

# *Heritage Data Form*

ITEM DETAILS			
<b>Name of Item</b>	39 Dudley Street, Coogee		
<b>Other Name/s Former Name/s</b>	n/a		
<b>Item type (if known)</b>	Free standing single storey residence		
<b>Item group (if known)</b>	n/a		
<b>Item category (if known)</b>	n/a		
<b>Area, Group, or Collection Name</b>	n/a		
<b>Street number</b>	39		
<b>Street name</b>	Dudley		
<b>Suburb/town</b>	Coogee	<b>Postcode</b>	2034
<b>Local Government Area/s</b>	Randwick		
<b>Property description</b>	Lot B DP301192		
<b>Location - Lat/long</b>	<b>Latitude</b>	-33.924060	<b>Longitude</b> 151.252630
<b>Owner</b>			
<b>Current use</b>	Residential		
<b>Former Use</b>	Residential		
<b>Statement of significance</b>	No.39 Dudley Street demonstrates historical, aesthetic and representative significance at local level being a typical, yet substantially intact example of a dwelling in the Inter-War bungalow style which retains its original layout and form and many of its original architectural features. It illustrates the pattern of subdivision and development of Coogee during the early twentieth century.		
<b>Level of Significance</b>	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

# *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	Unknown					
<b>Builder/ maker</b>	James Menary					
<b>Physical Description</b>	<p>Inter-War bungalow with double fronted gable roof form, timber battened infill to main and secondary gable with decorative vent to primary gable. Red face brick façade with casement bay window to front elevation and brown tile roof possibly of later tile replacement, The shingles below the bay have since been removed.</p> <p>Internally, the dwelling retains its original layout and floorplan and many of the original significant features including timber floors, skirtings, architraves, decorative ceiling detail, decorative timber fretting to hallway arch and living room entrance, leadlight windows to internal French doors, timber fireplace mantel. It also shows these elements are in very good condition. Images indicate that there were some later fit-out alterations to kitchen area.</p>					
<b>Physical condition and Archaeological potential</b>	The building appears to be in sound condition. The site is considered to have limited archaeological potential, being the first recorded house on the site.					
<b>Construction years</b>	<b>Start year</b>	1920	<b>Finish year</b>	1921	<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	Brick infill to internal fireplace/s Shingles below bay window on front elevation removed c.2018 Kitchen fitout c.1970s					
<b>Further comment</b>	Pre lodgement DA lodged with Council in 2018 for construction of new residential flat building.					

# Heritage Data Form

HISTORY	
Historical notes	<p>The following history of development in Coogee is extracted from Heritage Data form prepared by Colin Brady dated January 2017 for No.38 Dudley Street (inter alia).</p> <p><i>Following introduction of purchase grants by Governor Brisbane in 1838, outer eastern Sydney was progressively surveyed for sale as a means of funding assisted migration fulfilling labour shortages in the growing colony. Whilst lands to the south of Coogee were initially reserved as the Church and Schools Estate Lands, initial disposal of lands at Coogee was suspended in the later 1830's pending detailed survey of the area</i></p> <p><i>From 1838 Crown lands sold to fund migration were disposed of as purchase grants largely of 5-10 acres. Land sales were preceded by surveys establishing overlaying grid patterns, which, in theory facilitated access by road easement along the property dividing lines.</i></p> <p><i>Development of Coogee remained slow due in part to the collapse of the land boom in the 1840's and also to Simeon Pearce's promotion of land sales at nearby Randwick, and remoteness from Sydney. The localities reputation as a resort destination for day-trippers from Sydney, mentioned as early as 1833-34, did however continue to attract visitors for picnics and strolls by the ocean. Early settlement remained sparse, market gardening being the prime occupation of residents including Charles Catley. A map of the Village of Coogee prepared in the period 1860-79 continues to show the initial grid street plan including the eastern extent of Dudley Street the route of which ends to the west of Mount Street.</i></p> <p><i>In 1880 a steam tramline opened from Sydney to Randwick Racecourse. The following year the service was extended to High Street. In the same year the Randwick Tram Workshops were opened. Coinciding with and enhancing the real estate boom of 1875-1889, the introduction of reliable transport less affected by poor road conditions was quickly identified by speculators marketing former large estates about the heights overlooking Coogee. In 1883 the line was further extended to Coogee. Electric services were introduced in 1902. By the end of the land boom in 1889, Dudley Street was listed as having 11 residences from the sea to the junction with Long Bay Road [later Mount Street] and one, the house Ferndale occupied by Charles Byers beyond the junction of Long Bay Road and Dudley Street.</i></p> <p><b>Edgecumbe Estate</b></p> <p>The Surveyor General's map of Randwick Waverley and Coogee dated 1856 shows James Hart as the owner of the site comprising lots 5 and 6, Section 11, which formed part of the Crown grant originally laid out in 1838.</p> <p>The land was further purchased in 1909 by Mrs Olive Alice Little and sale posters for Edgecumbe Estate indicate that the properties were listed for sale in 1915, along with the formation of Edgecumbe Avenue. The estate included lots 1 to 7 to the east of Edgecumbe Avenue with lots 1 to 6 having dual frontages to Brook Street and Edgecumbe Avenue, and lots 8 to 13 to the west of Edgecumbe Avenue having an east west orientation and frontages to Edgecumbe Avenue. Lot 13 also comprised side boundary with Dudley Street.</p> <p>The majority of lots fronting Brook Street were sold prior to 1920, and a second auction sales plan for the Edgecumbe Estate dated 1920 identified the remaining lots for sale, including lots 12 and 13.</p> <p>Historical land titles records indicate that lots 12 and 13 were purchased by James Menary and David Menary in 1920 and the subject site (Lot B) was one of three lots (A, B and C) which were formed as part of a further subdivision of the land in 1921 and involved reorientation of the sites with primary frontages to Dudley Street.</p> <p>The site was owned by James Joseph Farell from May 1921, however by July the same year the property was owned by Elmo Joseph Seaton. EJ Seaton appears within the Sands Directory as the</p>

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	site's first occupant in 1923. The site was then owned by Earnest Richard Walker until 1965, and owner was Leon Lipson from 1965.
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THEMES	
<b>National historical theme</b>	4 Accommodation

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The dwelling is a substantially intact example of the Inter-War Californian Bungalow style and forms one of a group of three detached Inter-War bungalows fronting Dudley Street which were constructed c.1921 following subdivision of Edgecumbe Estate in 1920.</p> <p>The subdivision and development of the subject site demonstrates Coogee's suburbanisation during the early twentieth century and is evidence of the growth of the suburb created by the provision of the Randwick to Coogee tramline extension in 1883.</p> <p>The dwelling is of local significance under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>There is no known association of the site with a significant person or group of persons, or important event since its time of construction and does not meet the requirements for this criterion.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The dwelling is noted as being an intact example of the Inter-War Californian Bungalow style. The dwelling comprises double fronted gable roof form, timber battened infill and secondary gable with decorative central vent grille. It comprises red face brick façade with casement bay window to front elevation (although the shingles below the bay have since been removed). Internally, the dwelling has retained its original internal planning as well as features including timber floors, skirtings, architraves, decorative ceiling detail, and decorative timber fretting to hallway arch and living room entrance. Leadlight windows within the French doors and timber fireplace mantel have been retained and available images show these elements to be in very good condition.</p> <p>The dwelling is of local significance under this criterion.</p>
<b>Social significance</b> SHR criteria (d)	<p>The site has no known association with a particular community or social group within the Coogee area.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The Inter-War bungalow does not demonstrate any unique construction techniques or comprise any rare materials other than those commonly used during the early twentieth century.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Rarity</b> SHR criteria (f)	<p>The site is occupied by an Inter-War bungalow which was a common detached housing style during the 1920s within the Coogee and Randwick area.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The dwelling is a typical, mostly intact example of a dwelling in the Inter-War Californian Bungalow style which demonstrates through its scale, form, architectural detailing, and the suburban development of Coogee during the early twentieth century.</p>

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<b>Integrity</b>	Shingles to front façade have been removed, kitchen fit-out and fireplace brick infills. The house retains in principal form, majority of original details and its setting.
<b>HERITAGE LISTINGS</b>	
<b>Heritage listing/s</b>	

<b>INFORMATION SOURCES</b>				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Suburban Directories	Sands Directories	Sands Directories for Sydney and Metropolitan Areas	1850-1933	Sydney City Archives
Digital Research sites	State Library NSW	Subdivision Maps	1847-1920	On-line
Land Title Search	NSW Land Registry	Title/Deed reference	1920-1947	Infotrack

<b>RECOMMENDATIONS</b>	
<b>Recommendations</b>	The dwelling should be retained and alterations and additions confined to the rear. Original detailing should be further investigated, conserved and restored where possible including reinstatement of timber shingles to the front elevation (as per photographic evidence). Front fence should be retained.

<b>SOURCE OF THIS INFORMATION</b>			
<b>Name of study or report</b>	Dudley and Brook Street Heritage Study	<b>Year of study or report</b>	2019
<b>Item number in study or report</b>			
<b>Author of study or report</b>	Kate Wine		
<b>Inspected by</b>	Kate Wine and David Ongkili		
<b>NSW Heritage Manual guidelines used?</b>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>This form completed by</b>	Kate Wine	<b>Date</b>	Jan 2019

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## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	39 Dudley Street Coogee – front elevation				
<b>Image year</b>	2019	<b>Image by</b>	Kate Wine	<b>Image copyright holder</b>	Randwick Council



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ITEM DETAILS			
<b>Name of Item</b>	41 Dudley Street, Coogee		
<b>Other Name/s Former Name/s</b>	n/a		
<b>Item type (if known)</b>	Free standing single storey residence		
<b>Item group (if known)</b>	n/a		
<b>Item category (if known)</b>	n/a		
<b>Area, Group, or Collection Name</b>	n/a		
<b>Street number</b>	41		
<b>Street name</b>	Dudley		
<b>Suburb/town</b>	Coogee	<b>Postcode</b>	2034
<b>Local Government Area/s</b>	Randwick		
<b>Property description</b>	Lot C 301192		
<b>Location - Lat/long</b>	<b>Latitude</b>	-33.924080	<b>Longitude</b> 151.252770
<b>Owner</b>			
<b>Current use</b>	Residential		
<b>Former Use</b>	Residential		
<b>Statement of significance</b>	No.41 Dudley Street demonstrates historical, aesthetic and representative significance at local level being a fine and relatively intact example of a dwelling in the Inter-War Bungalow style which retains a high degree of original fabric, provides a scale and form which responds to its prominent corner position, and is able to represent the pattern of subdivision and development of Coogee during the early twentieth century.		
<b>Level of Significance</b>	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

# *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	Unknown					
<b>Builder/ maker</b>	Unknown					
<b>Physical Description</b>	<p>Inter-War bungalow with prominent corner position and double hipped roof form and single gable fronting Dudley Street with timber battened infill and additional matching gable end fronting Edgecumbe Avenue on the eastern side. Red face brick façade with casement windows to front elevation and timber shingles below. Timber framed leadlight casement windows to Dudley Street (front) and Edgecumbe Avenue (side) elevations with painted stone lintels. The dwelling comprises a rear sunroom with row of timber framed sash windows along the eastern and northern elevations. A low sandstone boundary fence with stone posts is located along the Dudley Street and Edgecumbe Avenue boundary frontages. A single storey brick garage fronting Edgecumbe Avenue appears to be a later addition (c.1940s).</p> <p>The dwelling's layout and majority of internal fabric has been retained including timber floors (currently covered by carpet), decorative plaster ceilings, polished timber wall panelling, timber skirtings, doors, and electrical hardware such as switches, timber fretwork to hallways, fireplaces, windows and doors and bathroom.</p>					
<b>Physical condition and Archaeological potential</b>	<p>It was evident that there was some damage to the original fabric as a result of general age and wear of the building and possible structural issues. Medium to large sized cracks were evident within the brick wall along the eastern elevation (both internally and externally) indicating possible structural issues. Some lead lights had been removed (or stolen) and some of the plasterwork along the ceilings was peeling.</p> <p>There have been some minor modifications to the dwelling including the installation of a mid-twentieth century benchtop in the kitchen and minor alterations to access from the rear elevation.</p>					
<b>Construction years</b>	<b>Start year</b>	1920	<b>Finish year</b>	1921	<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	<p>Alterations to kitchen area including Installation of a kitchen bench c.1950s</p> <p>Brick garage and roller door fronting Edgecumbe Avenue c.1940s</p>					
<b>Further comments</b>	No development history available on Council records.					



# Heritage Data Form

HISTORY	
Historical notes	<p>The following history of development in Coogee is extracted from Heritage Data form prepared by Colin Brady dated January 2017 for No.38 Dudley Street (inter alia).</p> <p><i>Following introduction of purchase grants by Governor Brisbane in 1838, outer eastern Sydney was progressively surveyed for sale as a means of funding assisted migration fulfilling labour shortages in the growing colony. Whilst lands to the south of Coogee were initially reserved as the Church and Schools Estate Lands, initial disposal of lands at Coogee was suspended in the later 1830's pending detailed survey of the area</i></p> <p><i>From 1838 Crown lands sold to fund migration were disposed of as purchase grants largely of 5-10 acres. Land sales were preceded by surveys establishing overlaying grid patterns, which, in theory facilitated access by road easement along the property dividing lines.</i></p> <p><i>Development of Coogee remained slow due in part to the collapse of the land boom in the 1840's and also to Simeon Pearce's promotion of land sales at nearby Randwick, and remoteness from Sydney. The localities reputation as a resort destination for day-trippers from Sydney, mentioned as early as 1833-34, did however continue to attract visitors for picnics and strolls by the ocean. Early settlement remained sparse, market gardening being the prime occupation of residents including Charles Catley. A map of the Village of Coogee prepared in the period 1860-79 continues to show the initial grid street plan including the eastern extent of Dudley Street the route of which ends to the west of Mount Street.</i></p> <p><i>In 1880 a steam tramline opened from Sydney to Randwick Racecourse. The following year the service was extended to High Street. In the same year the Randwick Tram Workshops were opened. Coinciding with and enhancing the real estate boom of 1875-1889, the introduction of reliable transport less affected by poor road conditions was quickly identified by speculators marketing former large estates about the heights overlooking Coogee. In 1883 the line was further extended to Coogee. Electric services were introduced in 1902. By the end of the land boom in 1889, Dudley Street was listed as having 11 residences from the sea to the junction with Long Bay Road [later Mount Street] and one, the house Ferndale occupied by Charles Byers beyond the junction of Long Bay Road and Dudley Street.</i></p> <p><b>Edgecumbe Estate</b></p> <p>The Surveyor General's map of Randwick Waverley and Coogee dated 1856 shows James Hart as the owner of the site comprising lots 5 and 6, Section 11, which formed part of the Crown grant originally laid out in 1838.</p> <p>The land was further purchased in 1909 by Mrs Olive Alice Little and sales posters for Edgecumbe Estate indicate that the properties were listed for sale in 1915, along with the formation of Edgecumbe Avenue. The estate included lots 1 to 7 to the east of Edgecumbe Avenue with lots 1 to 6 having dual frontages to Brook Street and Edgecumbe Avenue, and lots 8 to 13 to the west of Edgecumbe Avenue having an east west orientation and frontages to Edgecumbe Avenue. Lot 13 also comprised side boundary with Dudley Street.</p> <p>The majority of lots fronting Brook Street were sold prior to 1920, and a second auction sales plan for the Edgecumbe Estate dated 1920 identified the remaining lots for sale, including lots 12 and 13.</p> <p>Historical land titles records indicate that lots 12 and 13 were purchased by James and David Menary in 1920 and the subject site (Lot C) was one of three lots (A, B and C) which were formed as part of a further subdivision of the land in 1921 and involved reorientation of the sites with primary frontages to Dudley Street.</p>

# Heritage Data Form

	<p>The site was originally owned by Peter Soulos 1921-1929. The name Peter Soulos first appears in the Sand Directory in 1923 below 'Edgecumbe Street' within the Dudley Street listing (which suggests that the property may have previously had an Edgecumbe Street address. By 1928, the same name appears next to the No.41 Dudley Street.</p> <p>Property ownership was transferred to Avril Soulos in 1929 who owned it until 1947. It was then owned by Alexander Joseph and Jean Rita Sheedy from 1947 onwards.</p>
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THEMES	
<b>National historical theme</b>	4 Accommodation

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The dwelling is a fine example in the Inter-War Californian Bungalow style with a prominent corner position and forms one of a group of three detached Inter-War bungalows fronting Dudley Street which were constructed c.1921 following subdivision of Edgecumbe Estate in 1920.</p> <p>The subdivision and development of the subject site demonstrates Coogee's suburbanisation during the early twentieth century and is evidence of the growth of the suburb created by the provision of the Randwick to Coogee tramline extension in 1883.</p> <p>The dwelling is of local significance under this criterion.</p>
<b>Historical association</b> significance SHR criteria (b)	<p>There is no known association of the site with a significant person or group of persons, or important event since its time of construction.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The dwelling is noted as being a fine and relatively intact example of the Inter-War Californian Bungalow style. The dwelling comprises a form which responds to its prominent corner position. It has a double hipped roof with single gable fronting Dudley Street and matching gable fronting Edgecumbe Avenue on the eastern side and comprises face brick with casement bay windows to front (Dudley Street) elevation and timber shingled skirting below. Timber framed leadlight casement windows with painted stone lintels also adorn the Dudley and Edgecumbe Avenue elevations, and the rear sunroom comprises timber framed sash windows which run along the eastern and northern elevations. A low sandstone boundary fence with stone posts is located along the Dudley Street and Edgecumbe Avenue boundary frontages.</p> <p>The dwelling retains its original layout and the majority of its original internal fabric including timber floors, decorative plaster ceilings, polished timber wall panelling, timber skirtings, doors, electrical hardware, decorative timber fretwork to hallways, fireplaces and their surrounds, internal lead lighting and original bathrooms.</p> <p>Although the dwelling has been subject to some minor mid-twentieth century alterations and additions and there is evidence of some structural deterioration, it retains a high degree of original fabric in very good condition.</p> <p>The dwelling is considered of local significance under this criterion.</p>

# *Heritage Data Form*

<b>Social significance</b> SHR criteria (d)	<p>The site has no known association with a particular community or social group within the Coogee area.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The Inter-War bungalow does not demonstrates any unique construction techniques or comprise any rare materials other than those commonly used during the early twentieth century.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Rarity</b> SHR criteria (f)	<p>The site is occupied by an Inter-War bungalow which was a common detached housing style during the 1920s within the Coogee and Randwick area.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The dwelling is a fine example of an Inter-War Californian Bungalow which demonstrates through its scale, form, architectural detailing the suburban development of Coogee during the early twentieth century.</p>
<b>Integrity</b>	<p>Fair – good condition</p> <p>Evidence of damage to the original features and fabric as a result of general age and wear of the building</p> <p>Possible structural issues. Cracking within eastern side elevation brick wall, visible both internally and externally. Plasterwork along the ceilings was peeling.</p> <p>Lead light detail missing from dwelling entrance.</p>

# *Heritage Data Form*

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Suburban Directories	Sands Directories	Sands Directories for Sydney and Metropolitan Areas	1850-1933	On-line
Digital Research sites	State Library NSW	Subdivision Maps	1847-1920	On-line
Land Title Search	NSW Land Registry	Title/Deed reference	1920-1947	Infotrack

RECOMMENDATIONS	
Recommendations	<p>The dwelling should be retained and if required sympathetically extended to the rear. All external brickwork and stonework to remain exposed and is not to be painted rendered or covered with other material. Structural repairs to walls and restoration of brickwork. New paintwork based on historic precedent. Leadlight detail restored and replaced where possible.</p> <p>Sandstone front boundary fence should be retained and conserved, and sympathetic landscaping should be provided within the front and side setbacks.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Dudley Street and Brook Street Heritage Study	Year of study or report	2019
Item number in study or report			
Author of study or report	Kate Wine		
Inspected by	Kate Wine		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Kate Wine	Date	Jan 2019

# *Heritage Data Form*

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	41 Dudley Street, Coogee – Front and side elevation				
<b>Image year</b>	2019	<b>Image by</b>	Kate Wine	<b>Image copyright holder</b>	Randwick Council



# *Heritage Data Form*

ITEM DETAILS			
<b>Name of Item</b>	148 Brook Street, Coogee		
<b>Other Name/s Former Name/s</b>	n/a		
<b>Item type (if known)</b>	Free standing single storey residence		
<b>Item group (if known)</b>	n/a		
<b>Item category (if known)</b>	n/a		
<b>Area, Group, or Collection Name</b>	n/a		
<b>Street number</b>	148		
<b>Street name</b>	Brook		
<b>Suburb/town</b>	Coogee	<b>Postcode</b>	2034
<b>Local Government Area/s</b>	Randwick		
<b>Property description</b>	Lot B 305284		
<b>Location - Lat/long</b>	<b>Latitude</b>	-33.923990	<b>Longitude</b> 151.253320
<b>Owner</b>			
<b>Current use</b>	Residential		
<b>Former Use</b>	Residential		
<b>Statement of significance</b>	No.148 Brook Street demonstrates historical, aesthetic and representative significance at local level being a fine and intact example of an Inter-War Californian Bungalow which retains a high degree of original external and internal fabric and is able to represent the pattern of subdivision and development of Coogee during the early twentieth century.		
<b>Level of Significance</b>	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

# *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	Unknown					
<b>Builder/ maker</b>	Unknown					
<b>Physical Description</b>	<p>The dwelling is occupied by a single storey Inter-War Bungalow with primary frontage to Brook Street and single storey double garage to the rear, with frontage to Edgcombe Avenue. The dwelling is constructed of face brick elevated above street level and comprises terracotta tiled hipped and gabled roof form. A large gable with exposed bargeboards detailing extends over two-thirds of front verandah. The verandah runs along the full width of the frontage and comprises stone base, stone piers with stone colonettes.</p> <p>Access to the property was unable to be obtained however with reference to current observations from the street, the above description of the dwelling is adequate. Internal photographs available from recent property sale show that the dwelling is in very good condition and has retained its original internal layout and many of its significant architectural features including original decorative plaster ceilings, exposed and polished timber picture rails, architraves and skirtings and original picture rails and architraves, wall vents and rear door. The kitchen comprises a later 20th century fit-out and applied wallpaper.</p>					
<b>Physical condition and Archaeological potential</b>	The dwelling appears in sound condition. The site is considered to have limited archaeological potential, this being the first recorded house on the site.					
<b>Construction years</b>	<b>Start year</b>		<b>Finish year</b>	1925	<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	Unknown					
<b>Further comments</b>	No development history available on Council records.					



# Heritage Data Form

HISTORY	
Historical notes	<p>The following history of development in Coogee is extracted from Heritage Data form prepared by Colin Brady dated January 2017 for No.38 Dudley Street (inter alia).</p> <p><i>Following introduction of purchase grants by Governor Brisbane in 1838, outer eastern Sydney was progressively surveyed for sale as a means of funding assisted migration fulfilling labour shortages in the growing colony. Whilst lands to the south of Coogee were initially reserved as the Church and Schools Estate Lands, initial disposal of lands at Coogee was suspended in the later 1830's pending detailed survey of the area</i></p> <p><i>From 1838 Crown lands sold to fund migration were disposed of as purchase grants largely of 5-10 acres. Land sales were preceded by surveys establishing overlaying grid patterns, which, in theory facilitated access by road easement along the property dividing lines.</i></p> <p><i>Development of Coogee remained slow due in part to the collapse of the land boom in the 1840's and also to Simeon Pearce's promotion of land sales at nearby Randwick, and remoteness from Sydney. The localities reputation as a resort destination for day-trippers from Sydney, mentioned as early as 1833-34, did however continue to attract visitors for picnics and strolls by the ocean. Early settlement remained sparse, market gardening being the prime occupation of residents including Charles Catley. A map of the Village of Coogee prepared in the period 1860-79 continues to show the initial grid street plan including the eastern extent of Dudley Street the route of which ends to the west of Mount Street.</i></p> <p><i>In 1880 a steam tramline opened from Sydney to Randwick Racecourse. The following year the service was extended to High Street. In the same year the Randwick Tram Workshops were opened. Coinciding with and enhancing the real estate boom of 1875-1889, the introduction of reliable transport less affected by poor road conditions was quickly identified by speculators marketing former large estates about the heights overlooking Coogee. In 1883 the line was further extended to Coogee. Electric services were introduced in 1902. By the end of the land boom in 1889, Dudley Street was listed as having 11 residences from the sea to the junction with Long Bay Road [later Mount Street] and one, the house Ferndale occupied by Charles Byers beyond the junction of Long Bay Road and Dudley Street.</i></p> <p><b>Edgecumbe Estate</b></p> <p>The Surveyor General's map of Randwick Waverley and Coogee dated 1856 shows James Hart as the owner of the site comprising lots 5 and 6, Section 11, which formed part of the Crown grant originally laid out in 1838.</p> <p>The land was further purchased in 1909 by Mrs Olive Alice Little and sales posters for Edgecumbe Estate indicate that the properties were listed for sale in 1915, along with the formation of Edgecumbe Avenue. The estate included lots 1 to 7 to the east of Edgecumbe Avenue with lots 1 to 6 having dual frontages to Brook Street and Edgecumbe Avenue, and lots 8 to 13 to the west of Edgecumbe Avenue having an east west orientation and frontages to Edgecumbe Avenue. Lot 13 also comprised side boundary with Dudley Street.</p> <p>The majority of lots fronting Brook Street were sold prior to 1920 including and included Lot 2 which was further subdivided in 1922 to form two lots (Lots A and B DP305284).</p> <p>No. 148 Brook Street first appears within the Sands Directory in 1928 occupied by A Crawley (Medical Practitioner). A Crawley's name first appears in 1925 as the listed occupant of No.150 Brook Street and the dwelling was likely to have been built at this time. Lots A and B, DP 305284 were known as 150 and 152 until 1927. House numbers changed along Brook Street after this time and the dwellings became known as No. 148 Brook Street (Lot B) and No. 150 Brook Street (Lot A). Aubrey Joseph</p>



# Heritage Data Form

	Clarence Crawley was a registered Medical Practitioner (1896) <sup>1</sup> and represented Sydney University in the NSW Premier Cricket (formerly known as Electoral Cricket and Sydney Grade Cricket) since its first season in 1893-94. <sup>2</sup>
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THEMES	
<b>National historical theme</b>	4 Accommodation

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The dwelling is a fine example in the Inter-War Californian Bungalow (c.1925) with an elevated frontage to Brook Street and forms one of a two detached Inter-War bungalows fronting Brook Street which were constructed 1925 following subdivision of Edgecumbe Estate in 1920, and subsequent subdivision of Lot 2 in to two lots (A and B) in 1922.</p> <p>The subdivision and development of the subject site demonstrates Coogee's suburbanisation during the early twentieth century and is evidence of the growth of the suburb created by the provision of the Randwick to Coogee tramline extension in 1883.</p> <p>The dwelling is of local significance under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>Historical records indicate the site was originally owned and occupied by Aubrey Joseph Crawley (registered medical practitioner) who also represented the University of Sydney in first grade cricket in 1893-94.</p> <p>There are no other known association of the site with a significant person or group of persons, or important event since its time of construction.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The dwelling is noted as being a fine and intact example of an Inter-War Californian Bungalow. The dwelling retains its significant decorative external features such as face brick and sandstone, roof form with timber batten gable and stone detailing, including sandstone posts and colonnettes, and tiling to verandah. Internally, the dwelling retains its original internal layout and many of its significant architectural features including original decorative plaster ceilings, exposed and polished timber picture rails, architraves and skirtings and original picture rails and architraves, wall vents and rear door. Although the dwelling has been subject to later twentieth century kitchen fit-out, it retains a high degree of original fabric in very good condition.</p> <p>The dwelling is considered of local significance under this criterion.</p>
<b>Social significance</b> SHR criteria (d)	<p>The site has no known association with a particular community or social group within the Coogee area.</p> <p>The dwelling is not considered of significance under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The Inter-War bungalow does not demonstrates any unique construction techniques or comprise any rare materials other than those commonly used during the early twentieth century.</p> <p>The dwelling is not considered of significance under this criterion.</p>

<sup>1</sup> Register of Medical Practitioners, NSW Government Gazette No.7, 16 Jan 1931

<sup>2</sup> <http://www.sydneyniversitycricket.com.au/1st-grade-caps/>

# *Heritage Data Form*

<b>Rarity</b> SHR criteria (f)	The site is occupied by an Inter-War bungalow which was a common detached housing style during the 1920s within the Coogee and Randwick area. While it is not considered rare in its style or aesthetic detail, it has a notably high quality of detail and fabric which remains intact and predominantly in good condition.
<b>Representativeness</b> SHR criteria (g)	The dwelling is a fine example of an Inter-War Californian Bungalow which demonstrates through its scale, form, architectural detailing the suburban development of Coogee during the early twentieth century.
<b>Integrity</b>	Good condition The house retains its core form and setting.

# *Heritage Data Form*

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Suburban Directories	Sands Directories	Sands Directories for Sydney and Metropolitan Areas	1850-1933	Sydney City Archives
Digital Research sites	State Library NSW	Subdivision Maps	1847-1920	On-line
Land Title Search	NSW Land Registry	Title/Deed reference	1920-1947	Infotrack

RECOMMENDATIONS	
Recommendations	<p>The dwelling should be retained and if required sympathetically extended to the rear. All external brickwork and stonework to remain exposed and is not to be painted rendered or covered with other material. New paintwork based on historic precedent.</p> <p>Sandstone front boundary fence should be retained and conserved, and sympathetic landscaping should be provided within the front setbacks.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Dudley Street and Brook Street Heritage Study	Year of study or report	2019
Item number in study or report			
Author of study or report	Kate Wine		
Inspected by	Kate Wine		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Kate Wine	Date	Jan 2019

# *Heritage Data Form*

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	148 Brook Street, Coogee – Front elevation				
<b>Image year</b>	2019	<b>Image by</b>	Kate Wine	<b>Image copyright holder</b>	Randwick Council

