

**39 DUDLEY STREET,**

**COOGEE, NSW**

## **HERITAGE ASSESSMENT**



Prepared by:

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Prepared for:

Adam Touma

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## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to provide a heritage assessment of the existing house at 39 Dudley Street, Coogee, NSW. The report has been prepared on behalf of Adam Touma, the owner of the property.

### 1.2 THE STUDY AREA

The study area is Lot B in DP 301192 at Coogee, Parish of Alexandria and County of Cumberland (Figure 1.1).



Figure 1.1 The Study Area shaded

Source: Six Maps

### 1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

### 1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines" and the Randwick Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

### 1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

## 2.0 HISTORICAL DEVELOPMENT

### 2.1 SUMMARY

Located within part of Lots 12 & 13 of the Edgecumbe Estate land release of 1915, the bungalow at No. 39 Dudley Street was constructed in 1921 by builder James Menary (1868-1944) as a speculative development. Menary also built Nos. 37 and 41 Dudley Street it seems. Between 1923 and 1965 the owner was manufacturer Ernest (Ernie) Richard Walker, a manufacturer of fancy goods.

### 2.2 COOGEE - HISTORICAL CONTEXT

The eastern Sydney beachside suburb of Coogee originally was part of the Crown reserve for the use of the Church and School Corporation in the late 1820s. This reserve comprised most of the present day local government areas of Waverley, Randwick and Botany. The Corporation had been founded in 1825, but it was not a success and was abolished in early 1833 and replaced by a more equitable system that provided for all the established religions.

The locality by the early 1830s was known as Great Coogee; Little Coogee being the beach to the north. Great Coogee was entered in the *NSW Calender and Directory* for 1832 as having a *fine sandy bay of about half a mile in length where all the shell and marine productions peculiar to this continent may be found ....*

A distinctive historical feature of Coogee is the fact it was a planned village from the outset and in this respect it is unique in the eastern beach suburbs. The decision to set aside a village reserve beside the beachfront had been taken by the beginning of 1837, evidently in response to the number of applications being made by settlers to purchase 30 acre blocks.<sup>1</sup> By May 1837 government surveyor Granville Stapylton was encamped at the beach pegging out the village plan and its network of roads and public reserves. Stapylton named the village Coogee, it being located *in a bay commonly known by the Native name of Coogee Bay*<sup>2</sup>. The plan was registered at the Colonial Secretary's office on 12<sup>th</sup> October 1838.

Stapylton's village plan comprises a grid of intersecting streets aligned on north/south and east/west axis. The village was bounded by present day Arcadia Street on the north, Mount Street (on the west), Oberon Street on the south, and coastline on the east. Coogee's association with marine life is reflected in Stapylton's choice of names for the public streets, some of which survive today (Dolphin and Bream), and others do not (Whale (Coogee Bay Road) and Fish (Arcadia)). The maritime context of the village also recurs in the naming of Beach Street and Neptune Street.

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<sup>1</sup> Curby, P, *Randwick*, Randwick City Council, not dated (2009), p.48 (Curby 2009)

<sup>2</sup> Curby 2009, p.48



Figure 2.1 'The Village of Great Coogee', a survey by Peter L Bemi of 1847. Markup to show the Edgecumbe Estate land release of 1915 within which is located No. 39 Dudley Street. Image reoriented for reproduction in this report

Source: State Library of NSW (ZM2 811.18166/1847/1)

Within the reserve the intersecting streets formed thirteen sections containing between eleven and twenty allotments of one half acre. The grid street pattern laid out across the undulating land form was typical of the government towns of the day, but layout in other respects seems to respond to the natural topography in that the limits are defined by the high ground, the road network responds to the sloping nature of the ground between the north and south hills, the coastal frontage is utilised for public reserve for recreation, and similarly the low-lying swampy ground along Dolphin Street was reserved, perhaps for water supply.

The beach front reserves were symmetrically laid out and centred on Coogee Bay Road. Stapylton's plan determined the future scope of development in Coogee and it is evident to this day, although a little changed. The allotments in the village were available for purchase by the public from late 1838.<sup>3</sup> The land release proved ill-timed for the colony entered a deep financial depression in 1840 which curtailed economic activity for a number of years.

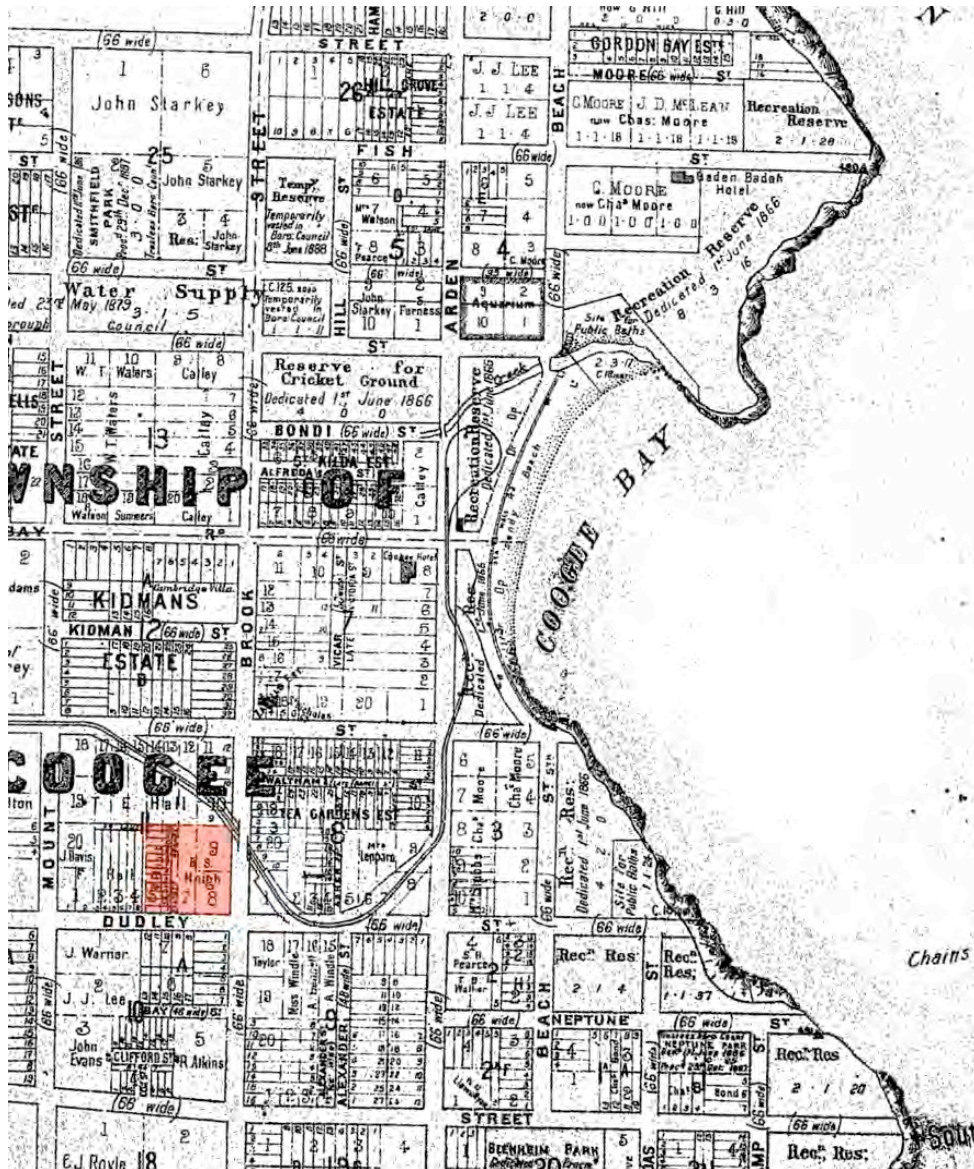


Figure 2.2 Detail from Higinbotham & Robinson's 'Map of the Municipality of Randwick ..' Compiled in 1892. Markup to show the Edgcombe Estate land release of 1915 within which is located No. 39 Dudley Street

Source: State Library of NSW (M Z/M4 811.181/1892/1)

<sup>3</sup> Sydney Monitor, 30/7/1838

By 1850 Coogee was an isolated village with few inhabitants, but by the end of the decade most of the village blocks had been sold, the outlying land subdivided and sold as suburban blocks of around three acres, and the number of residences numbered fourteen. The role of Coogee as a seaside resort for Sydneysiders had also been born with the establishment of John Hogan's short-lived Picknicker's Arms about 1856 and was the only licensed hotel in the district at the time.<sup>4</sup>

The impetus for this commercial development was the making of a road from Sydney to the beach over 1848-1850. In the original planning of the village no road to it from Sydney had been provided for, although a coastal track between Bondi and La Perouse had been cut in the 1820s and Dudley Street, tracing the high ground to the west and south, seems to have been the intended future road to Randwick. Proclaimed a public road in 1850,<sup>6</sup> it was improved over the last half of the 1850s under the management of the Road Trust established in 1854 and by government subsidies. The road approached Coogee from the west by along Coogee Bay Road.

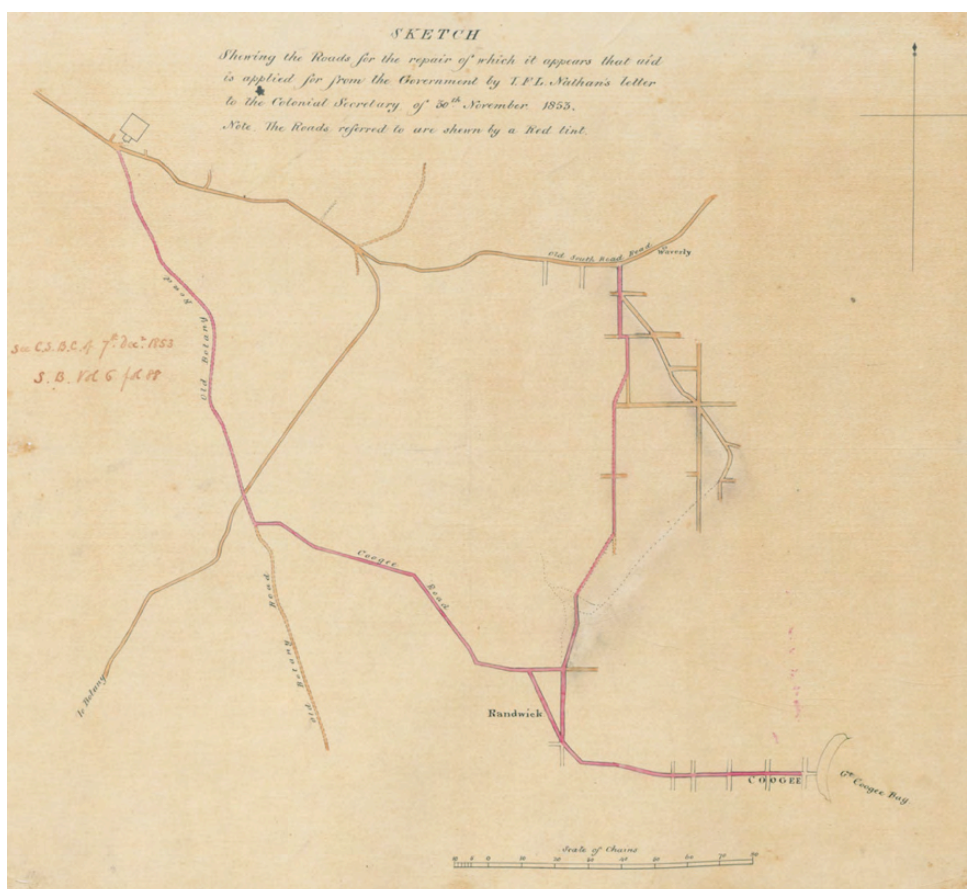


Figure 2.3 Sketch survey of 1853 showing the early road to Coogee

Source: State Archives of NSW (SG's SB No. Folio 88)

<sup>4</sup> 'List of Applicants for Publicans' General Licenses for 1857,' *Sydney Morning Herald*, 20/4/1857

5 Sydney Morning Herald, 18/10/1913, p.8

<sup>6</sup> Curby 2009, p.53

With a public road Coogee and Randwick for decades was serviced by horse drawn buses (omnibuses). By the late 1870s this service was the monopoly of the Sydney Omnibus and Tramway Company whose timetable, overcrowding and charges caused much resentment in the local community.<sup>7</sup> In late 1879 the mayor of Randwick together with the neighbouring municipalities petitioned for the construction of government tramways to the eastern suburbs.<sup>8</sup>

Subsequently in September 1880 a steam tramway was opened as far as the AJC's racecourse (Royal Randwick) and in the following month the route to Coogee was being investigated.<sup>9</sup> By the beginning of 1883 the line had been extended through Randwick and terminated at Coogee Beach and was officially opened on the public holiday of Australia Day.<sup>10</sup> Coogee was the first beach in the eastern suburbs to be serviced by tram; the line to Bondi Beach did not open until 1894 and the next, to Bronte Beach, was opened in 1911. The introduction of a steam tram service from the city to Coogee improved accessibility of the beachside attractions and also provided incentive for investment in the village. The line approached the beach in a sweeping curve from the south-west, and presumably this route encouraged subdivisions along the line in this part of Coogee.

Coogee in this era, like other resorts in the metropolitan area at this time such as Brighton le Sands, Manly, and Clontarf, provided both the splendours of the natural setting and also beachside amusements. These resorts catered for the Sunday excursionist; While licensed premises were closed on Sydney the legislation could be circumvented by bona fide travellers (five miles from place of residence) taking a meal.<sup>11</sup>

Aside from this private investment, municipal and colonial government undertook costly capital works to improve the amenity of the beachfront. At the northern end of the beach were two rock natural basins that were deepened in 1859 by the council to provide safe bathing pools.<sup>12</sup> By the mid 1870s there were bathing pools below both headlands catering for males (north) and females (south).<sup>13</sup> The pressing need to stop sand encroaching on the park reserve by the building of a stone seawall began in 1879 and was completed in May 1880<sup>14</sup> at the southern end, but it was not until 1896 when the northern end was completed, the road behind it fully formed, and the creek culverted.<sup>15</sup> The recreation ground in Coogee, Coogee Oval, had been set aside as public reserve in 1838 and rededicated a recreation ground in 1866.

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<sup>7</sup> *Sydney Morning Herald*, 1/3/1878, p.5

<sup>8</sup> *Sydney Morning Herald*, 18/10/1879, p.6

<sup>9</sup> *Sydney Morning Herald*, 2/10/1889, p.6

<sup>10</sup> *Sydney Morning Herald*, 26/1/1883, p.5

<sup>11</sup> *Sydney Morning Herald*, 21/1/1887, p.7

<sup>12</sup> *Sydney Morning Herald*, 1/11/1859, p.4

<sup>13</sup> Curby 2009, p.197

<sup>14</sup> *Sydney Morning Herald*, 18/12/1878, p.7

<sup>15</sup> *Sydney Morning Herald*, 23/7/1896, p.11



Figure 2.4 The beachfront, first esplanade and steam trams at Coogee in about 1900-1910

Source: State Library of NSW (PXE 711/188)

In tandem with the development of Coogee as a beach resort in the 1880s it also began its slow development into a place of residence and to take on the appearance of a (then) outer Sydney suburb. The government's provision of a reliable means of commuting to the city by tram was supplemented by other key government services such public education (1876), reticulated water supply (1888) and some sewerage (1889). At the same time speculators cut up the large land holdings put together in the 1850s into smaller lots suited to suburban residences and business outlets.

Coogee in the three decades prior to the onset of the world-wide depression in 1930 witnessed remarkable growth as it developed its beach resort facilities and became a place of permanent residence. During the 1900s and 1910s the role of the beach in Australian society was transformed from a place of passive activity to one sought to engage in activities such as swimming and surfing. An icon of the Australia lifestyle, the surf life saving club, was born in this period; the Coogee Surf Life Saving Brigade being formed in early 1907.<sup>16</sup>

Randwick Council actively promoted the recreational role of Coogee by a programme of beautification works and other improvements designed to attract the Sydney 'surf bather' as it realised the benefits these people brought to the local economy. The proposal for the dressing sheds took some time to realise for they were officially opened in December 1914. These reinforced concrete structures and the associated promenade cost £6,000 to build. Befitting the times, the male and female sheds were sited side by side, and the whole edifice and seawall were lit by electric lights.<sup>17</sup>

A pier at Coogee was first mooted in 1898 and another proposal was raised in 1913. The third and implemented proposal was a private development undertaken by Australian Piers Ltd.

<sup>16</sup> Curby 2009, p.208

<sup>17</sup> *Sydney Morning Herald*, 22/12/1914, p.7

The lease of the site, with a term of 28 years, from Randwick Council was signed in July 1924, but actual construction did not commence until July 1916 and completion came in November 1929. The pier on this scale was the first and, as it turned out, last of its kind in Australia. The pier opening co-coincided with the completion of a number of other beachside developments in Coogee. The timber-framed clubhouse of the Coogee Surf Life Saving Club was cleared in 1929 to make way for the existing reinforced concrete building.<sup>18</sup> On the northern headland the hot baths and building (Giles') were opened.<sup>19</sup> The first stage (southern section) of the shark net at Coogee was under construction in 1929.



Figure 2.5 The pier at Coogee, built in 1928 and demolished in 1933.

Source: Randwick City Council Library (C0162)

Residential flat blocks in Coogee have always been popular with investors and the first of this type of development appeared in 1911.<sup>20</sup> One of the largest flat developments in Coogee being the block of eighteen at the corner of Coogee Bay Road and Brook Street and opposite the post office, designed by local architect AV Gorell, erected in 1937.<sup>21</sup>

<sup>18</sup> *Sydney Morning Herald*, 1/5/1929, p.13

<sup>19</sup> *Sydney Morning Herald*, 18/11/1929, p.12

<sup>20</sup> Numerous references in the building pages of the *Sydney Morning Herald* to a block of residential flats designed by architects Morrow and De Putron (ie. 31/1/1911, p.6)

<sup>21</sup> *Sydney Morning Herald*, 29/12/1936, p.5

This change in Coogee from a place of transients to a more settled suburban community is reflected in the timing of the introduction of community services. The first purpose designed post office in Coogee was opened in the 1920s also in Brook Street. The first church, St Nicolas' Anglican in Brook Street, was opened in 1886, but this was initially a mission church of St Jude's, Randwick, with ministers preaching to the beachgoers.<sup>22</sup> More representative of the emerging suburb is the distinctive Albert E Bates designed Roman Catholic Church of St Brigid, also in Brook Street, which was completed in 1921.<sup>23</sup> Owing to the elevation of this site, the tall campanile like tower came to dominate the skyline of Coogee for decades. The Catholics also established their own schools, and convents to support their numerous engagements. One such establishment, the Our Lady's Nursing Home, was established in (35) Dudley Street in 1913 by Eileen O'Connor.

## 2.3 37 DUDLEY STREET - HISTORICAL CONTEXT

### 2.3.1 Crown grant

The No. 37 Dudley Street property originally formed part of the Crown grant by purchase made by James Hart in 1856. Hart's purchase comprised one acre (Lots 5 & 6) of Section 11 of the Town of Coogee, which had been laid out 1837 and had been available for purchase since 1838. This land is located west of present day Edgumbe Avenue.

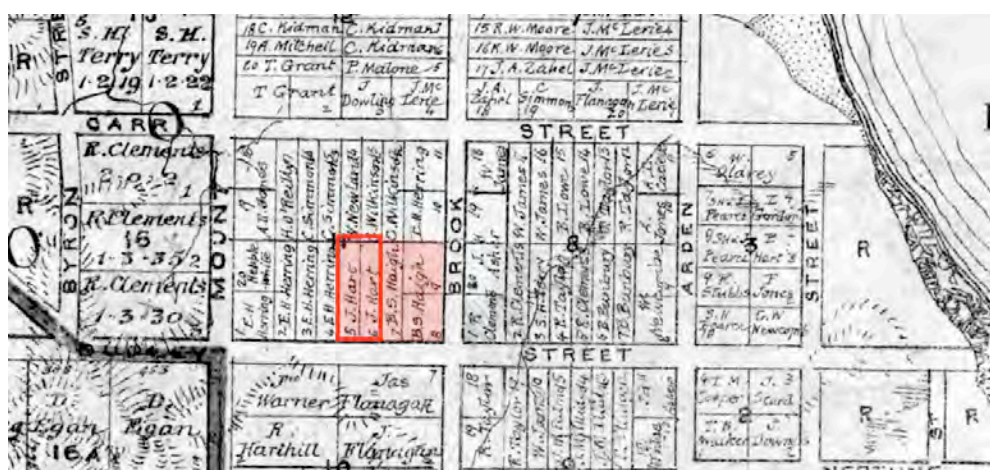


Figure 2.6 Detail from the New South Wales Surveyor-General's map of Randwick, Waverley and Coogee, dated 1859. Markup to show the Edgumbe Estate land release of 1915 (shaded area) and Lots 5 & 6 (bold line) within which is located No. 39 Dudley Street. Image reoriented for reproduction in this report

Source: State Library of NSW (Z/M3 811.181/1859/1C)

<sup>22</sup> Curby 2009, p.131

<sup>23</sup> *Sydney Morning Herald*, 16/11/1921, p.11

### 2.3.2 Edgumbe Estate

No development seems to have ensued, and in 1909 the acre was purchased by Mrs Olive Alice Little for 528 pounds<sup>24</sup> (\$73,205 adjusted for inflation). In 1912 Mrs Little purchased another 1 & 1/4 acre to the east of Edgumbe Avenue for 2537 pounds<sup>25</sup> (\$304,053 adjusted for inflation). Mrs Little was the wife of James Alexandra Little, the part proprietor of Little and Trevor, printers and publishers of Pitt Street.<sup>26</sup>

In 1915 Mrs Little arranged for subdivision and sale of her properties as the Edgumbe Estate. The subdivision formed Edgumbe Avenue as a public road owned by Randwick Council,<sup>27</sup> seven building blocks (Lots 1-7) to the east of the road, and six blocks (Lots 8-13) to the west with frontage to both Edgumbe Avenue and Brook Street. Probably owing to the war there was no immediate interest in the land release. However, over 1918 and 1919 most of the eastern blocks fronting Brook Street were sold (Lots 1-3 in 1918<sup>28</sup>, Lot 4 in 1919,<sup>29</sup> and Lot 5 in 1918<sup>30</sup>).

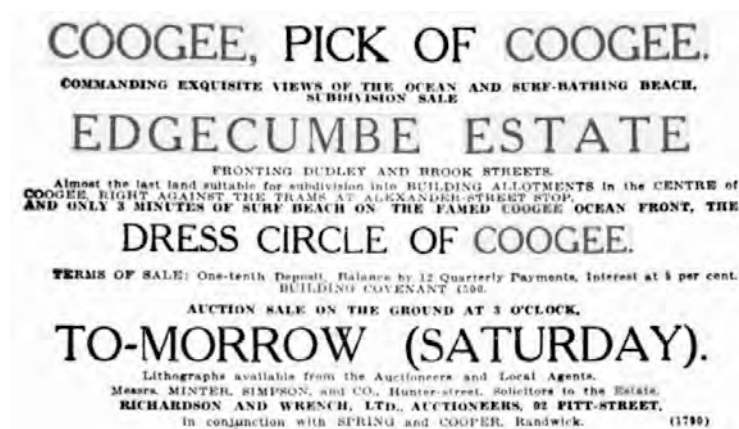


Figure 2.7 Advertising for the first sale of the Edgumbe Estate held in 1915.

Source: Sun, 3/12/1915

<sup>24</sup> Old System Conveyance Book 890 No. 815

<sup>25</sup> Old System Conveyance Book 959 No. 712

<sup>26</sup> SENSW Index

<sup>27</sup> Old System Conveyance Book 1071 No. 959

<sup>28</sup> Old System Conveyance Book 1128 No. 71

<sup>29</sup> Old System Conveyance Book 1147 No. 390

<sup>30</sup> Old System Conveyance Book 1135 No. 176



Figure 2.8 Sketch survey of the plan of Edgecumbe Estate subdivision in 1915. Markup to show the location of No. 39 Dudley Street. Image reoriented for reproduction in this report

Source: NSW Land Registry Services (Book 1071 No. 959)



Figure 2.9 The intersection of Brook and Dudley-streets. No dated, but about 1920. The flats depicted are located with the Edgecumbe Estate land release of 1915, and Edgecumbe Avenue is to the right of the picture. In the foreground is the new tramline (Havelock Avenue) that was completed in 1921

Source: Randwick City Council Library (C00136)

Commencing in 1920 the unsold blocks on the west side of Edgecumbe Avenue were disposed of by sale: Lot 8 in 1923,<sup>31</sup> Lot 9 in 1921,<sup>32</sup> Lot 10 in 1920,<sup>33</sup> Lot 11 in 1921,<sup>34</sup> and Lots 12 and 13 in 1920.<sup>35</sup>

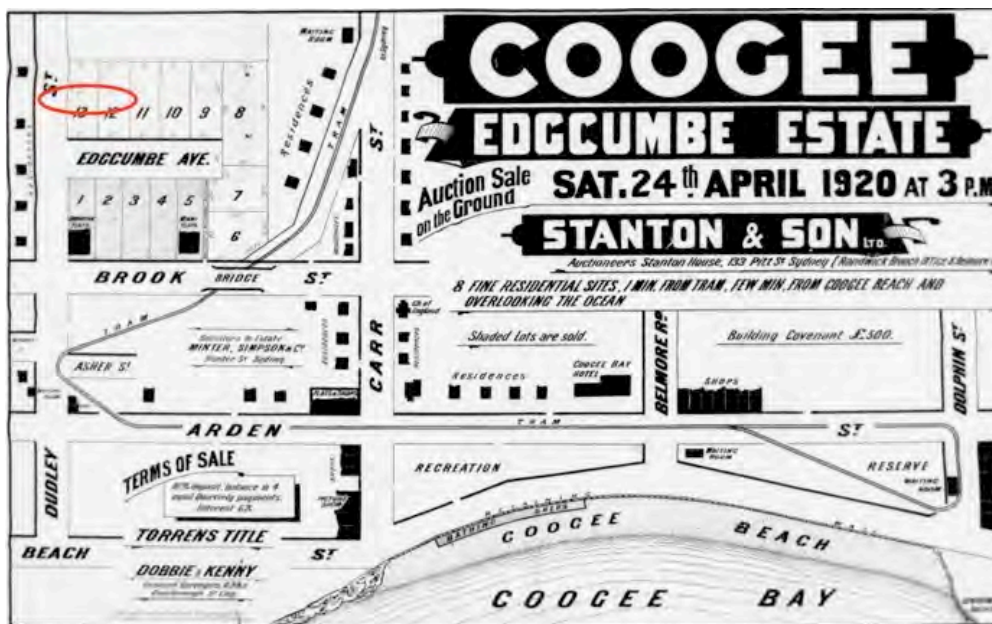


Figure 2.10 The sales plan of the Edgecumbe Estate land release of 1920. The eastern allotments fronting Brook Street had been sold by the time of this sale. The plan depicted the new tramline (now Havelock Avenue) completed in 1921. Markup to show the location of No. 39 Dudley Street. Image reoriented for reproduction in this report

Source: State Library of NSW (Z/SP/C30/6)

By the end of the 1930s the blocks east of Edgecumbe Avenue had been fully developed with the dwellings and flats fronting Brook Street and oriented to provide views to the ocean. The blocks west of Edgecumbe Avenue in contrast were sparsely developed with the dwelling on Lot 10 (since demolished and site absorbed into the flats complex at 4-8 Edgecumbe Avenue), and the three bungalows on Lots 12 and 13 fronting Dudley Street (Nos. 37-41).

<sup>31</sup> Torrens Title Dealing 946296

<sup>32</sup> Torrens Title Dealing A737016

<sup>33</sup> Torrens Title Dealing A605547

<sup>34</sup> Torrens Title Dealing A778776

<sup>35</sup> Torrens Title Dealing A609990



Figure 2.11 Detail from aerial photography of 1943 showing the extent of development within the Edgecumbe Estate completed by 1940. Markup to show the existing lot and deposited plan boundaries, and shaded to show the location of No. 39 Dudley Street.

Source: NSW Spatial Services

### 2.3.3 Nos. 37-41 Dudley Street and builder James Menary

The three bungalows at Nos. 37-41 Dudley Street are likely to have been built by contractor James Menary. Menary (1868-1944) entered into a business partnership with his brother, NSW police sergeant David (1864-1940), in October 1919 by registering the business name James & David Menary, builders of Coogee.<sup>36</sup> In August 1920 the pair purchased Lots 12 and 13 of the Edgecumbe Estate (Deposited Plan 7880).<sup>37</sup>

These two lots were re-subdivided to form the three lots fronting Nos. 37-41 Dudley Street. The new lots (in Deposited Plan 301192) were sold as follows:

- Lot A - 37 Dudley Street, purchased by Richard John Vicars in February 1921<sup>38</sup>
- Lot B - 39 Dudley Street, purchased by James Joseph Farrell in May 1921.<sup>39</sup>
- Lot C - 41 Dudley Street, purchased by Peter Soulos in August 1921.<sup>40</sup>

<sup>36</sup> State Archives of NSW Index to Business Registered Names

<sup>37</sup> Torrens Title Dealing A609990

<sup>38</sup> Torrens Title Dealing A665604

<sup>39</sup> Torrens Title Dealing A665604

<sup>40</sup> Torrens Title Dealing A756519

A search of the Randwick Council Building Application Register undertaken by staff of Randwick Library for the author has located the following applications submitted in 1920/21 by Menary for new brick cottages in Dudley Street:

- BA343/1920 lodged in June 1920, noted as located on a new subdivision, development valued at 1100 pounds.
- BA 709/1920 lodged in October 1920, development valued at 1100 pounds. Menary did not state the lot number, but council staff annotations noted it seems to have been intended for Lot C (refers to a corner site to Edgecumbe Avenue) but was actually built on Lot B (i.e. No. 39 Dudley Street).

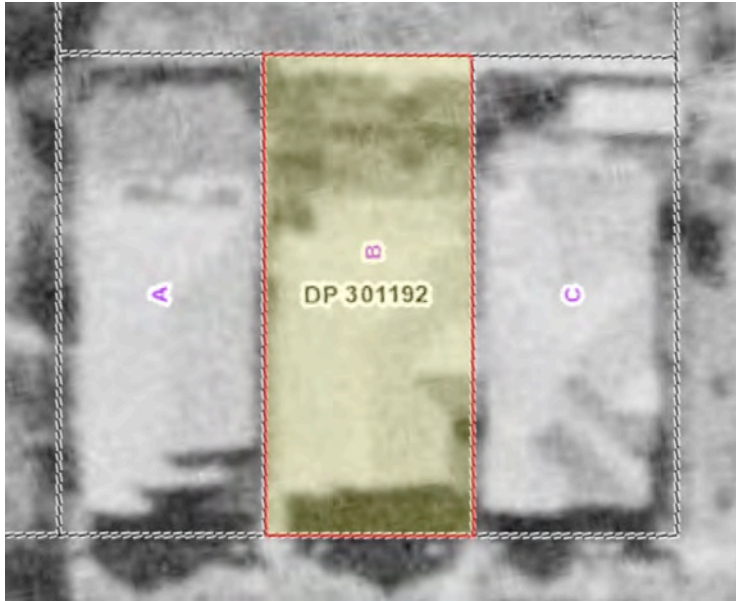


Figure 2.12 Detail from aerial photography of 1943 showing the three allotments (A, B & C in Deposited Plan 301192) formed in 1920 by re-subdivision of Lots 12 and 13 in Deposited Plan 7880.

Source: NSW Spatial Services

While not entirely conclusive, the available historical documentation indicates the three brick bungalows were built by James Menary over 1920/1921, and he certainly built No. 39. Menary resided at No. 80 Dudley Street in the 1920s, and in the Lindfield area in the 1930s.<sup>41</sup>

Menary's building activities seem to have been solely confined to residential construction inclusive of cottages, bungalows and small blocks of flats, and mostly in suburbs fringing his place of abode: for example in Kensington he built two residences in Todman Avenue in 1923;<sup>42</sup> in Randwick he built a bungalow in Church Street in 1924,<sup>43</sup> and a dwelling in George Street in 1925,<sup>44</sup> a bungalow in Arthur Street in 1926,<sup>45</sup> and two cottages in Clara Street in 1926;<sup>46</sup> and in Coogee blocks of flats in Brook Street in 1927<sup>47</sup> and 1928<sup>48</sup>.

<sup>41</sup> He died at his residence 4A Beaconsfield Parade, Lindfield (Deaths, *Sydney Morning Herald*, 29/2/1944, p.8)

<sup>42</sup> *Construction*, 18/7/1923, p.6

<sup>43</sup> *Sydney Morning Herald*, 13/8/1924, p.7

<sup>44</sup> *Construction*, 4/3/1925, p. 11

<sup>45</sup> *Construction*, 1/9/1926, p.15

<sup>46</sup> *Construction*, 13/10/1926, p.2

<sup>47</sup> *Construction*, 24/8/1927, p.1

<sup>48</sup> *Construction*, 16/5/1928, p.2

## 2.4 No. 39 DUDLEY STREET

The first owner of the bungalow at No. 39 Dudley Street was James Joseph Farrell who purchased the property in May 1921<sup>49</sup> and sold it in July 1921.<sup>50</sup> Farrell had been a grazier, owning Kuriong at Binalong NSW prior to 1921.<sup>51</sup>

Between 1921<sup>52</sup> and 1923 the owner was master butcher Elmo Joseph Seaton (1892-1957). Seaton was listed in *Sands' Directory* as residing at No. 39 Dudley Street between 1923 and 1925; the first listing in the directory for this address being the 1923 edition.

Between 1923<sup>53</sup> and 1965 the owner was manufacturer Ernest (Ernie) Richard Walker. Walker was listed as residing at No. 39 Dudley Street from the 1926 edition of *Sands' Directory*. Walker (died 1956?) married Mary Smith Phillips (died 1969) in 1919. He was a manufacturer of fancy goods (ornamental, nick knacks, etc.). In 1917 he was in partnership with George Campbell and Walker and Campbell, dealers of millinery ornaments with premises in Bathurst Street.<sup>54</sup> He traded as Ernie Walker, manufacturer of fancy goods, a going concern that became in 1923 Walker and Darling Ltd in partnership with WC Darling,<sup>55</sup> with premises at 103A Castlereagh Street.

From 1965<sup>56</sup> the owner was manufacturer Leon Lipson (born Leib Lipowiecki in Poland in 1913<sup>57</sup>, died 2013) and wife Henrietta (died 2017).

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<sup>49</sup> Torrens Title Dealing A692107

<sup>50</sup> Torrens Title Dealing A723659

<sup>51</sup> Binalong, *Yass Courier*, 3/11/1921, p.4

<sup>52</sup> Torrens Title Dealing A723659

<sup>53</sup> Torrens Title Dealing B3275

<sup>54</sup> State Archives of NSW Index to Business Registered Names

<sup>55</sup> Company News, *Sydney Morning Herald*, 1/9/1923, p.17

<sup>56</sup> Torrens Title Dealing K209275

<sup>57</sup> National Archives of Australia Series A446, 1956/36031

### 3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in November 2018 to ascertain its layout, condition and intactness from original construction. The result is shown in Figure 3.1

39 Dudley Street is a single storey, Inter War, Californian bungalow style house set on a small lot to the north side of the street. The house is largely intact but has been modernised at the rear, the rear wall rendered and the side verandah at the rear infilled.

The house is in dark, face brick (tuck pointed to the front) with commons to the sides (O) and rear (now rendered) with a hipped and gabled, concrete tile roof (L). Chimneys have been removed. There is a double gable to the front with fibro and battens to the apex with weatherboard and a central louvre to the second gable (O). There is a projecting bay to the front with a projecting, three bay, casement window with a flat roof over (O).

The bay flanks a verandah that has a flat, metal roof supported on timber stub columns set on face brick piers with rendered cappings and a brick balustrade (O). The verandah is laid with tessellated tiles and has a fibro soffit with exposed rafters that are decorated at the eave (O). The rear verandah has a skillion roof and has been infilled with fibro and timber framed glazing (L).

Internally the house has a wide entrance hall off an inset porch with secondary halls to the rear. The hall is divided with a decorated timber screen and there are low height, timber flank walls to a large opening to the living room with a decorated timber screen over (O). The living room and dining room are connected with glazed, French doors (O).

Floors are in polished timber (cypress pine) (O) and vinyl (M) with small pattern tiles to the bathroom and laundry (O). Walls are in plastered masonry with chamfered timber skirtings (O). Ceilings are in fibrous plaster with bas-relief decoration to the major rooms (O). The ceiling to the kitchen has been replaced in plasterboard and there is a fibro and batten ceiling to the verandah infill.

Doors are three panel timber (vertical format) with flat architraves with over-sailing heads and plaque rails on brackets (O). Windows are largely casement windows in bays of three with leadlight decoration (O). There are double hung sashes to the sides and rear (O). There is a timber window seat to the front bedroom (O). There is a fireplace to the dining room with a painted timber surround a tiled recess (O & L). The bathroom retains original or early tiling with small patterned tiles to the floor and casements windows each side of mirror recess (O).

The house has a garden to the front laid to lawn with some shrub plantings. The garden is bounded with a low, brick wall with brick piers with pyramidal, rendered cappings (O) and metal infill railings (M). There is a side drive to a single storey, flat roof, brick garage (L). There is a garden to the rear laid to lawn with a concrete terrace (M) and steps at the house.

Dudley Street is lined with single and two storey houses from the Edwardian period onwards. To the east is a single, storey, Inter War Californian bungalow and a similar house to the west that has been heavily altered with a large, first floor extension.

O      ORIGINAL  
L      LATER  
M      MODERN

Figures 3.2 – 3.13

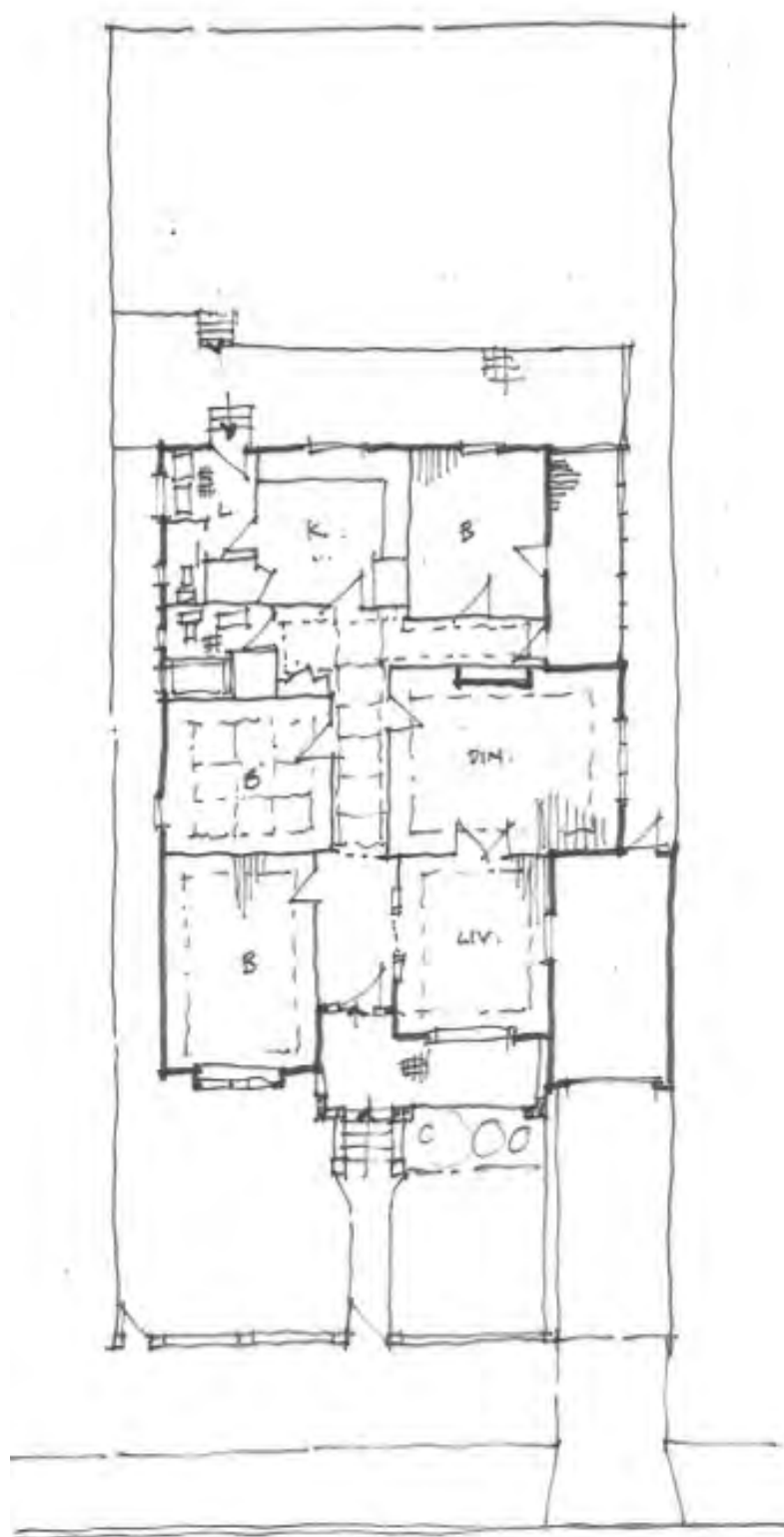


Figure 3.1 39 Dudley Street, Coogee

Physical Survey

November 2018



Figure 3.2 39 Dudley Street, Coogee  
Front elevation



Figure 3.3 39 Dudley Street, Coogee  
Rear elevation



Figure 3.4 39 Dudley Street, Coogee  
Rear garden



Figure 3.5 39 Dudley Street, Coogee  
Hall



Figure 3.6 39 Dudley Street, Coogee  
Hall



Figure 3.7 39 Dudley Street, Coogee  
Door to dining room/living room

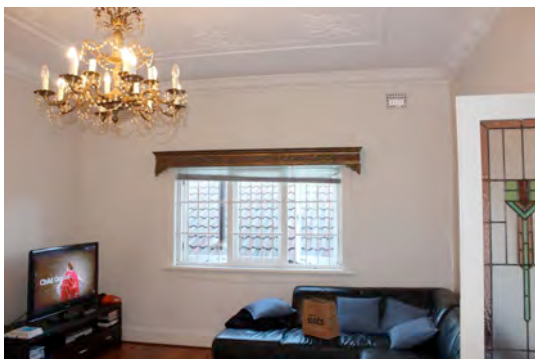


Figure 3.8 39 Dudley Street, Coogee  
Dining room window



Figure 3.9 39 Dudley Street, Coogee  
Dining room fireplace



Figure 3.10 39 Dudley Street, Coogee  
Bathroom



Figure 3.11 39 Dudley Street, Coogee  
Rear verandah



Figure 3.12 39 Dudley Street, Coogee  
Kitchen and typical door



Figure 3.13 39 Dudley Street, Coogee  
Laundry

## 4.0 HERITAGE LISTINGS & CONTROLS

### 4.1 NATIONAL TRUST

The property is classified on the Register of the National Trust of Australia (NSW).

### 4.2 HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT & HERITAGE

#### 4.2.1 State Heritage Register

Under the Heritage Act 1977, the NSW Heritage Council, administered by the Heritage Division of the NSW Office of Environment and Heritage, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The property is not listed on the Register.

#### 4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

#### 4.2.3 Interim Heritage Order

Council has imposed an Interim Heritage Order on the property in response to a Complying Development Application for demolition.

### 4.3 LOCAL AUTHORITY

The local authority for the area is Randwick City Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Randwick Local Environmental Plan 2013* (as amended) (LEP) and is not within a conservation area.

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I72	152 Brook Street	<i>Brooklyn Flats</i>	Local
I71	142A Brook Street	3 storey Art Deco residential flat building	Local

The heritage provisions of LEP relating to development in the vicinity of a heritage item would apply.

Development at the site may also be the subject of the heritage provisions of the *Randwick Development Control Plan 2012* (DCP) that contains objectives and controls for development in the vicinity of heritage items.



Figure 4.1 Randwick Local Environmental Plan 2012 – Heritage Map Sheet HER\_007

Heritage items are coloured brown.

Source: Randwick City Council

## 5.0 ASSESSMENT OF SIGNIFICANCE

### 5.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

### 5.2 HISTORIC SIGNIFICANCE

#### 5.2.1 Historical Development

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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39 Dudley Street is an example of a single storey, Inter War house constructed in 1921 by builder James Menary as a speculative development of three houses (37-41 Dudley Street). Menary had purchased two lots of the Edgecumbe Estate that had been subdivided in 1915 by Mrs Olive Little. The subdivision was formed around Edgecumbe Avenue off Dudley Street. Menary, who was in partnership with his brother David, subdivided the three lots in the year of purchase, 1920.

The subject house was sold in 1921 to James Farell, a grazier, but was on-sold in the same year to butcher Elmo Seaton.

The house signals the Inter War development of the area following the break up of the early grants, in this instance the grant to James Hart of 1856 that remained undeveloped till subdivision. The house also marked the change in Coogee from a place of transients to a more settled community resulting from an improvement in services and transport.

Does not meet the criterion.

#### 5.2.2 Historical Associations

Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The place is most closely associated with builder James Menary who appears to have been active in the Randwick area in the Inter War years constructing flats and houses. No biographical information was available.

The associations with earlier owners of the surrounding land are incidental.

Does not meet the criterion.

### 5.3 AESTHETIC SIGNIFICANCE

Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
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The house is a modest though well detailed example of an Inter War Californian bungalow that became the ubiquitous style for small scale, residential development in the Inter War years.

The house has the common form of a double gable to the street with a flanking verandah and the plan form of a central hall with rooms off with a cross hall at the rear. The house is quite nicely detailed internally but has few features of note. The house detailing is common to the builder built examples of the style that were in a stripped, Australian version of the true Californian bungalow style.

The house has very few features of the true style that are described in Graeme Butler's book on the style:

*The Californian home had cobblestone piers at the front and back porches, a light grey external cladding roughcast or pebble dash gable walls with strapping, and often red-stained shingling or Malthoid brand asphalt sheeting to the low gabled roof.*

*Inside, oak floors and dark beamed ceilings lent a medieval character to the living and dining rooms. A built in buffet, dark stained and dull lacquered gave the dining room added richness, as did panelled wainscoting and its accompanying plate rail or shelf...**bay windows with built in seats were common.**<sup>58</sup>(Author's bold)*

The house lacks the complexity of the true Californian bungalow style as could be expected of a modest, speculative development and the house is of the style simply by its date of construction. It displays no technical prowess that would identify it as a good example of an Inter War house.

The house was built as one of a row of three but these do not form a group as the detailing varies to each and 37 Dudley Street has been heavily altered.

The house retains its original form, layout and detail to the front but has been altered to the rear and all of the internal joinery painted. The garage is a later structure and the rear verandah has been infilled, the chimneys removed and the roof replaced.

<sup>58</sup> Butler, Graeme, *The Californian Bungalow in Australia*, Lothian Books 1997, p14

The true Californian Bungalow style is described in the book *Australian House Styles* by Maisy and Ian Stapleton (Flannel Flower Press 1997).

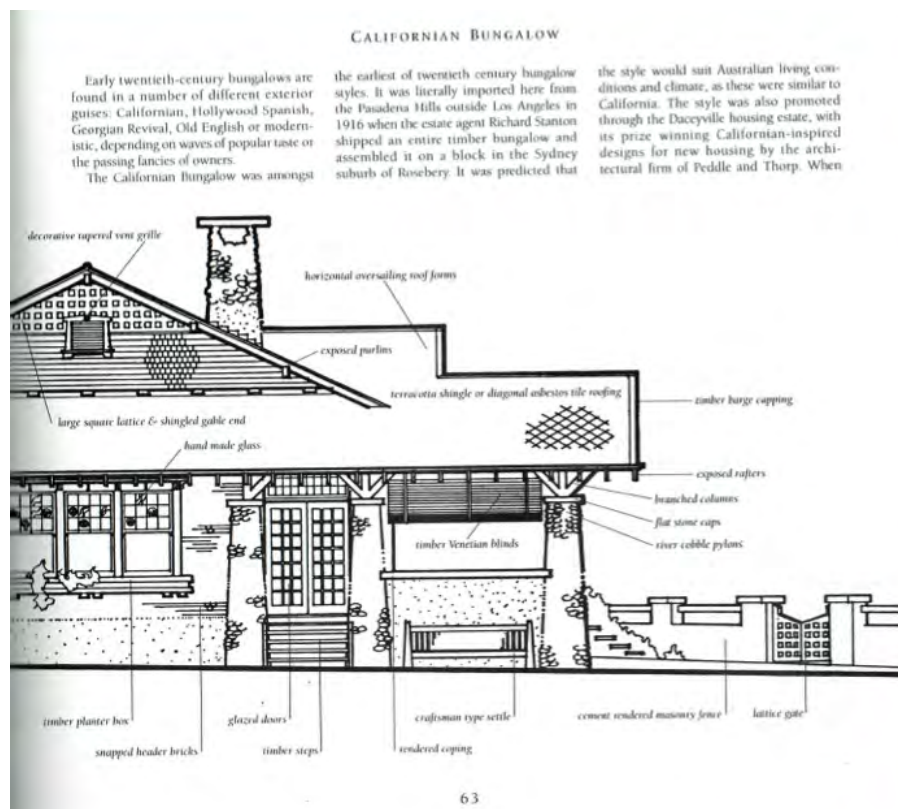
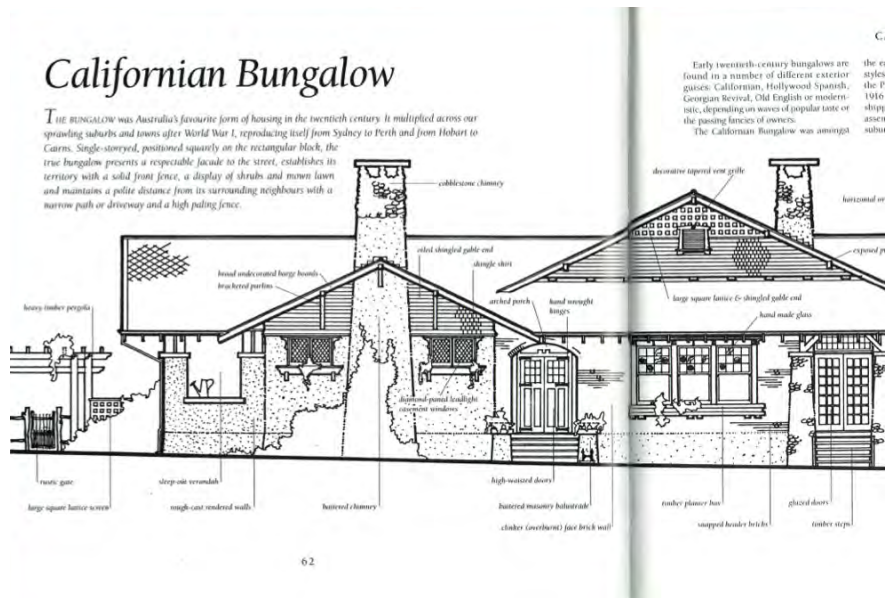


Figure 5.1 The more complex version of the Californian bungalow

Stapleton, Maisy and Ian, *Australian House Styles*, pp. 62 & 63

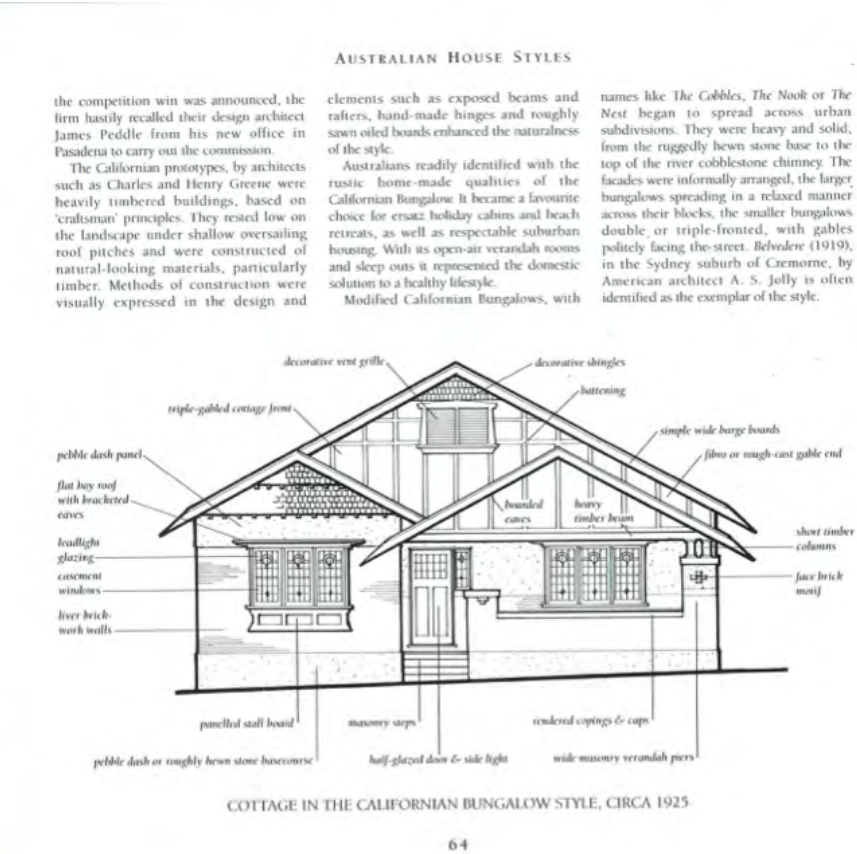


Figure 5.2 The more common form of Californian Bungalow

Stapleton, Maisy and Ian, *Australian House Styles*, p. 64

No architect has been identified for the work and the style was well established by 1921 and the house could not be considered a seminal work. The house has no landmark qualities.

Does not meet the criterion.

5.4 SOCIAL SIGNIFICANCE

Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
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The house has no special associations with any particular group.

Does not meet the criterion.

5.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
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There is no evidence of previous buildings on the site and the place has no archaeological potential. The house is of no technical significance.

Does not meet the criterion.

## 5.6 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The house type is common in the area. Not rare.

Does not meet the criterion.

## 5.7 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The house is a modest, representative example of its type but has few features of note.

Does not meet the criterion.

## 5.8 SUMMARY OF SIGNIFICANCE

Based on the above we consider that the house would not meet any of the Heritage Manual criteria for identification as a place of local significance.

## 6.0 SUMMARY

### 6.1.1 Heritage Listing

Based on the above we consider that the house would not meet the Heritage Manual criterion for listing as a heritage item in Schedule 5 Part 1 of the Randwick Local Environmental Plan.

There are two heritage items in Dudley Street from the Inter War period that show a far greater degree of design excellence and skill and that provide a comparable benchmark for the subject house.

#### 6.1.1.1 32-34 Dudley Street



Figure 6.1 32-34 Dudley Street

The listing sheet for the property (SHI 2310233) contains a statement of significance:

*Large 1920's style house with large tower featuring pyramidal roof. Bay windows with balconies above featuring classical columns. Ruined by painted brickwork and front garages. Still retains much of its unusual detailing, reflecting a mixture of different influences. These include, Italianate (tower), Classical (columns) and Art Nouveau (leadlight).*

#### 6.1.1.2 36 Dudley Street

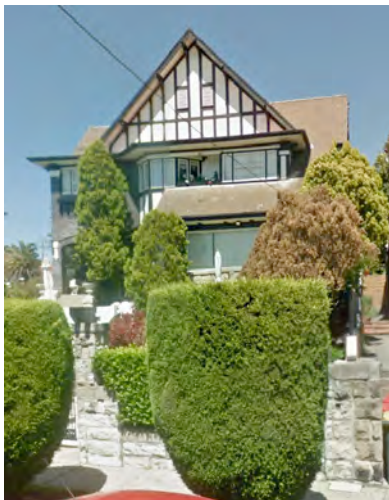


Figure 6.2 36 Dudley Street

The listing sheet for the property (SHI 2310233) contains a statement of significance:

*Highly individual Bungalow style mansion on prominent corner site. Completed 1936. Steep pitched slate roof with high pitched gables. Unusual corner porches with flat roofed balconies above. Large timber bays below front gable of special note. Timber detailing generally of note. Little altered except for balcony enclosures. Original stone retaining wall/fence. Well planted grounds*

Though neither of these houses are of the Californian bungalow style but they represent the type of qualities that provide the appropriate level of significance for listing.

While listings are not restricted to grander examples of a particular type there are many examples of Inter War bungalows similar to the subject house in heritage conservation areas in the Randwick Area (e.g. the Spot and West Kensington Heritage Conservation Areas) that are protected under the Local Environment Plan.

## 6.2 SUMMARY

Overall we consider that:

- 39 Dudley Street is a modest and typical example of a builder built, Californian style bungalow
- The property does not meet the Heritage Manual criteria for identification as a place of local significance
- There are no heritage considerations that would preclude its demolition



JOHN OULTRAM

## 7.0 APPENDIX A - OWNERS 1920 – 1960S

Auto Folio B/301192 (Source: NSW Land Registry Services)

Year	Owner
1856	16th December CROWN GRANTS Parish of Alexandria Allotment 5 Section 11, Town of Coogee 2 roods Allotment 6, Section 11, Town of Coogee 2 roods James Hart
	Prior titles not searched
1907	3rd July BOOK 830 NO. 899 Conveyance Allotment 5 Section 11, Town of Coogee 2 roods Allotment 6, Section 11, Town of Coogee 2 roods From: William Chadwick, Springwood, manager To: Jane Alford, Double Bay, widow Leslie Edward Alford, Double Bay, dental student Laura Jane Alford, Double Bay, spinster Florence Ella Alford, Double Bay, spinster 396 pounds
1909	21st December BOOK 890 NO. 815 Conveyance Allotment 5 Section 11, Town of Coogee 2 roods Allotment 6, Section 11, Town of Coogee 2 roods From: Jane Alford, Double Bay, widow Leslie Edward Alford, Double Bay, dental student Laura Jane Alford, Double Bay, spinster Florence Ella Alford, Double Bay, spinster To: Olive Alice Little, wife of James Alexandra Little, Sydney, master printer 528 pounds
1910	16th April CERTIFICATE OF TITLE Vol. 2050 Fol. 59 Allotments 5 & 6, Section 11, Town of Coogee 1 acre Olive Alice Little, wife of James Alexandra Little, Sydney, master printer
1914	Subdivision in Deposited Plan 7880
1920	18th August Dealing A609990 Transfer of Lots 12 & 13 in Deposited Plan 7880 James Menary and David Menary
1920	3rd September CERTIFICATE OF TITLE Vol. 3095 Fol. 90 Lots 12 & 13 in Deposited Plan 7880 1 rood 9 perches James Menary, Coogee, builder David Menary, Singleton, police sergeant

Year	Owner
1921	January Dealing A665604 Transfer of Lot B
1921	23rd April CERTIFICATE OF TITLE Vol. 3176 Fol. 83 Lot B in Dealing (DP 301192) 16 1/4 acres James Menary, Coogee, builder David Menary, Singleton, police sergeant
1921	10th May Dealing A692107 Transfer James Joseph Farrell, Binalong, grazier
1921	28th July Dealing A723659 Transfer Elmo Joseph Seaton, Randwick, master butcher
1923	8th October Dealing B3275 Transfer Ernest Walker, Sydney, fancy goods manufacturer, and wife Mary Smith
1965	29th November Dealing K209275 Transfer Leon Lipson, Surry Hills, manufacturer, and wife Henrietta
	CERTIFICATE OF TITLE Vol. 10268 Fol. 87 not searched
	Auto Folio B/301192 not searched