

HERITAGE STUDY OF PROPERTIES ON CNR BROOK STREET AND DUDLEY STREET COOGEE

PEER REVIEW



Prepared for Randwick City Council
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1. INTRODUCTION

1.1 Background

Randwick Council commissioned this peer review of a study entitled “Heritage study of properties on corner of Brook Street and Dudley Street, Coogee” in February 2019. The review examines the assessment of three potential heritage items and the proposed scheduling of a new Heritage Conservation Area on Schedule 5 of the Randwick Local Environment Plan 2012. The study under review was prepared in November 2018 by Randwick City Council after an Interim Heritage Order (IHO) was placed on 39 Dudley Street (Lot B DP301192) on 8 October 2018 in response to Complying Development Certificate applications for the demolition of the dwellings at 37 and 39 Dudley Street and the construction of single residential dwellings on each site. Subsequently, on 14 February 2019, a draft Planning Proposal was referred to the Randwick Local Planning Panel (RLPP) for advice. The Planning Proposal sought to amend the Randwick LEP 2012 to include the following sites as heritage items:

- 39 Dudley Street, Coogee (Lot B DP 301192)
- 41 Dudley Street, Coogee (Lot C DP 301192)
- 148 Brook Street, Coogee (Lot B DP 305284)

The planning proposal also sought to create a new Heritage Conservation Area (HCA) ‘Edgecumbe Estate’ to include the following properties:

- 37 Dudley Street, Coogee (Lot A DP 301192)
- 39 Dudley Street, Coogee (Lot B DP 301192)
- 41 Dudley Street, Coogee (Lot C DP 301192)
- 142A Brook Street, Coogee (SP 13844)
- 144 Brook Street, Coogee (Lot 1 DP 536759)
- 146 and 146 A Brook Street, Coogee (Lot 2 DP 388326)
- 148 Brook Street, Coogee (Lot B DP 305284)
- 150 Brook Street, Coogee (Lot A DP 305284)
- 152 Brook Street, Coogee (Lot 1, DP 195960)

The review has been commissioned because of conflicting expert opinions regarding the listing of 39 Dudley Street and 148 Brook Street as individual heritage items. The review is also to consider whether 5 Edgecumbe Avenue should be included as part of the new Heritage Conservation Area.

1.2 Methodology and Terminology

This report generally follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 5th edition 2000 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance.

J.S. Kerr’s *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into “historic”, “aesthetic”, “technical/scientific” and “social” categories.

The report has also been undertaken with reference to the NSW Heritage Office criteria for evaluating heritage significance.



Figure 1.1 | This map shows the subject properties (37, 39, 41 Dudley Street and 142A, 144, 146A, 146B, 148, 150, 152 Brook Street, Coogee) outlined in ‘red’.

1.3 Author identification

This document was prepared by heritage specialists Dr Sue Rosen and Dr Roy Lumby.

1.4 Site inspection

External site inspections were undertaken on Friday 1 March 2019.

Internal inspection 5 Edgecumbe Avenue was undertaken on 2 March 2019.

2. THE REVIEW

2.1 Character

No.s 37, 39, 41 Dudley Street Coogee are a contiguous group of single and two storey Interwar bungalows and 142A, 144, 146A, 146B, 148, 150, and 152 Brook Street are a mix of two and three storey residential flat buildings and single storey bungalows. The cohort presents as a coherent group representative of development in the interwar period. Further afield, to the West on Dudley Street and to the north on Brook Street there is a mix of Federation and Interwar single and multi-dwelling buildings, with some later infill development towards the east on Dudley Street and on Edgumbe Avenue.

According to the heritage study, all buildings date from the *Edgumbe Estate* subdivision auctions of 1915 and 1920 when the area was first subject to residential subdivision. This assertion is well supported by the historic context of the development of the area documented with contemporaneous maps and plans, corroborated by evidence from LPI, *The Sand's* directories and an aerial view from 1930. The claims made as to the origin of the buildings are well founded. No.s 37-41 Dudley Street were constructed circa 1921-1922.

The residences at No's 37-41 Dudley Street have similar architectural features that are characteristic of the Inter War California Bungalow style, such as battened gables, exposed rafter ends, brick construction, asymmetrical front elevation with a verandah and projecting room, and timber framed bay windows with casement sashes. The three dwellings are aligned in the set back from Dudley Street. No 41 Dudley Street, on the corner with Edgumbe Avenue, is detailed to address the location with a stone front fence and detailing to the side façade including an oriel (supported off a later brick pier) and a section of gabled roof. They demonstrate contemporary construction techniques and materials, including gabled and hipped roofs, the use of reinforced concrete, terrazzo finishes and dark toned bricks.

While there have been substantial modifications to No.37 Dudley Street at the rear of the dwelling, its original form remains capable of being 'read' and interpreted. This is due to the retention of original detailing to Dudley Street and the placement of the second floor addition to the rear. Internally, much original detailing remains in place. No's 39 and 41 Dudley Street are more intact internally and externally, with no major alterations having taken place. All three contribute to the character of the area, while No's 39 and 41, due to their greater integrity, warrant individual listing due to their capacity to demonstrate the themes of "Accommodation" in the Interwar period and the historic themes of "Suburbanisation", "Speculation" and "Promotion".

The statements of significance for No's 39 and 41 Dudley Street and 148 Brook Street refer to their substantial intactness and capacity to demonstrate the pattern of subdivision and the nature of development of Coogee in the early 20th century with historical, aesthetic and representative significance. The case for individual listing is well argued with analysis and evidence provided to support each case, including their construction in the key period of development of Coogee with a high degree of integrity in the extant features commonly deployed in the early 1920s and their form and scale.

For these reasons all three are capable of contributing to a HCA adding to the coherence and characteristics of the surrounding 1920s development, which would be significantly undermined if they were lost to the area.

No statement of significance has been developed for the proposed Heritage Conservation Area (HCA). However, the individual analysis of the properties to be included in the HCA refer to shared physical characteristics such as architectural style, hipped and gabled roofs, battened gables, timber framed window sashes, verandahs and balconies, brick construction and the occasional use of stone.

There is a strong architectural focus in the assessment and it is possible that other aspects of the sites history could emerge if in depth research into their associations was undertaken.

3. COMPARABLE ITEMS

Of comparable heritage items located in Coogee from the interwar period included in Schedule 5 of the Randwick Local Environmental Plan 2015 only three items date from 1920/1921. These are: the state listed mansion *Cliffbrook*, at 45-51 Beach Street; St Brigid's Catholic Church and a fully restored Spanish Mission house at 1 Hill Street, described as having:

“... possibly lost some detail in the process but appears authentic. Outstanding features include coloured terra cotta pipe tiles (around tops of wall and gables), coloured terra cotta shingles on bay window and immaculate decorative round, rendered columns supporting arched porch. Spoiled by pebblecrete, window grilles and changes to balustrade, doors and fence. Possibly had leadlight too originally.”

As has been identified in Council's study, the early 1920s is a key period of development for Coogee. No.s 37-41 Dudley Street date from this period, as do 144 and 152 Brook Street while 146, 146A, 148 and 150 date to slightly later, C.1928c.

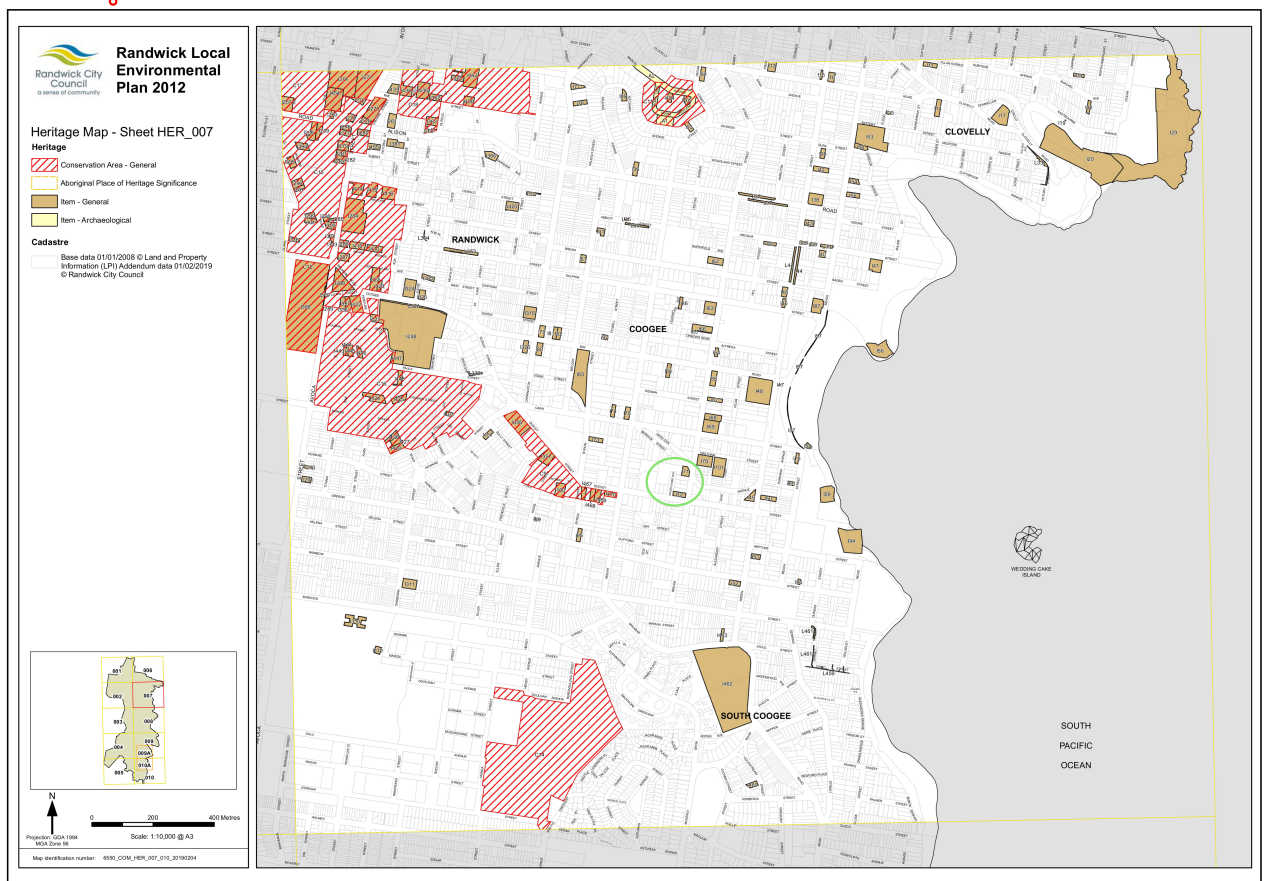


Figure 3.1 | The area circled in green encompasses the sites of the proposed heritage items and HCA in relation to other heritage sites and suggests that as a group they would form a significant cohesive unit illustrating the early development of the area.

4. SITE INSPECTION



Figure 4.1 | No's. 78-72 Dudley Street, opposite the intersection of Edgecumbe Ave and Dudley Street. Houses from this period demonstrate characteristics of the Federation Bungalow, Inter War Claifornia Bungalow and Inter War Functionalism styles.



Figure 4.2 | View of the southern side of Dudley Street to the West from intersection of Edgecumbe Avenue and Dudley Street.



Figure 4.3 | View of Dudley Street to the East from the intersection of Edgecumbe Avenue and Dudley Street.



Figure 4.4 | View of western side of Edgecumbe Avenue from the intersection of Edgecumbe Avenue and Dudley Street. In the foreground is 41 Dudley Street.



Figure 4.5 | 37-41 Dudley Street, stepping down the slope.



Figure 4.6 | 37-39 Dudley Street. The relationship between No. 37 and 39 Dudley Street and their original shared form and architectural characteristics are evident.



Figure 4.7 | 39 Dudley Street, showing the visual relationship of No's 37 to 41 and common characteristics such as gabled roofs, verandahs and projecting front rooms.



Figure 4.8 | 39 and 41 Dudley Street. The relationship between the two bungalows and their original shared form and architectural characteristics are evident.



Figure 4.8 | 41 Dudley Street, as it addresses Edgumbe Avenue.



Figure 4.9 | 41 Dudley Street, as it addresses Edgumbe Avenue.



Figure 4.10 | 4-8 Edgumbe Avenue adjoining the site of 41 Dudley Street.



Figure 4.11 | 5 Edgumbe Avenue was constructed as two apartments, but has been converted to a single residence and rendered.



Figure 4.12 | Rear view of 152 Brook Street at the intersection of Dudley and Brook streets. Its side boundary is on Edgumbe Avenue and it is opposite 41 Dudley Street.



Figure 4.13 | View from south-east of 152 Brook Street at the intersection of Dudley and Brook streets. Its side boundary is on Edgumbe Avenue and it is opposite 41 Dudley street.



Figure 4.14 | View from north-east of 152 Brook Street at the intersection of Dudley and Brook streets, as it addresses the intersection.



Figure 4.15 | 150-146A Brook Street, note similarities of scale and form with 37-41 Dudley street.



Figure 4.16 | 150 Brook Street.



Figure 4.17 | 148 Brook Street.



Figure 4.18 | 146A Brook Street.



Figure 4.19 | 144 Brook Street.



Figure 4.20 | 142A Brook Street.



Figure 4.21 | Electricity sub station on the eastern side of Brook Street adjacent to Havelock Avenue overpass.



Figure 4.22 | The St Brigid's complex on eastern side of Brook Street. St Brigid's Church was built contemporaneously with 37-41 Dudley Street.



Figure 4.23 | 138 Brook Street, opposite the St Brigid's complex and adjacent to Havelock Avenue overpass.

5. OTHER EXPERT OPINIONS: 39 DUDLEY STREET

5.1 John Outram

Heritage consultant, John Outram was commissioned to undertake a heritage assessment of 39 Dudley Street in November 2018 by its owner. The historic context report within the document suggests that No.s 37 to 41 were constructed in 1921 by the same builder, James Menary (1868-1944).¹ According to the report, Coogee experienced remarkable growth in the three decades to 1930 as beach facilities were developed and as it became a place for permanent residence. This coincided with the construction of community facilities, for example the first purpose-built post office in the 1920s and St Brigid's Catholic Church, both constructed contemporaneously with 37-41 Dudley Street. Menary is known to have constructed several other cottages and small blocks of flats in the area.²

Significance Assessment

Criterion A

While acknowledging that the property is listed on the Register of the National Trust, Outram's assessment of significance asserts, without any qualification/justification, that the 39 Dudley does not meet Criterion A, the historical criterion. A conclusion formed despite noting that:

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.

The NSW Guidelines for inclusion under this criterion are:

- Shows evidence of a significant human activity
- Is associated with a significant activity or historical phase
- Maintains or shows the continuity of a historical process or activity.³

Under the above assessment it can be said that No 39 Dudley (and No.s 37 and 41) are evidence of the Inter-War development of Coogee and the period of transition from transient occupation to a settled community.

Items which meet this criterion include, among others, '... significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation.'⁴

The NSW Guidelines for Exclusion under this criterion are:

- Has incidental or unsubstantiated connection with historically important activities or processes.
- Provides evidence of activities or processes that are of dubious historical importance
- Has been so altered that it can no longer provide evidence of particular association.⁵

None of these exclusion criterion can be applied to No. 39 or No.s 37 and 41 as they are associated with the important early phase of development of Coogee as a suburb and remain capable of demonstrating this period of development.

¹ Nicholas Jackson in Outram, p.3.

² Nicholas Jackson in Outram. 15

³ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 12.

⁴ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 12.

⁵ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 12.

Criterion B

With regard to Criterion B, Historical Association, Outram concludes that No. 39 is not significant. He concludes that the house is most closely linked with the builder, Menary, who was active in the Randwick area in the 1920s, constructing bungalows and small block of flats, but that he knew little about him. The owners, Ernest Richard Walker from 1923 to 1965, and Leon and Henrietta Lipson from 1965 until recently have not been investigated at all.

The NSW Guidelines for inclusion under this criterion are:

- Shows evidence of a significant human occupation
- Is associated with a significant event, person or group of persons.⁶

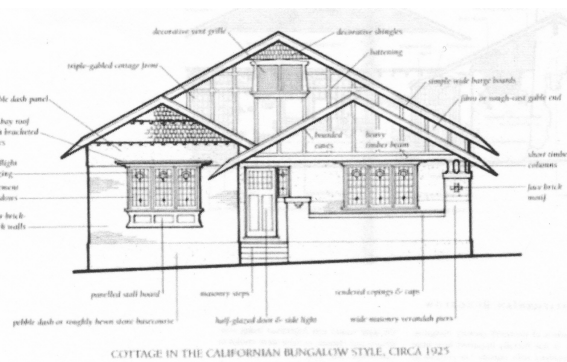
The NSW Guidelines for Exclusion under this criterion are:

- Has incidental or unsubstantiated connection with historically important people or events
- Provides evidence of people or events that are of dubious historical importance
- Has been so altered that it can no longer provide evidence of particular association.⁷

Insufficient research has been undertaken to form an opinion as to this criterion, however, Menary is associated with the development of Coogee during this period of its history, as are No.s 39 and 41 which he also constructed. No. 39 demonstrates strong associations with the theme of suburbanisation as it relates to Coogee in particular and Randwick, more broadly.

Criterion C

With regard to Criterion C, aesthetic character, and creative and technical achievement, Outram asserts that No. 39 does not meet the criterion, and focuses on its credentials as an Inter-War California Bungalow, which he then proceeds to discredit citing Graeme Butler's, *The Californian Bungalow in Australia*, which despite the title tends to focus on Victorian bungalows. Reference is also made to *Australian House Styles* (Maisy and Ian Stapleton).

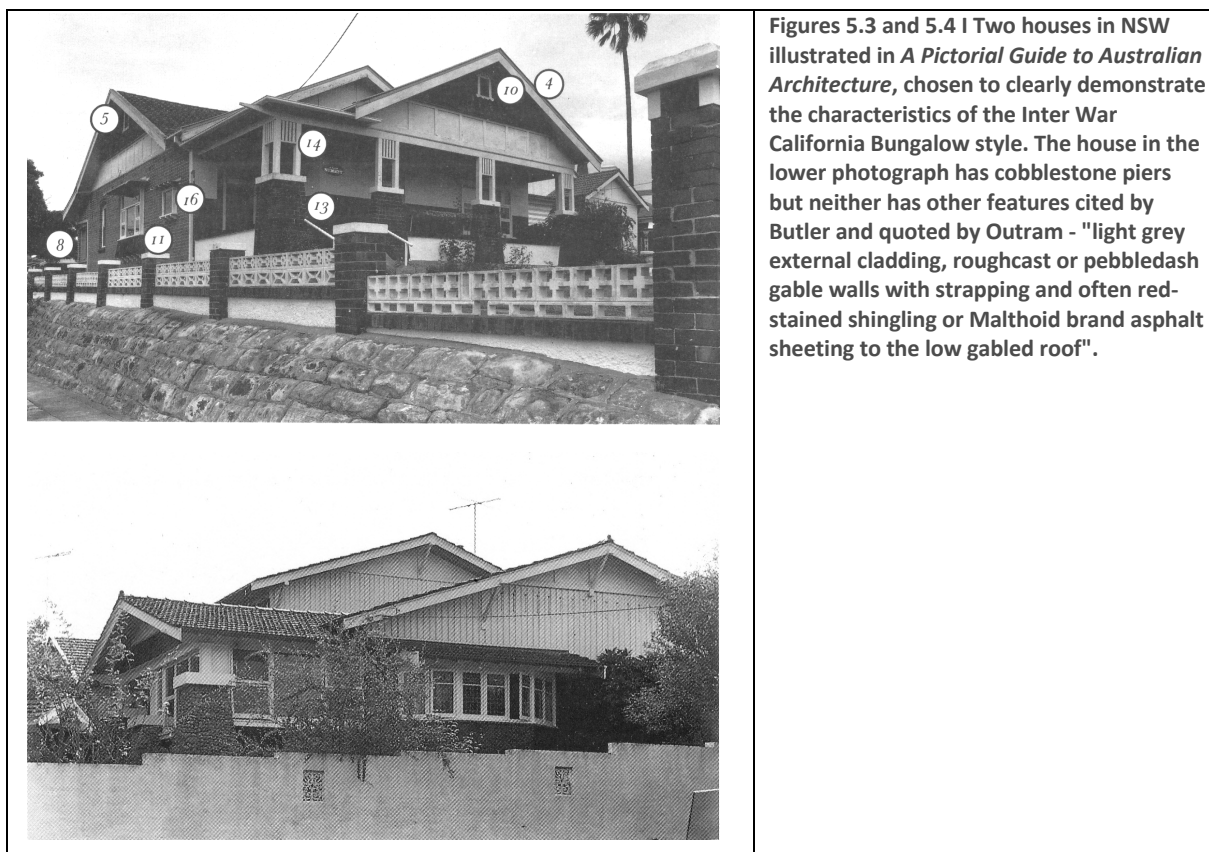


Figures 5.1 and 5.2 | 39 Dudley Street shares many of the stylistic characteristics with this sketch reproduced in *Australian House Styles*. It is "the more common form of Californian [sic] Bungalow." A California Bungalow, nevertheless.

There is, however, no reference to a standard source, *A Pictorial Guide to Identifying Australian Architecture* (Richard Apperley, Robert Irving and Peter Reynolds). A selection of buildings across Australia is taken to represent the style in this book. Two NSW examples, although not identical to No 39 Dudley Street, have features in common with the property.

⁶ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 14.

⁷ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 14.



Figures 5.3 and 5.4 | Two houses in NSW illustrated in *A Pictorial Guide to Australian Architecture*, chosen to clearly demonstrate the characteristics of the Inter War California Bungalow style. The house in the lower photograph has cobblestone piers but neither has other features cited by Butler and quoted by Outram - "light grey external cladding, roughcast or pebbledash gable walls with strapping and often red-stained shingling or Malthoid brand asphalt sheeting to the low gabled roof".



Figure 5.5 | This street of California Bungalows demonstrates how representative and typical 39 Dudley Street was of houses built in suburban Sydney during the 1920s [State Library of NSW PXD 789 (v 10) – Hood collection part II].

The house is described by Outram as "modest." In fact, by the standards of the day it is quite substantial. The Municipality of Randwick is notable for its middle class composition during the 1920s. Most of its suburbs, including Coogee, demonstrated a high level of owner-occupancy with houses costing around £1,000.⁸ This

⁸ Max Kelly, "Pleasure and profit: the eastern suburbs come of age 1919-1929" in Jill Roe (editor), *Twentieth Century Sydney: studies in urban & social history*, p.11.

was a substantial sum at the time.

The plan of 39 Dudley Street suggests it was built with two bedrooms, which was common even in affluent suburbs. During the second half of the 1920s the Sydney department store Bebarfalds Ltd published a lavish book entitled *Safe Home Planning*, intended to guide the middle-class home owner towards the correct design and furnishing of their home. Several houses built (and possibly designed) by contractor R. J. Park of Roseville and designed by Bebarfalds' Home Planning Service were featured in the book. Almost all are similar in planning concept to 39 Dudley Street and all, but one had two bedrooms. None of these houses conforms to the "true California bungalow style", but all reflect the aspirations of middle-class home buyers at this time.



Figure 5.6 | Extract from Bebarfields *Safe Home planning Guide*.

The NSW Guidelines for Inclusion under Criterion C, are:

- Shows or is associated with, creative or technical innovation or achievement
- Is the inspiration for a creative or technical innovation or achievement
- Is aesthetically distinctive
- Has landmark qualities
- Exemplifies a particular taste, style of technology.⁹

The guidelines for exclusion include:

- Is not a major work by an important designer or artist
- Has lost its design or technical integrity
- Its positive visual or sensory appeal or landmark qualities and scenic qualities have been more than temporally degraded.
- Has only a loose association with a creative or technical achievement.¹⁰

While it is not a major work by an important designer or artist, this is a characteristic that it shares with numerous California Bungalow style dwellings across NSW, which were designed and constructed by building contractors. No. 39 Dudley Street has retained its design integrity and its positive visual appeal has not been degraded. It also has aesthetic significance because of its contribution to the streetscape and as part of a group of contemporary dwellings at 37-41 Dudley Street, in particular its visual relationship with the intact California Bungalow style dwelling at 41 Dudley Street.

Criterion D

With regard to Criterion D, social significance, Outram has found No. 37 to have no social significance, however the methodology of his reports shows no indication of any social significance assessment having been undertaken.

A more accurate assessment would be “unknown”.

The guidelines for inclusion include:

- Is important for its associations with an identifiable group
- Is important for a community’s sense of place.¹¹

The guidelines for exclusion include:

- Is only important to the community for amenity reasons
- Is retained only in preference to a proposed alternative.¹²

Further research would need to be undertaken to determine if this criterion is able to be fulfilled.

⁹ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 16.

¹⁰ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 16.

¹¹ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 18.

¹² Assessing Heritage Significance, NSW Heritage Office, 2001, p. 18.

Criterion E

With regard to Criterion E, technical/scientific significance, Outram concludes that the site has no archaeological potential and technical significance.

The guidelines for inclusion include:

- Has the potential to yield new or further substantial scientific and/or archaeological information
- Is an important benchmark or reference site or type
- Provides evidence of past human cultures that is unavailable elsewhere.¹³

The guidelines for exclusion include:

- The knowledge gained would be irrelevant to research on science, human history or culture
- Has little archaeological or research potential
- Only contains information that is readily available from other resources or archaeological sites.¹⁴

Based on the historical and physical evidence it is unlikely that this criterion is fulfilled. The archaeological potential of the site has not been assessed.

Criterion F

With regard to Criterion F, Rarity, Outram concludes the house is common in the area, and therefore does not meet the criterion. However, the Outram report does not include a comparative analysis, thus his opinion is unsupported.

The guidelines for inclusion include:

- Provides evidence of a defunct system, way of life or process
- Demonstrates a process, custom or other human activity that is in danger of being lost
- Shows unusually accurate evidence of a significant human activity
- Is the only example of its type
- Demonstrates designs or techniques of exceptional interest
- Shows evidence of a significant human activity important to a community.¹⁵

The guidelines for exclusion include:

- Is not rare
- Is numerous but under threat.¹⁶

¹³ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 20.

¹⁴ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 20.

¹⁵ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 22.

¹⁶ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 22.

Criterion G

With regard to Criterion G, Representativeness, Outram states that the "...house is a modest, representative example of its type, but has few features of note." Despite being a "modest representative of its type", Outram concludes it does not meet the criterion. With no comparative analysis, his opinion is unsupported.

The guidelines for inclusion include:

- It is a fine example of its type
- Has the principal characteristics of an important class or group of items
- Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity
- Is a significant variation to a class of items
- Is part of a group which collectively illustrates a representative type
- Is outstanding because of its setting, condition or size
- Is outstanding because of its integrity or the esteem in which it is held.¹⁷

The guidelines for exclusion include:

- Is a poor example of its type
- Does not include or has lost the range of characteristics of its type
- Does not represent well the characteristics that make up a significant variation of a type.¹⁸

A comparative analysis may reveal that it is significant under this criterion.

5.2 Stephen Davies, Urbis Peer Review of Outram HIS

Stephen Davies was engaged by the owner of 39 Dudley Street to provide a peer review of John Outram's Heritage Assessment of 39 Dudley Street. Despite the limitations outlined above, Davies describes the report as making "... a very clear assessment of the contribution the building makes to the local government area". Davies makes the unsupported claim that No. 39 does not meet the criteria for significance. Yet in a local government area an item needs to meet only one criterion, and No. 39 meets criterion A, possibly meets G (Davies also asserts that No.39 "is a modest and typical example of a builder built Californian style bungalow") and has not been researched sufficiently to determine if it meets criterion B or F.

The Davies report largely consists of unsupported assertions regarding heritage significance and is merely an endorsement of the Outram report without noting its inadequacies. He refers to a "review of interwar houses across Sydney" linking the study to a statement that "39 Dudley Street certainly does not reach the threshold", implying support from that unnamed study. However, Robertson & Hindmarsh's 1996 study¹⁹ does not provide support for that statement, listing many modest houses in the areas studied – further it was not a comprehensive study of Sydney interwar housing as implied by Davies, and although only one area was reviewed in the Randwick LGA, it was an area of modest workers housing in Kensington that was recommended to the National Trust for listing as a conservation area. [see extract attached]

¹⁷ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 24.

¹⁸ Assessing Heritage Significance, NSW Heritage Office, 2001, p. 24.

¹⁹ *Housing in NSW Between the Wars: A Study of housing and housing Estates constructed and developed in NSW between World War 1 and World War II*, prepared for the national trust of Australia (NSW) by Robertson & hindmarsh pty Ltd, February 1996.

Their survey was based on a "windscreen survey" and a visual assessment as to whether an area was an area of predominantly interwar housing. According to Robertson & Hindmarsh: "Some proposed interwar housing areas contain numerous examples of Federation and post-World War II houses but the criteria of visual intactness allowed them to be included, especially in areas which had not been surveyed at all by the National Trust." The criteria used by Robertson & Hindmarsh for inclusion in a Conservation Area the majority of houses had to be substantially intact. To quote:

"In other words still retaining the majority of its fabric or else having suffered alterations which could be reversed upon a change of occupant or fashion. Even using this criterion of intactness it is not possible to compare areas from one local government area to another because of the different economic circumstances which caused the creation of the housing in the first instance.

No attempt has been made to establish the significance of the areas using strict SHIP criteria although it is the opinion of this writer that the majority of the areas identified are of state significance because of the important place housing assumed in the period 1918 - 1942 and because of the enormous visual impact housing of this period has on the built form of today's suburbs and towns."²⁰

²⁰ Robertson & Hindmarsh, Vol. 2, p.iv.

6. REVIEW AND RECOMENDATIONS

6.1 Proposed Heritage Items

39 Dudley Street, Coogee (Lot B DP 301192)

Fabric

39 Dudley Street has retained a substantial amount of original external fabric, including its overall form and footprint (as is evident in the 1943 aerial photograph of the site), fenestration, gable detailing, bay window and skirt, and window joinery. Brick fencing along Dudley Street is also intact, other than for the wrought metal infills and gate. The house convincingly demonstrates the characteristics of the Inter War California Bungalow style. Evidence in the Outram report indicates that the house has also retained a substantial amount of original internal fabric including timber joinery skirting boards, architraves, picture rails and doors, fibrous plaster ceiling linings and cornices, and at least one fireplace. The bathroom appears to have been modified in the latter part of the 1930s or early post World War II period and has retained wall and floor tiles and other fabric from this time. The laundry has retained an early and distinctive tub and late 1930s/post World War II floor tiles.

Significance

Analysis of evidence from physical inspection and in the Outram report indicates that 39 Dudley Street may not fulfil the criteria for social and technical/research significance and does not fulfil the criterion for rarity.

The criterion for historical significance is fulfilled as the house was built during a key period of the locality's development. The criterion for associative significance may be fulfilled because of associations with builder James Menary, who built a number of other houses in the area, but more research may be required to further assess his significance and contribution. The criterion for aesthetic significance is fulfilled because the house demonstrates convincingly the characteristics of the California Bungalow style, makes an important contribution to the streetscape and is one of a pair of intact, substantial and very representative California Bungalows.

Recommendations

The designation of 39 Dudley Street as a Contributory item in the proposed Heritage Conservation Area is supported.

It is also recommended that consideration be given to including 39 Dudley Street as an individual item in Schedule 5 of Randwick Local Environmental Plan.



41 Dudley Street, Coogee (Lot C DP 301192)

No. 41 Dudley Street has been recommended for heritage listing because it is understood to be a 'relatively' intact example of an interwar bungalow. Although in only 'fair' condition it is thought that it could be restored.

Fabric

41 Dudley Street has retained a substantial amount of original external fabric, including its overall form and footprint (as is evident in the 1943 aerial photograph of the site), fenestration, gable detailing, bay windows and skirt, leadlight glazing and window joinery. Stone fencing along Dudley Street is also intact, as is the tessellated tile path at the front of the house; the wrought iron balustrading and gate, if not original, are appropriately detailed. The house convincingly demonstrates the characteristics of the Inter War California Bungalow style. The house has also retained a substantial amount of original internal fabric including timber joinery skirting boards, architraves, wainscoting, hall screen, picture rails and doors, fibrous plaster ceiling linings and cornices, and at least one fireplace. The bathroom and kitchen appear to have retained a large amount of original fabric.

Significance

Analysis of evidence from physical inspection and in Council's report indicates that 41 Dudley Street may not fulfil the criteria for social and technical/research significance and does not fulfil the criterion for rarity.

The criterion for historical significance is fulfilled as the house was built during a key period of the locality's development. The criterion for associative significance may be fulfilled because of associations with builder James Menary, who built a number of other houses in the area, but more research may be required to further assess his significance and contribution. The criterion for aesthetic significance is fulfilled because the house demonstrates convincingly the characteristics of the California Bungalow style, is substantially intact externally and internally, makes an important contribution to the streetscape and is one of a pair of intact, substantial and very representative California Bungalows.

Recommendations

The designation of 41 Dudley Street as a Contributory item in the proposed Heritage Conservation Area is supported.

It is also recommended that consideration be given to including 41 Dudley Street as an individual item in Schedule 5 of Randwick Local Environmental Plan.



148 Brook Street, Coogee (Lot B DP 305284)

No. 148 Brook Street has been recommended for heritage listing because it is thought to be an intact example of an interwar bungalow, in excellent condition.

Fabric

148 Brook Street has retained a substantial amount of original external fabric, including its overall form and footprint (as is evident in the 1943 aerial photograph of the site), fenestration and gable detailing. The combination of brick and stone in the construction of the front verandah, the small columns on top of piers and the configuration of the verandah across the front of the house, are unusual and distinctive. Stone fencing along Dudley Street is also intact. The house convincingly demonstrates the characteristics of the Inter War California Bungalow style. The house has apparently retained a substantial amount of original internal fabric including timber joinery skirting boards, architraves, picture rails, fibrous plaster ceiling linings and cornices, and at least one fireplace.

Significance

Analysis of evidence from physical inspection and in Council's report indicates that 148 Brook Street may not fulfil the criteria for historical, associational, social and technical/research significance and does not fulfil the criterion for rarity.

The criterion for aesthetic significance is fulfilled because the house demonstrates convincingly the characteristics of the California Bungalow style. Its presentation to the street is substantially intact and features distinctive verandah detailing. Main living and bedroom spaces appear to have retained important original fabric. The house also makes an important contribution to the streetscape.

Recommendations

The designation of 148 Brook Street as a Contributory item in the proposed Heritage Conservation Area is supported.

It is also recommended that consideration be given to including 148 Brook Street as an individual in Schedule 5 of Randwick Local Environmental Plan.



6.2 The Conservation Area

The following section reviews items in the planning proposal's new Heritage Conservation Area (HCA) 'Edgecumbe Estate'. Apart from the potential items reviewed in the previous section, it is proposed to include the following properties in the HCA:

Detached houses

- 37 Dudley Street, Coogee (Lot A DP 301192)
- 146 and 146 A Brook Street, Coogee (Lot 2 DP 388326)
- 150 Brook Street, Coogee (Lot A DP 305284)

Flats

- 142A Brook Street, Coogee (SP 13844)
- 144 Brook Street, Coogee (Lot 1 DP 536759)
- 152 Brook Street, Coogee (Lot 1, DP 195960)
- 1-3 Edgecumbe Avenue
- 5 Edgecumbe Avenue

Flats are a significant component of Randwick Municipality. The earliest flats in metropolitan Sydney were constructed during the first five years of the twentieth century. By 1921 they represented 6.8% of Sydney's housing stock. Randwick became a major location for the construction of flats, and during the 1920s it occupied third place behind the City of Sydney and Waverley for flat developments. By 1933 flats represented round 12% of the municipality's housing stock.²¹ Flats were almost exclusively tenanted during this period.

The major impetus for flat building in Randwick probably occurred after World War I. Most of the blocks of flats situated within the boundaries of the proposed HCA would be amongst the earliest to have been constructed in the local government area. Apart from "Brooklyn" at 152 Brook Street, another distinctive block of flats constructed shortly after World War I is the confident Free Classical style "Beech Court" at 184 Arden Street Coogee designed by architects Esplin, Mould & Mack and completed by the end of 1920. Coogee underwent something of a boom in flat construction during the 1930s, as evidenced by the relatively large number of Art Deco and Inter War Functionalist style buildings in the suburb.

²¹ Richard Cardew, "Flats in Sydney: the thirty per cent solution?" in Roe, pp.73-76.



Figure 6.1 | Circa 1920 photograph of Brook Street. "Brooklyn" at 152 Brook Street (A), 144 Brook Street (B) and 142 Brook Street (C) had all been constructed (Randwick City Council).

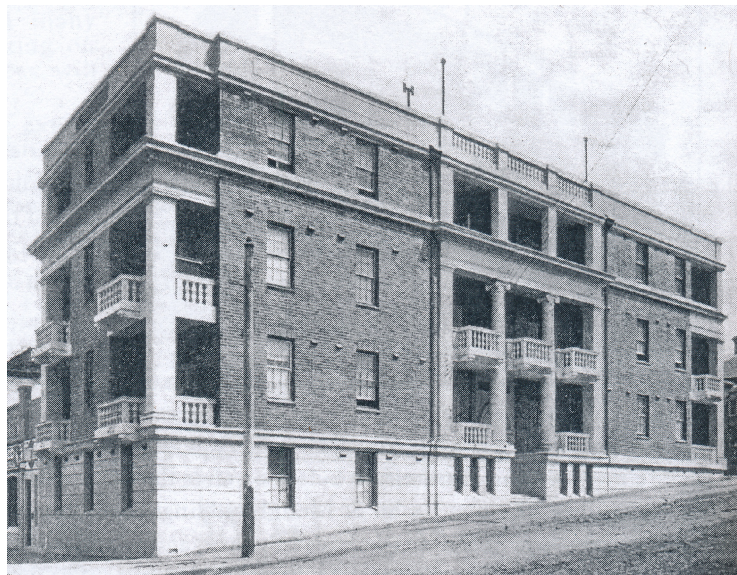


Figure 6.2 | "Beech Court", 184 Arden Street, Coogee (*Building*, 12 January 1921).

All sites date from the early period of suburbanization of the area and thus have historic value. A fair case has also been made for aesthetic significance. Under the NSW Heritage criterion, a place needs to have significance under one of the seven criteria to be locally significant.

37 Dudley Street, Coogee (Lot A DP301192)**Fabric**

It is evident from physical inspection of 37 Dudley Street that its original form is still apparent, although it is obscured by later additions that have endeavoured to complement the original design. The substantial alterations notwithstanding, the building has retained contributory and characteristic California Bungalow style elements that include its original section of gabled roof, batted gables, skirted bay window with flat roof, verandah, fenestration in the street elevation and leadlight glazed casement window sashes. Because of this the building has the potential to contribute to the setting of neighbouring items (No's 39 and 41 Dudley Street). It is also evident from the Heritage Study that the dwelling has also retained original internal fabric and finishes (stained timber joinery, glazed doors) in its southern (original) section.

Significance

The Heritage Study confirms that 37 Dudley Street does not fulfil the criteria for associative, social, technical/research and rarity significance.

The criterion for historical significance is fulfilled as the house was built in a key period of the locality's development. The criterion for aesthetic significance is fulfilled to an extent, although it has been obscured by later additions. The original sections of the house fulfil the criterion for representativeness.

Recommendations

The designation of 37 Dudley Street as a Neutral item is supported.

It is recommended that consideration be given to including 39 Dudley Street as a Contributory item in the proposed HCA.



142A Brook Street (SP 13844)

Fabric

142A Brook Street is a three-storey block of flats with no particular stylistic affinities, although the simplified mouldings and symmetrical composition of the building's facade suggest a Free Classical influence. The building's exterior is very intact and is distinguished by the gently curved bays of windows, which have retained casement sashes with leadlight glazing. The organisation of the flats on either side of a central circulation zone is typical of interwar era blocks of flats. It is one of a number of flat roofed interwar walk-up flat blocks in Coogee. This typology is relatively uncommon in metropolitan Sydney

Significance

Without having undertaken an analysis of the heritage significance of 142A Brook Street, based on visual inspection the building fulfils the criteria for aesthetic significance and representativeness. It may also have historical significance, having been constructed in a key period of Coogee's development.

Recommendations

It is recommended that consideration be given to including 142A Brook Street as a Contributory item in the proposed HCA.



144 Brook Street, Coogee (Lot 1 DP 536759)

Fabric

Archival photographs show that 144 Brook Street had been constructed by the beginning of the 1920s, during a key period of development in Coogee. The original overall form of the building is still evident, although its architectural character, at least on Brook Street, has been obscured by the infilling of balconies and other external modifications.

The building has retained original internal fabric that is representative of the period in which the building was constructed.

Significance

144 Brook Street fulfils the criteria for historical significance and to some extent representativeness, largely due to its intact overall form. Its original internal fabric is representative but is generic and unexceptional and can be found in numerous 1920s buildings.

Recommendations

Notwithstanding modifications that have taken place to



the building, it is recommended that consideration be given to including 144 Brook Street as a Contributory item in the proposed HCA. Its original form is still evident, and there is the potential to reconstruct its original appearance, based on available photographic evidence.

146-146 A Brook Street, Coogee (Lot 2 DP 388326)

Fabric

The duplex at 146-146 A Brook Street was completed around 1928. Although completed after 142, 144 and 152 Brook Street, its external appearance complements the earlier buildings and there is commonality of details and materials. Like 142A Brook Street, the exterior of the building has no particular stylistic affinities, although the gable, verandah piers and columns are similar to those in California Bungalows and the brackets under the first-floor balcony suggest Free Classical influence. Some windows have apparently been modified. Original internal fabric has been retained in both apartments.

Significance

146-146A Brook Street fulfils the criteria for aesthetic significance and for representativeness.

Recommendations

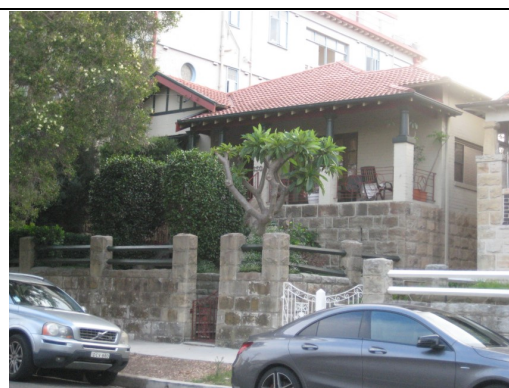
It is recommended that consideration be given to including 146-146A Brook Street as a Contributory item in the proposed HCA.





150 Brook Street, Coogee (Lot A DP 305284)

Fabric

150 Brook Street is understood to have been constructed in the mid-1920s. It demonstrates many of the characteristics of the Inter War California Bungalow style, although the form of the verandah roof is unusual and the original balustrading between the verandah piers has been modified. The exterior of the building is relatively intact; external brickwork has been painted and an addition has been constructed at the rear of the property. Original internal fabric has been retained in the principal rooms, including fibrous plaster ceilings and cornices, timber picture rails, and skirtings. A fireplace in one of the rooms is not original and is more appropriate to a late Victorian or Federation era dwelling.



<p>Significance</p> <p>Notwithstanding modifications to the building, the criterion for aesthetic significance is fulfilled by the original section of the house, which fulfil the criterion for representativeness.</p> <p>Recommendations</p> <p>It is recommended that consideration be given to including 150 Brook Street as a Contributory item in the proposed HCA. Its architectural form and original fabric make a positive contribution to the historical character of the streetscape and complement neighbouring buildings.</p>	
<p>152 Brook Street, Coogee (Lot 1, DP 195960)</p> <p>152 Brook Street, a substantial block of flats known as "Brooklyn", is listed in Schedule 5 of Randwick LEP. Archival photographs indicate that it had been completed by the early 1920s. The building is distinctive architecturally and is an important and defining streetscape element in a prominent location.</p> <p>Recommendations</p> <p>It is recommended that consideration be given to including 152 Brook Street as a Contributory item in the proposed HCA.</p>	
<p>1-3 Edgecumbe Avenue, Coogee</p> <p>Fabric</p> <p>It is evident from physical inspection of 1-3 Edgecumbe that its exterior has been extensively modified. There is little evidence of its original appearance. The Heritage Study suggests that the interior has also been modified.</p> <p>Significance</p> <p>1-3 Edgecumbe Avenue does not appear to fulfil any of the criteria for heritage significance.</p> <p>Recommendations</p> <p>It is recommended that consideration be given to excluding 1-3 Edgecumbe Avenue as a Contributory item in the proposed HCA.</p>	

5 Edgecumbe Avenue, Coogee**Fabric**

The original form of 5 Edgecumbe Avenue is still apparent, although its original character appears to have been obscured by cement render. The central entrance bay demonstrates some of the characteristics of the Inter War Art Deco style, albeit in a diluted form, while the bays and oriels are similar to those found on bungalows of the era (1930s).

Documentary evidence indicates that the plan of the building is largely intact and legible, suggesting the building originally functioned as a duplex. It has also retained original internal fabric and finishes (stained timber joinery, glazed doors) in its southern (original) section.

Original garages have been retained and are situated to the south of the building.

Significance

5 Edgecumbe Avenue does not fulfil the criteria for historical, associative, social, technical/research and rarity significance.

The criterion for aesthetic significance is fulfilled to an extent, although it has been obscured by later modifications. However, the building's overall form and early character are still able to be interpreted, and it contributes positively to the visual character of the locality. The building fulfils the criterion for representativeness - it is representative of duplexes erected during the 1930s.

Recommendations

It is recommended that consideration be given to including 5 Edgecumbe Avenue as a Contributory item in the proposed HCA.



7. CONCLUSION

The context of development in the vicinity of the 37-41 Dudley Street and 142A and 152 Brook Street is of a mix of late Federation and Inter-War Buildings with some infill development. On Brook Street there is a mix of two and three storey inter-war residential flats and single storey bungalows. The proposed listings are consistent with the development and form a coherent streetscape associated with development in the Inter-War period, a key period of development in the area and an important historic theme, represented by other listed items of similar integrity and character. These too, are of equivalent importance.