



November 2018

Heritage study of properties on corner of Brook Street and Dudley Street, Coogee



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1. Background

The heritage study has been prepared for a number of dwellings in Coogee comprising nos. 37, 39 and 41 Dudley Street, and 142, 144, 146 and 146A, 148, 150 and 152 Brook Street, in response to the following motion by Councillor Matson:

“That Council commences a heritage study of the following dwellings in Coogee for the purpose of publically exhibiting a proposal to amend Randwick Local Environmental Plan 2012 to include them as listed heritage items”.

Letters were sent by Council to the owners of the subject properties, dated 18 September 2018 in order to advise them of Council’s resolution to commence a heritage study of their properties, and to seek their consent to access the subject sites.

Positive responses were received from 37 and 41 Dudley Street, and 144, 146A and 146B, 150 Brook Street, and 2/1 Edgumbe Avenue. No responses were received from 148 Brook Street and access was denied from 39 Dudley Street, Coogee and 1/1 Edgumbe Avenue.

Site inspections to 144 Brook Street and 41 Dudley Street were carried out on 2 October 2018. Nos. 146A and 146B Brook Street were viewed on 4 October, No.37 Dudley was inspected on 17 October 2018 and No 150 Brook Street was viewed on 25 October 2018.

On 8 October 2018, an Interim Heritage Order (IHO) (refer to Attachment 1) was placed on 39 Dudley Street (Lot B DP 301 192). The IHO was issued in view of the current heritage investigations. Council also received notice of two Complying Development Certificate applications, dated 25 September 2018. The separate CDC applications involved the proposed demolition of the existing dwellings at 37 and 39 Dudley streets and construction of single residential dwellings on each property.

2. Research and methodology

The heritage study is based on desktop research and investigations and has relied on Council's historical records, publically available information and resources such as the Land Title, Sands Directory, NSW State Library subdivision maps, online maps, real estate photographs (2018), as well as street view observations and site inspections carried out to a number of properties on 2, 4, 17 and 25 October 2018.

The information collected is in Appendix 1 and includes a description of each site, its current condition, any known subdivision and development history as well as photographs of each site including internal images of properties accessed during site visits, and internal images available online from recent real estate listings.

The NSW Heritage Office (now the Heritage Division) guidelines for assessing heritage significance requires investigation of the

historical context of an item or area, its history, themes and community importance as well as its fabric. Items and areas are then assessed against seven criterion (historical, associative, aesthetic, social, research/technical, rare, representative) to determine their level of heritage significance. This study provides an assessment of the seven designated criterion against the properties that this study recommends for local heritage listing.

Items are also graded in terms of their significance (being exceptional, high, moderate, little or intrusive). For practical and local reasons, this heritage study adopts a grading approach where each building has been categorised as being either 'contributory', 'neutral' or 'uncharacteristic' based on the information available and documented. A map identifying the rating density of the contributory buildings within the study area is provided in Section 6 of this report.

Building contribution ratings

Heritage Item	Heritage Item
Contributory	Main development period, highly or substantially intact or Main development period, altered, yet recognisable and reversible.
Neutral	Main development period, heavily altered, unlikely to be reversed. From a period outside the main development period but which reflect the predominant scale and form of other buildings in the HCA, and do not detract from the character of the HCA.
Uncharacteristic	From a period outside the main development period and that have scale, form and materials that is not consistent with the key characteristics of the HCA.

3. Site description and context

The properties subject to the heritage study are located on the northern frontage of Dudley Street and western frontage of Brook Street, within the block bounded by Mount Street, Dudley Street, Brook Street and Carr Street (see Image 1 below).

Street contain a continuous grouping of Inter-War bungalows, one to two storeys in height. The subject sites fronting Brook Street comprise a mix of two to three storey Inter-War residential flat buildings and single storey bungalows.

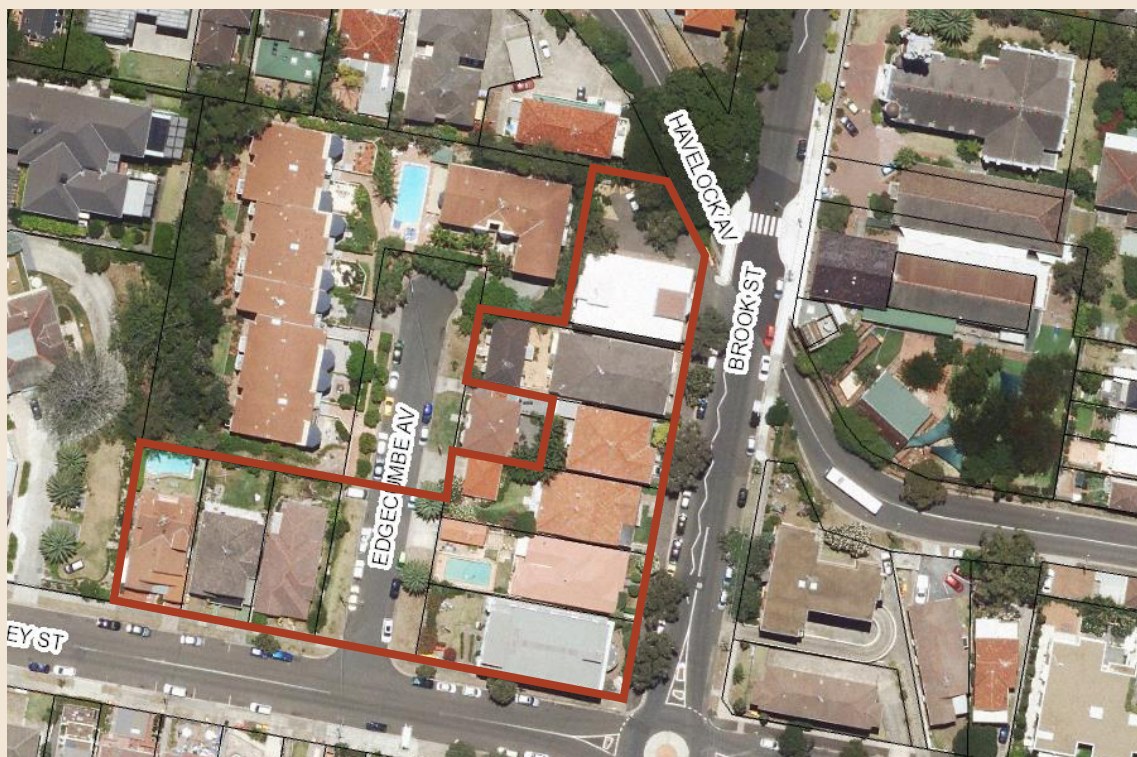


Image 1: Aerial photograph of the subject sites (37, 39, 41 Dudley Street and 144, 146A, 146B, 148, 150, Brook Street, Coogee)

The surrounding context is characterised by a variety of lot and building sizes, featuring a mix of Federation and Inter-War buildings comprising single and multi-dwelling

residences, and some contemporary infill development fronting Edgecumbe Avenue and further east along Dudley Street.

4. Subdivision history of the subject area

Historical records indicate that the properties relevant to this study located along Brook Street were formed as part of the Edgecumbe Estate Subdivision Auction in 1915. The remaining lots formed part of a second auction for the Edgecumbe Estate in 1920. The 1920's auction poster clearly shows that 144 Brook Street (Minmi Flats) and 152 Brook Street (Brooklyn Flats, HI.72) existed at the time, and that five of the six lots fronting Brook Street had been sold. A historical view of Brook Street looking south c.1920 (refer to Image 6) shows both of these buildings, as well as the vacant undeveloped land located between them. The image also shows that No.142A Brook Street (HI.71) was partially constructed at this time.

A review of the Sands Directory indicates that the current street numbering along this portion of Brook Street was not finalised until 1927. Prior to this time, the subject

properties were identified by either their building names, their occupants, or a slightly different street number.

Available historical information on the original subdivision and formation of Nos. 37, 39 and 41 Dudley Street indicates that nos.37-41 Dudley Street were created in 1921 from lots 12 and 13 of the Edgecumbe Estate Subdivision of 1920. The three lots (A, B and C) were formed with a north-south orientation with frontages to Dudley Street.

The occupants of numbers 37, 39 and 41 Dudley Street first appear in the Sands Directory between 1922 and 1923, however Land Title records indicate their ownership from as early as 1921. The historical aerial photograph (refer to Image 8) shows that by 1930, all buildings on the subject properties for this study had been constructed.

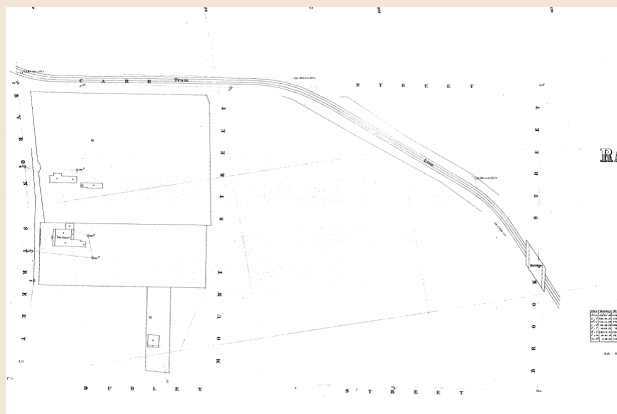


Image 2: Water and Sewerage Survey Plans c.1890 showing vacant land on the north western corner of Brook and Dudley Streets (Source: Randwick Council)



Image 3: Berwick Estate Subdivision Auction Sale Plan showing subject land corner of Dudley and Brook Streets as vacant in 1909 (Source: NSW State Library)



Image 4: Edgcumbe Estate Subdivision Auction Sale Plan showing Edgcumbe Avenue, and subject land around to be auctioned, 4th December 1915. (Source: NSW State Library).

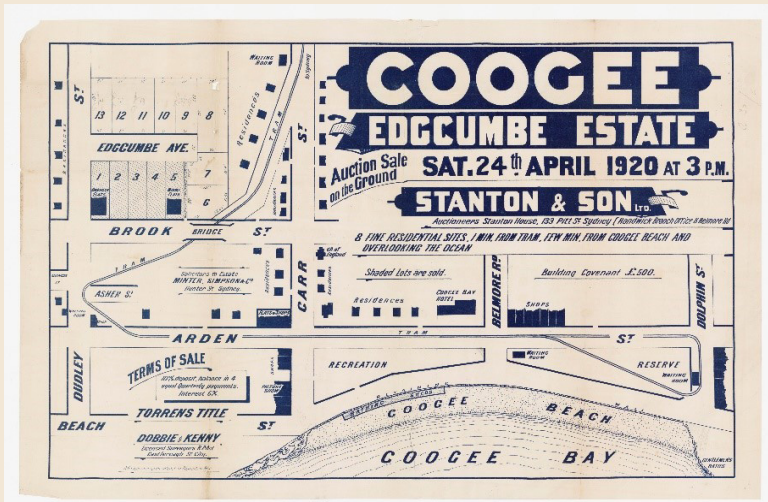


Image 5: Edgcumbe Estate Subdivision Auction Sale Plan showing Edgcumbe Avenue, and subject land around to be auctioned, 24 April 1920. Properties fronting Brook Street shaded and indicated as already sold. Brooklyn Flats and Minmi Flats are existing buildings. (Source: NSW State Library).



Image 6: View of Brook Street looking south c. 1920 (Source: Randwick City Council)

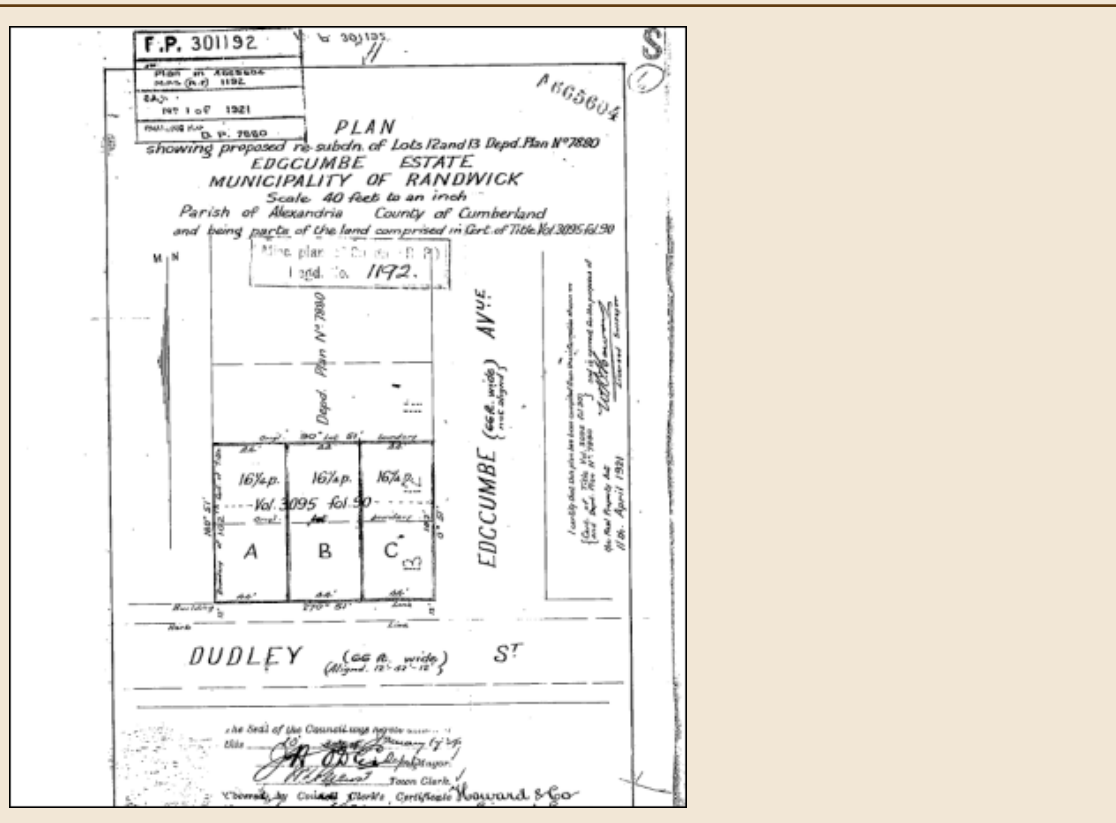
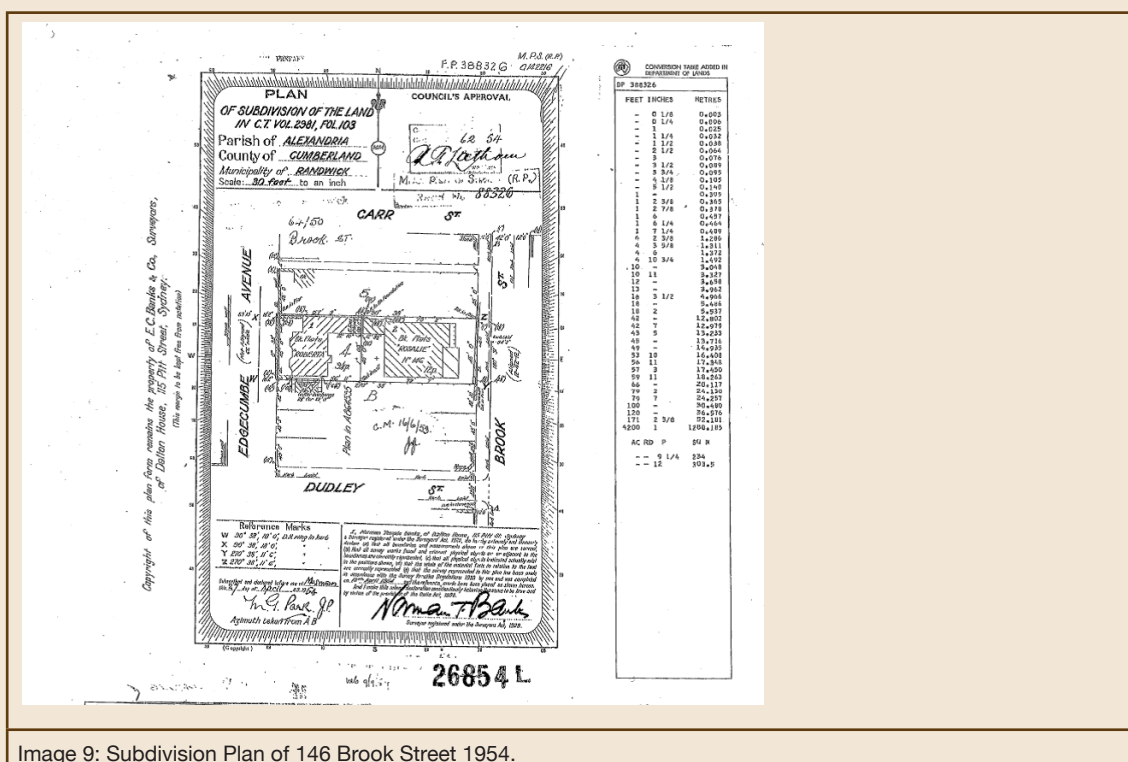


Image 7: Subdivision Plan showing Lots A, B and C of DP 301192 (dated 1921)



Image 8: Aerial view of subject properties c.1930 (Source: Randwick City Council)



5. Summary of observations

37, 39, 41 Dudley Street, Coogee

- The Inter-War bungalows located at Nos. 37, 39 and 41 Dudley were constructed between 1922 and 1923. The dwellings represent a small group of Inter-War bungalows with similar architectural characteristics including double fronted battened gables, consistent landscaped front setbacks, brick construction and timber framed casement bay windows to the front elevation. No.41 varies slightly due to its prominent corner position, stone front fence and additional roof and side elevation detail which presents to Edgecumbe Avenue.
- No. 37 Dudley Street was modified throughout during the latter part of the twentieth century, however it retains its original layout within the front portion, along with internal timber joinery and fretwork, the dwelling comprises additions to its rear, upper floor level extension and rendered brick.

- There is no development history available in Council's records in relation to No.39 Dudley Street. The publicly available internal photographs indicate that the dwelling is intact and in good condition and provides a good example of a dwelling in the Inter-War bungalow style.
- There is no record of development history available for No.41 Dudley Street. A site inspection was carried out on the property on 2 October 2018 which revealed that the dwelling has retained many of its original architectural features including timber panelling, joinery, flooring, electrical hardware and fireplaces. Some elements such as paint and plaster along the ceilings and walls are peeling and there is some evidence (internally and externally) of cracking within the brick work. The kitchen area has also been partially modified with the installation of a mid-twentieth century benchtop. Overall, the dwelling represents a largely unaltered example of an Inter-War bungalow which demonstrates considerable aesthetic value to the Dudley Street

144, 146A, 146B, 148 and 150 Brook Street, Coogee

- 'Marseille Flats' (at No.142A Brook Street) first appears within the Sands Directory in 1923, however the historical photograph (Image 6) shows that the building was being constructed around 1920. The three storey Art Deco Style residential flat building is a locally listed heritage item (HL.71) within Schedule 5 of the Randwick LEP 2012.

- No.144 Brook Street is occupied by two buildings: A two storey Inter-War residential flat building comprising four units, originally known as 'Minmi Flats' with frontage to Brook Street, constructed between 1915 and 1920 (as demonstrated within the Edgecumbe Estate subdivision plans, see images 4 and 5). The Sands Directory indicates that the building was known as 'Kelvin Court' from 1928. The second building is a two storey mid-twentieth century duplex located at the rear of the site with frontage to Edgecumbe Avenue. The subject site is also known as 1-3 Edgecumbe Avenue.

- Access to units 1-4 within the main building at 144 Brook Street was obtained on 2 October 2018. It was observed that while some of the units had been modified in part, the two units at first floor level retained many original features including original internal layout, timber doors, joinery, electrical hardware and flooring (particularly in the primary living spaces). It was also evident that the building's frontage had undergone substantial changes with the infill of the balconies, application of roughcast render and alterations to the entrance stairs. The historical photograph of Brook Street (Image 6) shows the original appearance of the building fronting Brook Street.

- Access to units 1 and 2 of No.1 Edgecumbe Avenue was not obtained, however photos of unit 2 are publically available and show that the dwelling contains minimal original or significant fabric.

- A two storey duplex known as 'Rosalie Flats' first appears within the Sands Directory at No.146 Brook Street in 1930, however Council's records indicate that the flats were completed in 1928. The land was further subdivided in 1954 into two lots with a boundary line from north to south (see Image 8). The lot fronting Brook Street was known as No. 146 Brook Street, and the lot to the rear is now known as 5 Edgecumbe Avenue (occupied by a two storey Art Deco residential flat building 'Roberta Flats'). Site observations and development history indicates the building has undergone a number of external changes including the installation of a garage at lower ground level, as well as internal contemporary updating to kitchen and bathrooms. Both dwellings retain a high proportion of significant internal fabric including decorative ceiling detail, joinery and flooring and are in good condition.

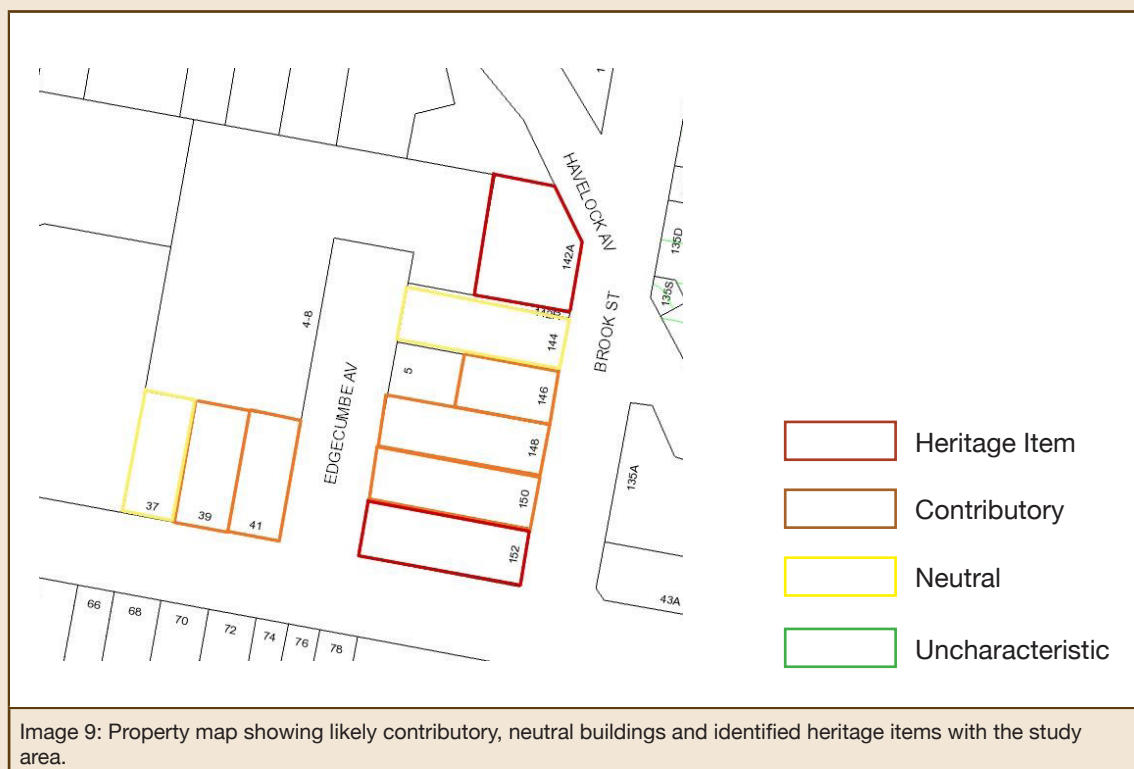
- Nos. 148 and 150 Brook Street are single storey Inter-War bungalows, constructed c.1925 and due to the slope of the land have an elevated frontage to Brook Street. The original occupants first appear within the Sands Directory in 1925 and were known as No.150 and No.152 respectively. The dwellings are later identified as Nos.148 and 152 respectively following renumbering within the street in 1927. Publicly available internal photographs for No.148 Brook Street indicate that the dwelling has retained its original architectural details, internal layout and is in very good condition.

- No. 150 Brook Street is single storey Inter-War bungalow with sandstone base, painted face brick construction with a brick and rendered verandah posts and a terracotta hipped and gabled roof form. A site inspection on 25 October 2018 revealed that the dwelling had undergone a number of alterations and additions including some removal of internal walls, contemporary timber French doors to front verandah, as well as rear kitchen and living area extensions and swimming pool within the rear garden. A number of rooms within the front portion of the dwelling retain their decorative features including plaster ceilings, picture rails and windows and

fireplace however it was also evident that parts the newer rear additions incorporated non-original, yet replica historical architectural features such as plaster ceiling detail, wall vents, wide timber skirtings timber window and door frames.

6. Conclusions and recommendations

- The following map shows the density of the contributory properties within the subject area based on the research undertaken within this study.



- Eight properties were investigated as part of this preliminary heritage study and there are six sites buildings which have been identified as having contributing value to the Inter-War character of the area.
- No. 37 Dudley Street and No.144 Brook Street are identified as having a neutral contribution in terms of their aesthetic value based on the amount of alterations and/or

additions overtime. However, it is also noted that these buildings retain their original scale and form and are recognisable as being part of the early twentieth century construction period. They are visually cohesive with the adjacent neighbouring contributing buildings. Accordingly, they should be considered in terms of incorporating them into a heritage conservation area.

- Nos. 39 and 41 Dudley are relatively intact examples of Inter-War bungalows and retain a significant proportion of original fabric. Although No. 41 Dudley is in fair condition, it provides substantial aesthetic and historic value with the potential to be restored. Both properties are recommended for local heritage listing.
- No. 148 Brook Street appears to be intact and in excellent condition, providing a very good example of Inter-War bungalow with minor internal upgrade alterations. This property is recommended for local heritage listing.
- Overall, the findings reveal that all sites were constructed around 1920 and although exhibit varying levels of modification, demonstrate similar characteristics and themes to the Dudley Street Heritage Conservation Area. The overall study area should be considered as a heritage conservation area.

Appendix 1: Site description and known history

Site details

No.37 Dudley Street (Lot A DP 301192)



Description of site/condition

Inter-War bungalow with triple fronted gable roof form, batted infill to main and secondary gables, first floor hipped roof extension with front dormer and gable ends to east and west elevations and matching gabled car port structure on eastern side. Casement bay windows to front elevation with timber shingles below.

Council's street inventory from 1987 recorded the dwelling to be in good condition and essentially unaltered except for concrete roof tiles and minor details.

Current observations from the street indicate the dwelling has been substantially modified with the upper level and rear additions. The dwelling comprises a rendered brick construction, painted brick fence, car port structure and first floor extension which appears to have been designed to match the roof features and character of original dwelling.

Historical records and observations from a site inspection on 17 October 2018 indicate that the original room layout within the principal building and some original features have been retained including timber picture rails, skirting and architraves, however there have been substantial alterations to the rear.

Known history

Historical land titles records indicate that the site (Lot A) was one of three lots (A, B and C) formed in 1921 following the formation of lots 12 and 13 of the Edgumbe Estate Subdivision in 1920. The site was originally owned by Richard John Vickers, however his name only first appears within the Sands Directory in 1922. The property was owned by John Adams Julian in 1923 and then Edith Evelyn Hastie in 1926. Between 1956 and 1985 the property was owned by the Trustees of Out Ladies of the Poor. There is no significant history recorded on the life of original occupant Richard John Vickers, or subsequent owners.

Development history

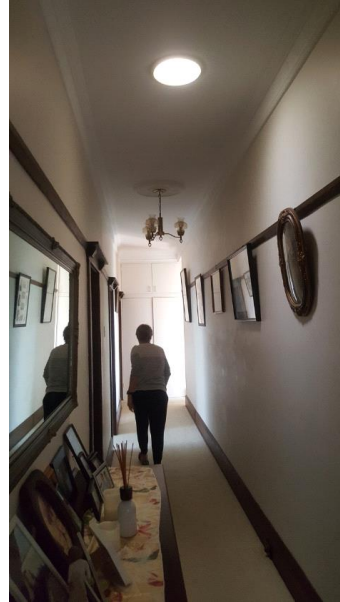
Council's records indicate the following development history and approved works:

- 1985 Alterations and additions to rear and new garage (garage not approved).
- 1985 Installation of in ground swimming pool.
- 1992 & 1993 Alterations and additions including first floor addition.
- 2018 Pre-DA lodged 10 August 2018 for demolition and construction of 3-4 storey residential flat building with basement parking – withdrawn 7 September 2018.

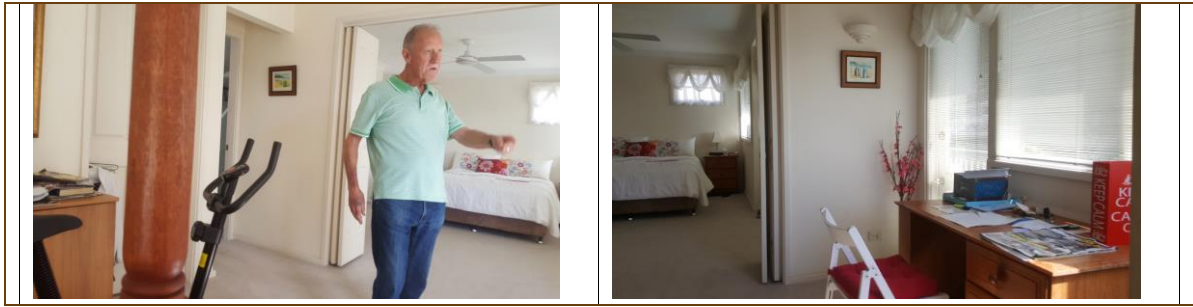
Contributory value

Neutral, with contributory elements.

Site photos







Site details

No.39 Dudley Street (Lot B DP 301192)



(Source: Coastline Agency, via www.realestate.com.au, dated 2018)

Description of site/condition

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. The shingles below the bay have since been removed.

Council's street inventory from 1987 recorded the dwelling to be in good condition, essentially unaltered except for concrete roof tiles and minor details.

Access to the site was unable to be obtained however recent real-estate marketing images (listed April 2018) show that internally the dwelling retains its original layout 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 features, 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.

Real-estate floor plan images also show that the dwelling has retained a typical floor plan for an early twentieth century bungalow dwelling.

Known history

Historical land titles records indicate that the site (Lot B) was one of three lots (A, B and C) formed in 1921 following the formation of lots 12 and 13 of the Edgecumbe Estate Subdivision in 1920. The site was originally owned by James Joseph Farell (May 1921), however by July the same year the property was owned by Elma Joseph Seaton. EJ Seaton appears within the Sands Directory in 1923 as the site's first occupant in 1923. The site was then owned by Earnest Richard Walken until 1966. There is no significant history recorded on the life of early owners or occupants of the site.

Development history

Council's records indicate the following development history:

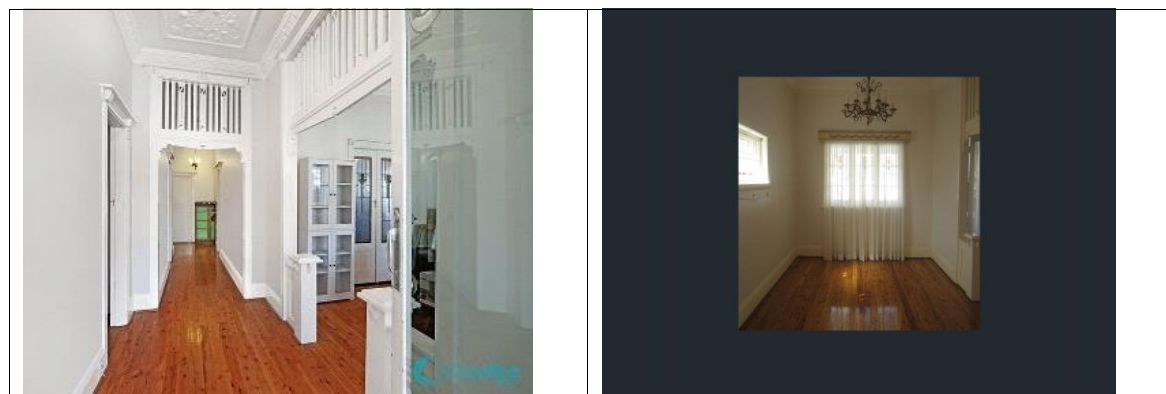
- 2018 Pre-lodgement application for construction of new residential flat building.

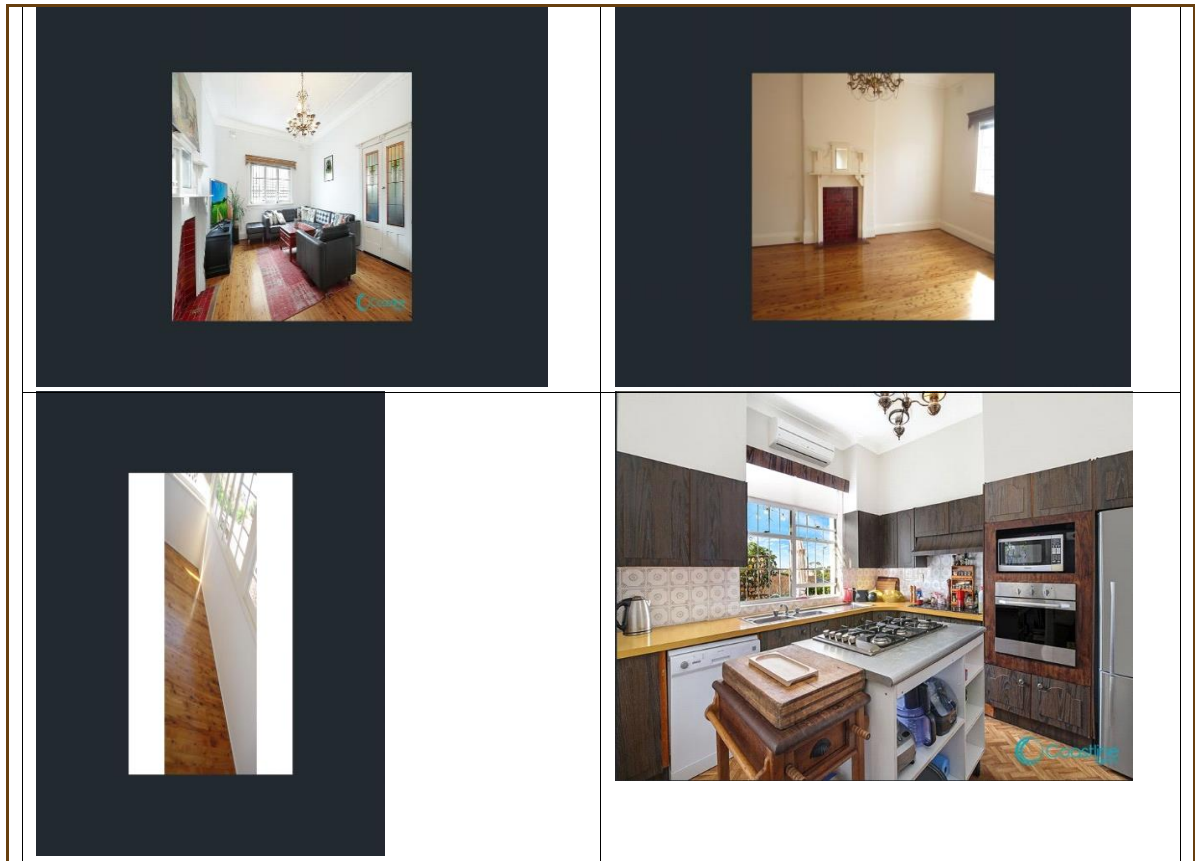
Contributory value

Contributory

Site photos

(Source: Coastline Agency, via www.realestate.com.au, dated 2018)





Site details

No. 41 Dudley Street (Lot C DP 301192)



(Source: Google maps)

Description of site/condition

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. The dwelling comprises a 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. A rear sunroom with row of timber framed sash windows along the eastern and northern elevations. A low sandstone boundary fence with stone posts along the Dudley Street and Edgecumbe Avenue frontages. A single storey brick garage fronting Edgecumbe Avenue appears to be a later addition (c.1940s).

Council's street inventory from 1987 recorded the dwelling to be in very good condition, essentially unaltered except for concrete roof tiles and minor details, with a good stone fence.

Access to the site was obtained on 2 October 2018. The site visit revealed that internally 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.

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 structural issues. Some lead lights had been removed (or stolen) and some of the plasterwork along the ceilings was peeling.

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.

Known history

Historical land titles records indicate that the site (Lot C) was one of three lots (A, B and C) formed in 1921 following the formation of lots 12 and 13 of the Edgumbe Estate Subdivision in 1920. The site was originally owned by Peter Soulos 1921-1929. The name Peter Soulos first appears in the Sand Directory in 1923. The name appears below '*Edgumbe Street*' within the Dudley Street listing (which suggests that the property may have previously had an Edgumbe Street address. By 1928, the same name appears next to the No.41 (still identified as being east of Edgumbe Street). However, by 1932/33 the Sands Directory shows that nos.37, 39 and 41 are all west of Edgumbe Avenue, and that No.41 continued to be occupied by Peter Soulos, although the property was owned by Avril Soulois from 1929 to 1947. There is no significant history recorded on the life of the original occupant Peter Solous.

Development history

No development history available on Council's databases.

Contributory value

Contributory

Site photos

(Source: Randwick City Council dated 2 October 2018)

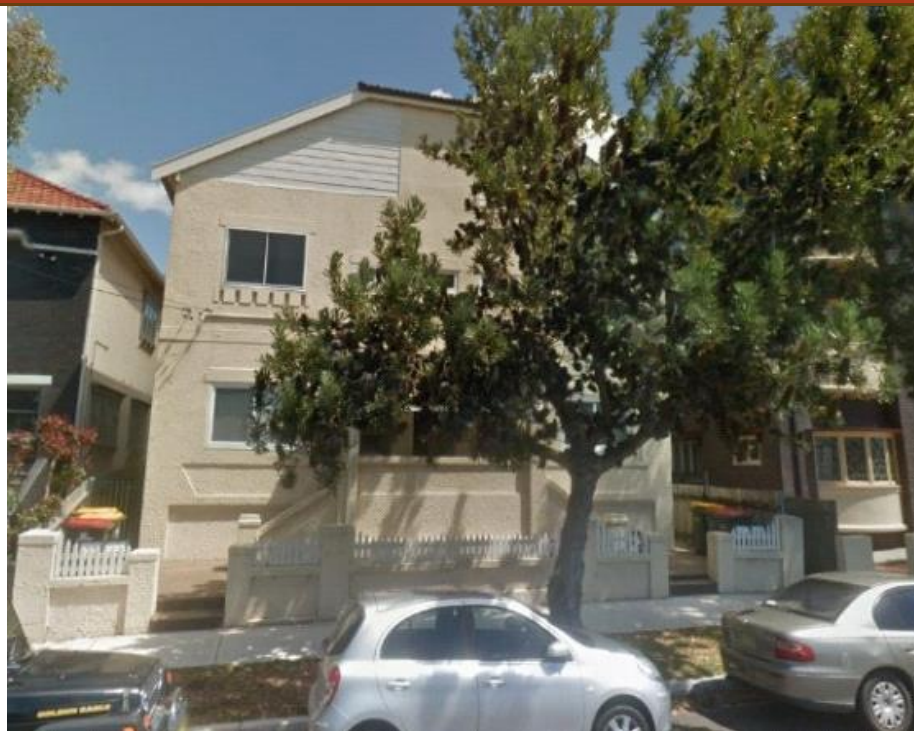






Site details

No. 144 Brook Street, Coogee and No.1-3 Edgecumbe Avenue (Lot 1 DP 536759)



(Source: Google maps)

1 Edgecumbe Avenue, Coogee



Description of site/condition

The site is occupied by two buildings. An Inter-War two storey walk-up residential flat building (known as 144 Brook Street) comprising four dwellings, and a two storey mid-twentieth century duplex located at the rear of the site, with frontage to Edgecumbe Avenue. This building is known as 1-3 Edgecumbe Avenue. It is unclear exactly when this building was constructed.

With regard 144 Brook Street, Council's street inventory from 1987 recorded the building to be in a 'ruined' condition. Access to 144 Brook Street was obtained on 2 October 2018.

The historical photograph looking south along Brook Street (c.1920) shows that the building's façade and entrance has been substantially altered from its original form. However, it was also evident during Council's inspection of the site that the building retains its overall original form and composition.

The building comprises four dwellings. Units 1 and 4 are located at upper ground level and accessed from the front via stairs two sets of stairs which run flush to the front building line. Units 2 and 3 are located at first floor level accessed via a central tiled staircase which tunnels through the middle of the building. Each unit predominantly retains its original internal layout (with the exception of enclosed front verandahs and extension works to the rear).

The front verandahs appear to have been infilled during the twentieth century and aluminium framed windows installed to openings along the front elevation. The external walls and front fence comprise roughcast render, and partly shingled gambrel end is evident at roof level. The front access stairs have been modified from their original orientation which had included three separate sets of stairs lying adjacent to each other to access units 1 and 4 and the central stair case (refer to image 6 in report).

Unit 1 has retained its original layout, flooring, and skirtings, however it has been updated and modified with contemporary fitouts to kitchen and bathroom areas. Unit 4 retains its layout, some ceiling detail and has also undergone internal contemporary fitout changes. Unit 2 retains majority of original features including doors, skirtings, decorative ceilings and picture rails. Some modifications to the rear kitchen area and bathroom fitout have provided contemporary updates. Unit 3 retains many original features including original electrical hardware, and casement

windows and joinery on the original front façade, now the wall separating the enclosed verandah and front living area.

Access to 2/1 Edgecumbe Avenue was not obtained. The building comprises a tiled hipped roof, aluminium framed windows with shingled skirt to western elevation, rendered brick and metal window awnings.

Known history

Historical records indicate the building that the building was originally known as 'Minmi Flats' and first appears in Sands Directory 1920 (same time as 'Brooklyn Flats', No.152 Brook Street) and comprises four units. The building's street number '144' applied to the site in 1927. The Sands Directory indicates that the building was known as 'Kelvin Court' from 1928.

Development history

Council's records indicate the following development history and approved works:

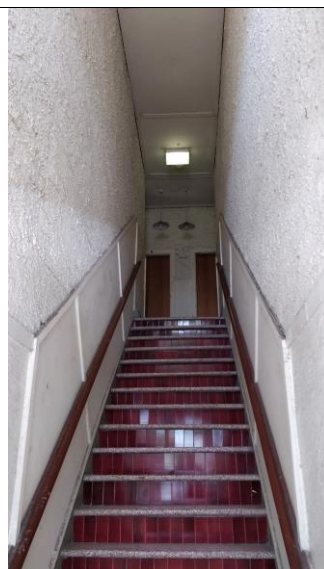
- 1969 Residential flat building Strata Plan approved (6 units).
- 2006 CDC Unit 1 renovation to bathroom involving demolition of three brick walls.

Contributory value

Neutral, with contributory elements.

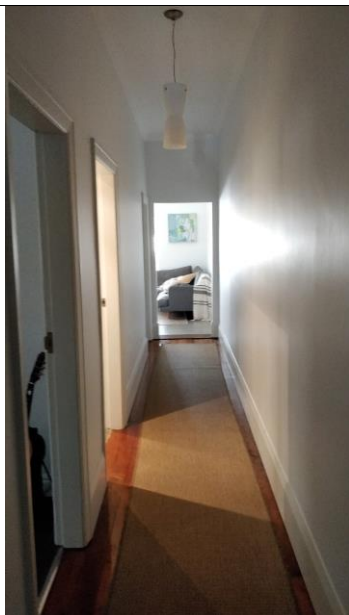
Site photos

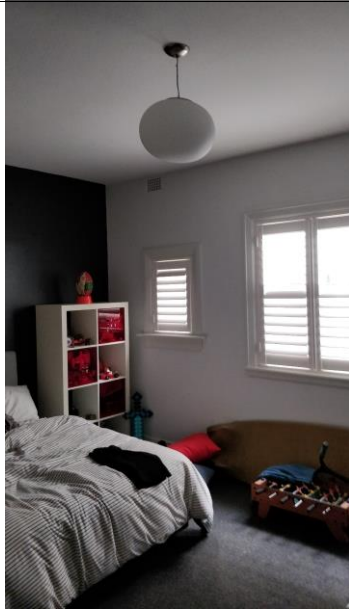
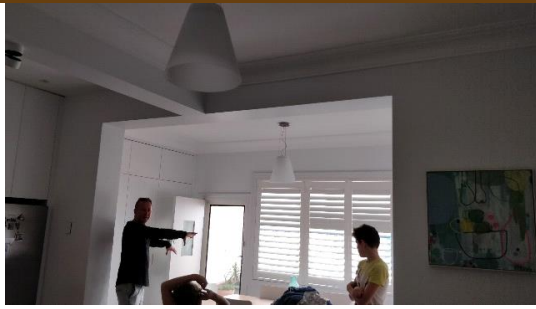
144 Brook Street





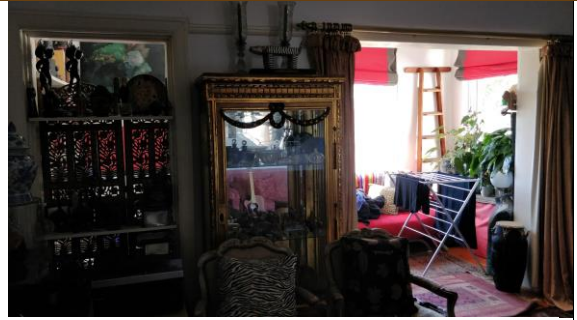
Unit 1





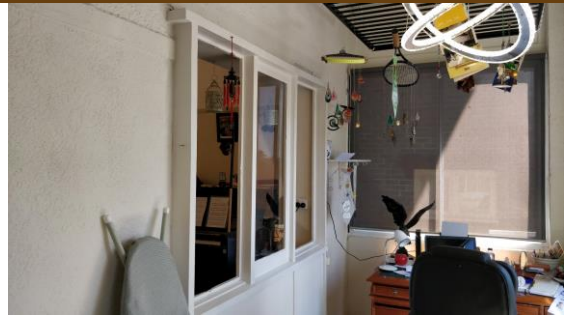
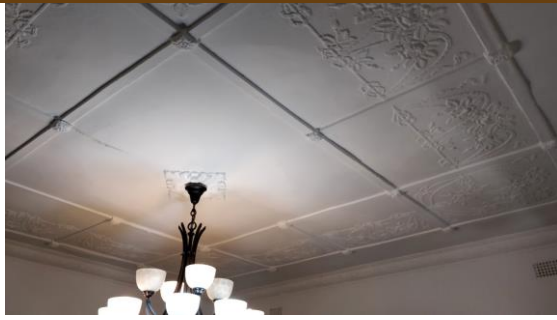
Unit 2





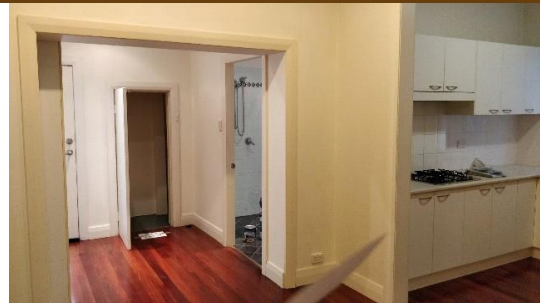
Unit 3





Unit 4





2/1 Edecumbe Avenue (Source: Domain, <https://www.domain.com.au>)



Site details

No. 146 and 146A Brook Street, Coogee (Lot 2 DP 388326)



(Source: Google Maps Streetview)

Description of site/condition

Two storey Inter-War duplex building comprising battened gable roof form, pronounced front balconies with painted stone colonettes.

Council's street inventory from 1987 recorded the building to be in a 'could be restored' condition, and a 1930s duplex with two storeys, dark brick some interest for porches/balcony areas.

A site inspection was carried out on 4 October 2018. It was observed that the building retained the original entrance doors and French doors to front verandahs for both dwellings, however newer fabric including garage and roller door to lower ground level; verandah balustrading, and hand rails along the front entrance stairs to 146A. Window openings along the southern verandah walls had been infilled with contemporary (late twentieth century) leadlight windows.

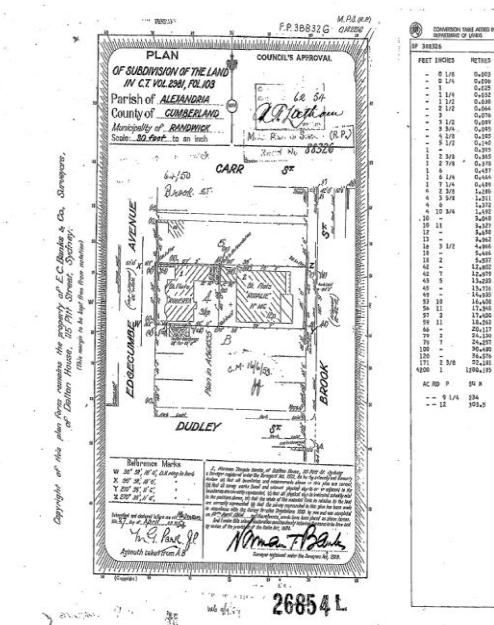
Internally, both dwellings have been updated with modern kitchen and bathroom fit outs, however many of original features have been retained. Original flooring in 146A (lower level),

original skirtings, decorative ceilings, architraves, doors and window hardware in both dwellings, picture rails have been retained in 146B (upper level).

Known history

The site was originally formed part of the Edgecumbe Estate subdivision in 1915 and it extended from Brook Street to the east through to Edgecumbe Avenue at the west (rear). The duplex at 146 Brook Street was known as '*Rosalie Flats*' and first appears in Sands Directory 1930 (though Council's building records indicate their construction may have been completed by 1928). A two storey Inter-War flat building '*Roberta Flats*' comprising two dwellings was constructed c.1935 within the rear western portion of the site with frontage to Edgecombe Avenue. In 1954 the land was further subdivided in to two lots. *Roberta flats* is now known as No. 5 Edgecumbe Avenue. Access to 5 Edgecumbe Avenue was not requested or obtained.

Subdivision Plan of DP388326, dated 1954



5 Edgecumbe Avenue



Development history

Council's records indicate the following development history and approved works:

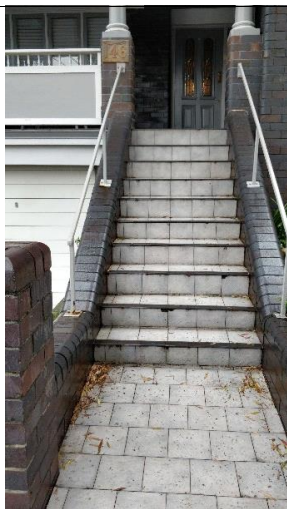
- 1927 Two self-contained flats (completed 1928)
- 1989 Alterations and additions to duplex (garage under house and front façade;
- 1950 Land subdivision in two lots.
- 2013 New stairs and awning to rear, replace existing stair and awning.
- Internal alterations, removal of external door and installation of skylights.

Contributory value

Contributory

Site photos

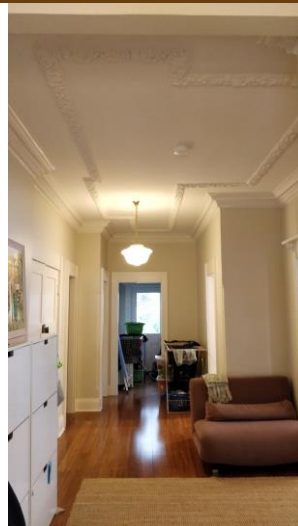
146A Brook Street





146B Brook Street





Site details

No. 148 Brook Street (Lot B DP 305284)



(Source: www.realestate.com.au)

Description of site/condition

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 Edgecumbe Avenue. Council's street inventory from 1987 recorded the building to be in a 'could be restored' condition and stated the following:

'....Main roof has side gables with large gable over the two-thirds of front verandah; Stone basement, steps and verandah pairs; Stone colonettes (very unusual) and canopy.'

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 retains its significant external features such as face brick and sandstone, roof form with timber baton gable and stone detailing and tiling to verandah. Internally, the dwelling 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.

Known history

The land formed part of original subdivision sale of Edgecumbe Estate in 1915, the land was further subdivided in 1922 to form two lots (Lots A and B DP305284).

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 which suggests that 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 Clarence Crawley was a registered Medical Practitioner (1896) 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.

Development history

No development history available on Council's databases.

Contributory value

Contributory

Site photos

(Source: www.realestate.com.au)



Site details

No. 150 Brook Street (Lot A DP 305284)



Description of site/condition

Single storey Inter-War bungalow with stone basement, steps and verandah posts. Council's street inventory from 1987 recorded the building to be 'ruined' condition and recorded the following:

'Late Edwardian style. Probably 1930s. Spoiled by painting of brick, alterations to window openings and loss of detail. Retains some good detail.' Access to the property was obtained on 17 October 2018.

The site retains its original building form and many of its significant external features to the front façade, however the face brick has been painted, and the French doors to front verandah appear to have been modified. Internally, original timber picture rails, skirtings and fireplaces within the principal rooms are still evident as well as their original decorative plaster detailing. There have been substantial rear alterations to the dwelling which include a kitchen extension and new living area. The rooms at the rear comprise a number of architectural details including timber skirtings, window frames and wall vents which match the early twentieth century design within the main portion of the dwelling. A swimming pool is located within the elevated rear setback and a single storey brick garage is located at the rear with access via, and frontage to Edgumbe Avenue.

Known history

The land formed part of the original subdivision sale of Edgumbe Estate in 1915, and was further subdivided in 1922 to form two lots (Lots A and B DP305284).

No. 150 Brook Street first appears within the Sands Directory in 1928 occupied by Chris Soulos and Mrs M. Stewart. Chris Soulos's name first appears in 1925 as the listed occupant of No.152 Brook Street which suggests that the dwelling was likely to have been built at this time. Lots A and B were known as 150 and 150 Brook Street until 1927. House numbers changed along Brook Street in 1927 and by 1928 the dwellings were known as No. 148 Brook Street (Lot B) and No. 150 Brook Street (Lot A).

Development history

Council's records indicate the following development history and approved works:

- 1922 Subdivision of land in to two lots (A and B).
- 1980 Construction of swimming pool.
- 2002 Alterations and additions to existing dwelling including new kitchen, garage roof and landscaping.

Contributory value

Contributory

Site photos







References

New South Wales Government Gazette, No. 7, Register of Medical Practitioners, 16 Jan 1931, National Library of Australia (<https://trove.nla.gov.au/newspaper/article/220235506/14003117>)

Randwick Council Street Inventory, 1987

Sands Directory

University of Sydney Cricket, 1st Grade Caps (<http://www.sydneysuniversitycricket.com.au/1st-grade-caps/>)

Appendix 2: Assessment of Significance tables

The following assessment of significant is based upon heritage significance criteria outlined in the NSW Heritage Office publication 'Assessing Heritage Significance'.

Assessment of Significance: 39 Dudley Street, Coogee	
Criteria	Assessment
Criterion (a) Historical Significance 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);	<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 1922/23 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>
Criterion (b) Associative Significance An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);	<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>
Criterion (c) Aesthetic Significance An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);	<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>
Criterion (d) Social Significance An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;	<p>The site has no known association with a particular community or social group within the Coogee area and does not meet the requirements for this criterion.</p>
Criterion (e) Technical/Research Significance 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);	<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. The subject site does not meet the requirements of this criterion.</p>

Criterion (f) Rare Significance 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);	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. The site does not meet the requirements of this criterion.
Criterion (g) Representative An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. (or a class of the local area's • cultural or natural places; or • cultural or natural environments.) 	The dwelling is a typical, yet intact (with the exception of some missing elements along the front elevation) example of a dwelling in the Inter-War Californian Bungalow style which demonstrates through its scale, form, architectural detailing, the suburban development of Coogee during the early twentieth century driven in part by the introduction of public transport such as tram-line to Coogee.

Statement of Significance for 39 Dudley Street, Coogee

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 the majority of its original architectural features, and illustrates the pattern of subdivision and development of Coogee during the early twentieth century.

Assessment of Significance: 41 Dudley Street, Coogee	
Criteria	Assessment
Criterion (a) Historical Significance 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);	<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 1922/23 following subdivision of Edgumbe 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>
Criterion (b) Associative Significance An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);	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.
Criterion (c) Aesthetic Significance An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);	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 Edgumbe 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

	<p>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>Criterion (d) Social Significance An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;</p>	<p>The site has no known association with a particular community or social group within the Coogee area and does not meet the requirements for this criterion.</p>
<p>Criterion (e) Technical/Research Significance 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);</p>	<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. The subject site does not meet the requirements of this criterion.</p>
<p>Criterion (f) Rare Significance 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);</p>	<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. The site does not meet the requirements of this criterion.</p>
<p>Criterion (g) Representative An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. (or a class of the local area's • cultural or natural places; or • cultural or natural environments.) 	<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 including the use of public transport such as tram-line to Coogee.</p>

Statement of Significance for 41 Dudley Street, Coogee

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 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.

Assessment of Significance: 148 Brook Street, Coogee

Criteria	Assessment
<p>Criterion (a) Historical Significance</p> <p>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);</p>	<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 Edgumbe 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>Criterion (b) Associative Significance</p> <p>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);</p>	<p>Historical records indicate that 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>
<p>Criterion (c) Aesthetic Significance</p> <p>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);</p>	<p>The dwelling is noted as being a fine and intact example of an Inter-War Californian Bungalow.</p> <p>The dwelling retains its significant decorative external features such as face brick and sandstone, roof form with timber baton 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.</p> <p>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>Criterion (d) Social Significance</p> <p>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;</p>	<p>The site has no known association with a particular community or social group within the Coogee area and does not meet the requirements for this criterion.</p>
<p>Criterion (e) Technical/Research Significance</p> <p>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);</p>	<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. The subject site does not meet the requirements of this criterion.</p>
<p>Criterion (f) Rare Significance</p> <p>An item possesses uncommon, rare or endangered</p>	<p>The site is occupied by an Inter-War bungalow which is a fine example of its type, however was common</p>

aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);	detached housing style during the 1920s within the Coogee and Randwick area. The site does not meet the requirements of this criterion.
Criterion (g) Representative An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. (or a class of the local area's • cultural or natural places; or • cultural or natural environments.) 	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.

Statement of Significance for 148 Brook Street, Coogee

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.

