed by the projecting shingled spandrels beneath the gable are detailed with delicate exposed rafters, these contrasting with flush panel lining to the underside of bell cast spandrels beneath verandah openings in the main wall plane of this and other elevations. Eaves to the main roof have battened lining characteristic of Arts & Crafts Styling.



Fig.13: 48 Dudley Street showing eastern elevation previously overlooking tennis court and outlook to Coogee Bay.

The southern elevation is of three storeys, the lower ground floor again of quarry faced ashlar sandstone with two deep set openings, the larger one now bricked in and incorporating high set metal framed windows. Ground and first floors are of face brick with a single projecting bay window at ground floor retaining characteristic casement windows above bell cast timber shingle, all set below a shallow pitched awning. Despite more utilitarian appearance, the elevation has been carefully articulated with a dark brick soldier course serving as a continuous stringer course; alignment of ground and first floor window openings; and consistent detailing of the prominent projecting eave. A service entry to the ground floor kitchen despite efforts to provide cohesive detail is considered of recent construction reportedly associated with closure of the main front entry accompanying construction of the swimming pool.

The Western, Mount Street elevation is similarly of utilitarian detail. Window openings are varied and not aligned, openings include tripartite casements with leadlight glazing and highlights; paired double hung sash window frames and small openings with timber louvred upper sashes to double hung sash windows. Again brickwork and eaves details maintain the pattern of the other elevations.



Fig.14: 48 Dudley Street showing southern rear elevation viewed looking north from Mount Street.

## Building Interiors.

Building Interiors have not been inspected. An assessment may be made on the basis of images contained within recent sales brochures and the GML Report showing the extent of detailing recently removed.

The floor plans of the building illustrate the consistency of Federation era planning in the residence. The asymmetry of floor plans; relationship of principal rooms including bedrooms to generous outdoor verandas, largely specific to each room, rather than continuous; and the separation of service areas and living areas being characteristic of the era.

Images predating recent internal demolition show the measured application of Arts and Crafts joinery to the principal rooms and stair. The entry hall [see Fig 15] extending along the western side of the ground floor has been wainscoted above deep skirtings with a timber screen at midpoint supported on square section timber columns integrated into the western wall and the newel of the lower stair landing. The outer newel to the same landing supports a balustrade of timber vertical members with square cut outs matching those to the frieze of the central timber screen. A high level row of leadlight glazed windows to the western side provides illumination and privacy from the nearby street. Ceilings are of clear finish timber battens in rectangular pattern over white painted plaster. Recent internal demolition has exposed painted finishes beneath wainscoting to the main stair, the deep chocolate painted finish rising to a deep green dado line with cream paint above indicating later installation of the timber wainscoting to the main stair. This is in contrast to wainscoting removed in other areas where the timber has been applied over unrendered brickwork. As the house remained in the ownership of the Sibley family from its initial construction in 1919 to sale in 1947, the overlay of the original finish is considered an early and costly continuance of interior detailing by that family.

The living room [see Fig 17] off the entry hall forms a continuous space with the sitting room to the east, the paired rooms linked by a wide opening incorporating square section timber columns supporting a timber bracketed cornice and timber balustrading set between the columns and the outer sides of the opening. The columns in turn mirror the proportions of a bay window to the eastern end of the sitting room, this incorporating a timber window seat surrounded by wainscoting of timber battens and wall papered panelling. Historically the bay window would have provide views out to the ocean horizon. The theatricality of the assembly is maintained in the leadlight glazed recessed window to the northern side of the Living Room borrowing light from the adjacent stairwell. Ceilings to both rooms are of moulded plaster detailing. The aesthetic is continued into the southern dining room [see Fig 16] again featuring wainscoting of timber battens and wall papered panelling. The room features visual focal points on three sides. A southern bay window and window seat, an ornate fireplace and timber panelled fire surround to the west side and a panelled timber door with leadlight sidelights and highlights to the eastern wall opening to a dedicated verandah. These elements form an interior of notable detail. As with other principle rooms ceilings are of moulded fibrous paster painted white.

Other areas of the interior are not depicted in the sales brochures. Descriptions of interiors to the first floor are included in the GLM Heritage assessment. Despite recent removal of detailing shown in the GML report, sufficient fabric remains to clarify the continuity of refined interior detailing, albeit of reduced detail in the bedrooms, hall and semi enclosed verandas. Details of service rooms to the lower ground floor is utilitarian with battened ceilings, and painted render walling. The use of rooms appears to have changed with alteration of a south facing room to a garage. Whether the lower ground floor provided the ballroom referred to in 1921 is not clear, this possibly being the main living room on the ground floor above.

The faux painted brickwork to the external [stud] wall cladding of the balcony to the south bedroom<sup>23</sup> appears evidence of ongoing or early detailing of an exceptionally high standard. The faux brickwork matches both the two tone brick work of the house and the dark mortar jointing still evident where external brick work has been protected by overhangs to the exterior.



Fig.15 Original dark jointing arrowed, remaining on face brickwork beneath the bell cast eaves to the eastern elevation. This detail is replicated in the faux brickwork to the eastern bedroom verandah.

---

<sup>23</sup> GML Report





Fig 16: Interior of ground floor hall prior to recent removal of detailing.  
[Source realestate.com]



Fig 17: Interior of ground floor dining room prior to recent removal of detailing.  
[Source realestate.com]



Fig 18: Interior of ground floor living room looking east prior to recent removal of detailing.  
[Source realestate.com]



## Remaining Grounds

The grounds and immediate setting retain evidence of the original set-out and approaches to the residence. The former tennis court to the east is evidenced in the flat ground to the western side of the adjacent residential flat building at Dudley Street; the tennis court roller still located to the northern end of the site at the time of inspection; and the low retaining wall of later brick construction adjacent to the former court and now the eastern boundary of the site.

The northern boundary fence to the existing site incorporates former entries to the residence seen in stone infill to the western and eastern ends of the stone base of the current enclosing fence. Similarly the form of the stone and brick wall to the adjacent site at Dudley Street retains evidence of the original stone boundary fence set above a stone retaining wall at the northern end of the tennis court. The stone wall and the stone piers above predate the brick infill which appears of Inter War construction but may be later.



Fig.19: Stone infill of former entry through Dudley Street frontage.

Fig.20: Metal roller remaining at northern end of the former lawn tennis court.

Fig.21: Quarry faced sandstone pier and face brick infill to Dudley Street frontage of former tennis court/lawn.

#### 4.0 Assessment of Streetscape Setting

Dudley Street is a medium width road formation rising from the northern headland of Coogee Bay to the surrounding ridgeline, the street cranked to the north- west below the ridgeline.

In the immediate context of 48 Dudley Street the setting is one of transition. To the east the streetscape is dominated by Inter- War and Post -War residential flat buildings. West of 48 Dudley Street is an uninterrupted grouping of later Federation and Inter-War houses of varied size and common setback. Whilst the opposing side of Dudley Street is occupied by varied forms and styles of buildings, the southern side extending west from *Hillsea* presents as a uniform setting extending beyond a crank in the road alignment. At the northwest continuation of Dudley Street, Inter-War housing types are acknowledged by inclusion in the Dudley Street Conservation Area.

*Hillsea* 48 Dudley Street forms a prominent eastern end point to the cohesive streetscape remaining to the southern and western side of Dudley Street.



Fig.22: *Hillsea* at left and Locksley House at right form the eastern end of a continuous grouping of Late Federation and Inter-War housing to the southern and western side of Dudley Street.





Fig.23: Dudley Street looking east with *Hillsea* 48 Dudley St arrowed.



Fig.24: Dudley Street looking west with *Hillsea* 48 Dudley St arrowed.



Fig.25: Dudley Street looking east from junction of Byron Street with *Hillsea* 48 Dudley St arrowed.

## 5.0 Assessment of Heritage Significance

### 5.1 Basis of Assessment of Heritage Significance

To determine the heritage significance of the site it is necessary to identify, discuss and assess the significance of all the components present and then the contribution, which they make collectively to it. This process will allow for the analysis of the site's manifold values. These criteria are part of the system of assessment, which is centred on the *Burra Charter* of Australia ICOMOS. The Burra Charter principles are important to the assessment, conservation and management of sites and relics. The assessment of heritage significance is enshrined through legislation in the NSW *Heritage Act* 1977 (as amended in 1999) and implemented through the *NSW Heritage Manual* and the *Archaeological Assessment Guidelines*.

#### 5.1.1 Nature of Significance Criteria:

The various nature of heritage values and the degree of this value will be appraised according to the following criteria:<sup>24</sup>

- an item's importance in the course, or pattern, of NSW's cultural or natural history;
- an item's strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;
- an item's importance in demonstrating particular aesthetic characteristics valued by a community or cultural group;
- an item's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- an item's importance in demonstrating a high degree of creative or technical achievement at a particular period,
- an item's potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- an item's possession of uncommon, rare or endangered aspects of NSW's cultural or natural history;
- an item's importance in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments

To be assessed as having heritage significance an item must:

- \* meet at least one or more of the nature of significance criteria; and
- \* retain the integrity of its key attributes.

Items may also be ranked according to their heritage significance as having:

- \* Local Significance
- \* State Significance

---

<sup>24</sup> NSW Heritage Assessment Criteria, as adopted from April 1999.

## 5.2 Statement of Significance

### 5.2.1 Nature of Significance

#### *i. An item's importance in the course, or pattern, of NSW's cultural or natural history*

The site of *Hillsea*, 48 Dudley Street Coogee has evolved from mid 19<sup>th</sup> Century subdivisions of lands about Coogee Bay following gazettal of the township in 1839. Early exploitation as a fishing village and source of timber and ongoing request for land grants saw Governor Gipps place a halt to land grants until completion of a full survey by Assistant Government Surveyor Granville in September 1837. The resulting plan approved by Governor Gipps and gazetted in July 1839, provided the orthogonal street pattern remaining to the present and of limited response to the natural topography.

Initial purchase grants and growing popularity as an excursion destination saw limited development at Coogee.

Initial sales at Coogee in October 1839 saw eight half acre lots sold prior to the economic crash of the 1840's. Whilst development of Coogee remained slow during the mid-19<sup>th</sup> Century in part due to Simeon Pearces promotion of land sales at nearby Randwick, Coogee became a fashionable excursion destination from the 1830's due to relatively calm waters and scenic shoreline. Improved transport in the 1880's, the construction of an aquarium and indoor baths; the increasing popularity of ocean bathing and the spread of population from Randwick to the west provided impetus for construction of large isolated residences for the increasingly wealthy citizens of Sydney's east. By the early 20<sup>th</sup> Century, suburban growth set within the grid street layout of Coogee provided the basis for street facing suburban housing of the Federation period and the new residential form of residential flat buildings. Grand residences of the early decades of the 20<sup>th</sup> Century sought elevated sites or, in rare cases such as *Hillsea*, acquired extensive grounds through the acquisition of remnant lots from earlier subdivisions.

The residence *Hillsea* remains a rare example of a large gentleman's residence with accompanying grounds erected at Coogee during the early Inter War period. Comparable residences in Dudley Street rely on outlook rather than associated grounds for prominence.

*Hillsea* erected at 48 Dudley Street in 1919-20 demonstrates the pattern of large private residences erected on the high ground about Coogee Bay in the transition from Federation to Inter War styles, the house demonstrating the, by then rare ability to gain prominence by inclusion of extensive private grounds in contrast to reliance on elevation above surrounding streets.

The residence is considered to have local heritage significance under this criterion.



*ii. An item's strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.*

*Hillsea*, 48 Dudley Street Coogee has long term association with Herbert Edward Sibley successful chemist and his family, owners and residents of *Hillsea* from its construction in 1919-20 to sale in 1947 and with the Joseph family, owners and occupants from 1947 to 2016.

*Hillsea* demonstrates the works of established architect Arthur F Pritchard, three times president of the NSW Institute of Architects, previous partner in his father William Pritchard's architectural practise and an exponent of commercial and residential architecture and residential planning of the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries. This association is considered significant under this criterion of assessment.

*iii. An item's importance in demonstrating particular aesthetic characteristics valued by a community or cultural group.*

*Hillsea*, 48 Dudley Street Coogee demonstrates the aesthetic concerns of substantial houses erected in the immediate Post World War 1 period when the previously dominant aesthetic considerations of the Federation Era remained a substantial aspect of architecture particularly in the design of large residences and the evolving form of residential flat buildings. The confidence displayed in the planning and detailing of the residence, responding to varying outlook from each elevation and the interface of exterior and interior detailing, demonstrates the work of a mature designer skilled in the language and principles of Federation housing. The design incorporates aspects of Arts and Crafts and Queen Anne styles in a cohesive design.

The residence immediately pre-dates the change to revival styles subsequently employed in larger residences of the Inter War period and the utilitarian California Bungalow style more suited to the single storey suburban house than the articulation of a three storey grand residence.

As a well detailed and skilfully resolved design in the late Federation style, the residence is considered of local significance under this criterion.

*iv. An item's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The residence *Hillsea* has not been found to have strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

*v. An item's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

*Hillsea*, 48 Dudley Street Coogee, displays a notable use of external finishes in the set out and quality of timber shingle, stonework and leadlight glazing. These aspects of the building are representative of the trade skills maintained through the Inter-War period and abruptly declining at the time of the Second World War. Interior detailing evident in recent images, and recently partially removed, demonstrates the high standard of joinery, metal work, leadlight glazing and plastering skills remaining in Australian residential construction of the early Inter-War years.

vi *An item's potential to yield information that will contribute to an understanding of NSW's cultural or natural history.*

*Hillsea*, 48 Dudley Street Coogee depicts the lifestyle, setting and living conditions of substantial 'gentleman's' residences of the later Federation Era and Inter War years located in preferred locations of the period. The proximity of the residence to other large scale residences from the period including those in the Dudley Street Conservation Area to the northwest forms a consistent grouping demonstrating the streetscape settings associated with such construction. Despite later construction of residential flat buildings to the east and to the opposing side of Dudley Street, *Hillsea* remains prominent as the eastern end point of a notable streetscape extending to the Dudley Street Conservation Area.

The residence is considered of local significance under this criterion.

vii. *An item's possession of uncommon, rare or endangered aspects of NSW's cultural or natural history.*

*Hillsea*, 48 Dudley Street Coogee represents a building type once common to Sydney's more affluent locations of the early 20<sup>th</sup> Century and now substantially threatened by demolition and change of setting. Acknowledgement of the comparable grouping in the Dudley Street Conservation area demonstrates the rarity and endangerment of the type in Coogee/Randwick.

The residence is considered of local significance under this criterion.

viii. *An item's importance in demonstrating the principal characteristics of a class of NSW's*  
- *cultural or natural places;*  
- *or cultural or natural environments*

*Hillsea*, 48 Dudley Street Coogee demonstrates principal characteristics of planning, internal and external detailing and response to setting of large Federation residences of the early 20<sup>th</sup> Century including those erected in the early Inter War period as is *Hillsea*.

### 5.3 Level of significance:

It is concluded that the building *Hillsea*, 48 Dudley Street Coogee Hill is of local heritage significance as a notable example of a large, late Federation Arts and Crafts Style residence erected on the high ground above Coogee Bay in continuance of a pattern of historic development of gentleman's residences on elevated and desirable sites. *Hillsea* exceeded most late examples of the type in being constructed on a large lot, enabling a focus of outlook onto private grounds and Coogee Bay beyond rather than a singular street frontage. As the long term home of prominent businessman Herbert Edward Sibley and a late design by established architect Arthur F Pritchard, *Hillsea* is a notable demonstration of the aspirations of Australian society of the Federation and early Inter-War periods.

The quality of craftsmanship evident in the remaining fabric and recorded in images of recently removed interior detailing support the increasing rarity of such residences. *Hillsea* is a comparable and in its relationship of interior to exterior and site, a superior example of the building type and style to other examples listed as of Heritage Significance within the Dudley Street Conservation Area. Long term occupation by the Sibley and Joseph Families established a continuing association with the local community.

The location of the house as the eastern element of a continuous grouping of Federation and Inter War residences extending west and north- west to the Dudley Street Conservation Area provides a notable streetscape setting contrasting with the setting of residential flat construction beginning immediately east of the site. Individual residences within this streetscape including *Hillsea* match or exceed the criterion of significance of heritage listed residences within the Dudley Street Conservation area and the continuous grouping maintains the streetscape and historic setting identified as characteristic of the Dudley Street Conservation Area.

Response to proposed demolition by the Randwick/Coogee Community demonstrates the community perception of the rarity and significance of *Hillsea*. Similar measure of the perceived significance of *Hillsea* is provided in recent Land and Environment Court appeals where heritage experts for the proposed demolition of 4 Higgs Street [within the Dudley Street Conservation Area] stressed the significance of listed buildings in the Dudley Street Conservation area – these being of comparable or lesser identifiable significance to *Hillsea*.

## 6.0 Response to GML Heritage Assessment of *Hillsea*.

The assessment by GML Heritage has been referred to in this report as a source of historic detail and description of building interiors, access not being available to this assessment.

The findings by GML Heritage are considerably at variance to those in the current assessment. This is attributed to the following aspects of assessment:

6.1 The GML assessment places what is considered an excessive weighting on the residential flat buildings to the east of the subject site as a determinant of the setting and streetscape significance of *Hillsea*. This is considered a subjective response given the continuity of Federation and Inter-War housing forms extending from *Hillsea* North and Northwest to the Dudley Street Conservation Area. This continuity of type is acknowledged in the GML report which recommends extension of the Conservation Area east to *Hillsea* whilst falling short of acknowledging the significance of this residence as other than the end point of an extended Conservation Area.

6.2 The GML assessment pays limited attention to the social standing of Samuel Edward Sibley and the professional reputation of Arthur F Pritchard both members of Sydney society of the early 20<sup>th</sup> Century and representative of the client- architect relationships that provided prominent gentleman's residences of the Federation and Inter War years.

6.3 The GML assessment does not address the transitional nature of architecture at the beginning of the Inter War period where evolving revival styles and the introduction of the California Bungalow style gradually replaced the declining use of Federation architecture.

6.4 Despite having access to the building interior, the GML report provides limited discussion of the skilful relationship of detailed interiors to the associated external verandas.

6.5 Limited weighting has been provided to the relationship of *Hillsea* to its expansive grounds, a rare aspect of Inter-War construction in Coogee where narrow subdivisions and accelerated development of the period limited opportunity for grand residences with comparable grounds.



Colin Brady  
Heritage Planner  
7 February 2017