

## **ATTACHMENT G(6)** *Part 2*

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# **Randwick Heritage Study Draft Heritage Items**

## **Heritage Inventory Sheets**

30 Eastern Avenue, Kingsford - 293 Arden Street, Coogee

## Heritage Inventory Sheets – Draft Heritage Items Part 2

<i>1 Thomas Street, Coogee</i>	<i>1</i>
<i>1 Winburn Avenue, Kingsford</i>	<i>11</i>
<i>3 Bishops Avenue, Randwick</i>	<i>19</i>
<i>3 Nathan Street, Coogee</i>	<i>29</i>
<i>5 Berwick Street, Coogee</i>	<i>39</i>
<i>5 Kurrawa Avenue, Coogee (alternative address is 146-152 Beach Street)</i>	<i>50</i>
<i>5 Severn Street, Randwick</i>	<i>61</i>
<i>7 Mears Street, Randwick</i>	<i>69</i>
<i>10 Broome Street, Maroubra</i>	<i>78</i>
<i>10 Cottenham Avenue, Kensington</i>	<i>88</i>
<i>11 &amp; 13 Abbotford Street, Kensington</i>	<i>96</i>
<i>16 Bishops Avenue, Randwick</i>	<i>108</i>
<i>16 Carey Street, Randwick</i>	<i>115</i>
<i>16-18 Glebe Street, Randwick</i>	<i>121</i>
<i>18 Day Street, Kensington</i>	<i>133</i>
<i>20 Bishops Avenue, Randwick</i>	<i>141</i>
<i>20 Day Avenue, Randwick</i>	<i>151</i>
<i>20 Inglethorpe, Kensington</i>	<i>160</i>
<i>20-22 Figtree Avenue, Randwick</i>	<i>167</i>
<i>21 Baden Street, Coogee</i>	<i>177</i>
<i>24 Eastern Avenue, Randwick</i>	<i>184</i>
<i>24 Marcel Avenue, Randwick</i>	<i>192</i>
<i>25 Duke Street, Kensington</i>	<i>198</i>
<i>26 Marcel Avenue, Randwick</i>	<i>206</i>
<i>27 Prince Street, Randwick</i>	<i>212</i>
<i>27 The Corse, Maroubra</i>	<i>221</i>
<b>30 Eastern Avenue, Kingsford</b>	<b>231</b>
<b>32 Eastern Avenue, Kingsford</b>	<b>240</b>
<b>32 Mooramie Avenue, Kensington</b>	<b>251</b>

34 Eastern Avenue, Randwick	259
36 Cottenham Avenue, Kensington	267
36-42 Cook Street, Randwick	275
41-43 Kyogle Street, Maroubra	289
42a Fern Street, Randwick	300
43 Broome Street, Maroubra	309
44 Marcel Avenue, Randwick	320
63 Samuel Terry Avenue, Kensington	330
69 Darley Road, Randwick	340
72 Dudley Street, Coogee	351
90 Dudley Street, Coogee	359
121-123 Perouse Road, Randwick	369
122 Brook Street, Randwick	377
124 Brook Street, Coogee	385
127-131 Coogee Bay Road, Coogee	393
142-144 Beach Street, Coogee	403
187 Clovelly Road, Randwick	412
204 Clovelly Road, Randwick	420
206 Clovelly Road, Randwick	426
208 Clovelly Road, Randwick	431
218-222 Coogee Bay Road, Coogee	436
230 Coogee Bay Road, Coogee	442
231 Avoca Street, Randwick	448
237-245 Maroubra Road, Maroubra	457
250-252 Coogee Bay Road, Coogee	471
289 Arden Street, Coogee	479
293 Arden Street, Coogee	486

ITEM DETAILS						
Name of Item	Inter-War Functionalist House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	30					
Street name	Eastern Avenue					
Suburb/town	Kingsford				Postcode	2032
Local Government Area/s	Randwick					
Property description	Lot 228 DP 12382					
Location - Lat/long	Latitude	-33.91768			Longitude	151.219998
Location - AMG (if no street address)	Zone		Easting	9689788.906	Northing	4418138.846
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Completed by c1949, 30 Eastern Avenue in Kingsford is of local heritage significance as a representative of the late 19th and early 20th Century growth in the Kingsford local area featuring characteristics of the Post-War Functionalist style architecture. Further, it provides evidence of changing urban development during the Post-War periods.</p> <p>The residence is associated with Edward Charles Moore and Edward Winkle, builders from Kensington, Theodore Nathaniel Ellis, dried fruit packer and Dominic Antico, Randwick fruit agent.</p> <p>30 Eastern Avenue has aesthetic significance associated with its Post-War Functionalist style, including the irregular arrangement of building elements with an asymmetrical rendered and painted façade and flat roofs concealed by a parapet with metal railings, a semicircular bay with ribbon windows cast in timber and glass, stepped entryway on the side of the residence and a low height rendered brick boundary wall with decorative metal grills between the low height rendered brick posts.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		



DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Completed in c1949, 30 Eastern Avenue is an example of a single-storey Post-War Functionalist style residence with its primary elevation to Eastern Avenue facing southeast. The residence has an irregular arrangement of building elements with an asymmetrical façade in rendered and painted finish and flat roofs concealed by a parapet with metal railings. The primary elevation has a semicircular bay with ribbon windows cast in timber and glass. The windows at the semicircular bay also have metal grills on top of the glass windows. The building has a stepped entryway on the side of the residence and in front of the garage. The residence has a driveway in the north connected with the pedestrian access pathway and eastern avenue.</p> <p>The street boundary is defined by a low height rendered brick wall with decorative metal grills between the low height rendered brick posts. The building maintains a setback from eastern avenue with a garden <b>in the front. The building number, '30,' is carved</b> in metal on the semicircular façade of the building.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1947	Finish year	1949	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Rendering of the façade.					
Further comments						

HISTORY	
Historical notes	<p>30 Eastern Avenue, Kingsford, was constructed between c1947 and December 1949. It is located on Lot 228 in DP 12382 which was transferred to Edward Charles Moore and Edward Winkle, builders from Kensington, on 15 October 1929 <b>as part of George Frederick Todman's subdivision sale of</b> Section 15 of the Kensington Estate. Moore and Winkle acquired all the allotments on the western side of Eastern Avenue, between Day Avenue and Winburn Avenue, selling those allotments facing Day Avenue to Randwick Council in January 1947. This later became Fitzpatrick Park.</p> <p>Moore and Winkle sold the remaining three allotments facing Eastern Avenue to individual owners between 1936 and 1947, including Lot 228 in DP 12382 which was transferred to Theodore Nathaniel Ellis, dried fruit packer, on 22 October 1947. The building on Lot 228 was constructed by 1949, as it is visible in the City of Sydney aerial photographic survey of 15 December 1949. Ellis retained ownership of the site until 21 September 1962, when the property was transferred to Dominic Antico, Randwick fruit agent.</p>

THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of twentieth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-War Functionalist architecture in Randwick.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Completed in c1949, 30 Eastern Avenue is representative of late 19th and early 20th Century growth in the Kingsford local area. It further provides evidence of changing urban development during the Post-War periods.
Historical association significance SHR criteria (b)	The Post-War Functionalist residence is associated with Edward Charles Moore and Edward Winkle, <b>builders from Kensington who received the lot as a part of George Frederick Todman's subdivision sale.</b> In addition, the residence has some association with Theodore Nathaniel Ellis, dried fruit packer and Dominic Antico, Randwick fruit agent who owned the property in 1947 and 1962, respectively.
Aesthetic significance SHR criteria (c)	30 Eastern Avenue is a double-storey residence that demonstrates the characteristics of Post-War Functionalist style, including the irregular arrangement of building elements with an asymmetrical façade and flat roofs concealed by a parapet with metal railings, a semicircular bay with ribbon windows cast in timber and glass, stepped entryway on the side of the residence and a low height rendered brick boundary wall with decorative metal grills between the low height rendered brick posts.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War and Post-war period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Post-War residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The single-storey Post-War functionalist residence is not rare within the Randwick Municipality.
Representativeness SHR criteria (g)	30 Eastern Avenue is representative of Post-war Functionalist architectural style and the late 19 <sup>th</sup> and early 20 <sup>th</sup> -century residential development within the Kingsford local area.
Integrity	The exterior of 30 Eastern Avenue is highly intact and exhibits building materials and detailing dating from its original construction in c1949. Interiors were not inspected at this time.

HERITAGE LISTINGS	
Heritage listing/s	None Known

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 5836 fol 193		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4348 fol 3 and 4		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3437 fol 156		NSW Land Registry Services

Written		Kensington Subdivision Plans, <b>Z/SP/K1/37, 'Kensington Estate, Section 15'</b>		State Library of NSW / Trove
Written		City of Sydney Aerial Photographic Survey, Image 126, A-00880070 - 15 December 1949	1949	City of Sydney Archives

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including low height rendered brick wall with metal fence, between façade and street boundary.</li> <li>- Retain and conserve Functionalist style elements and finishes and presentation of the building within the Eastern Avenue streetscape.</li> <li>- Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing residence.</li> <li>- Retain original (c1949) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 30 Eastern Avenue, Kingsford				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 30 Eastern Avenue, Kingsford				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

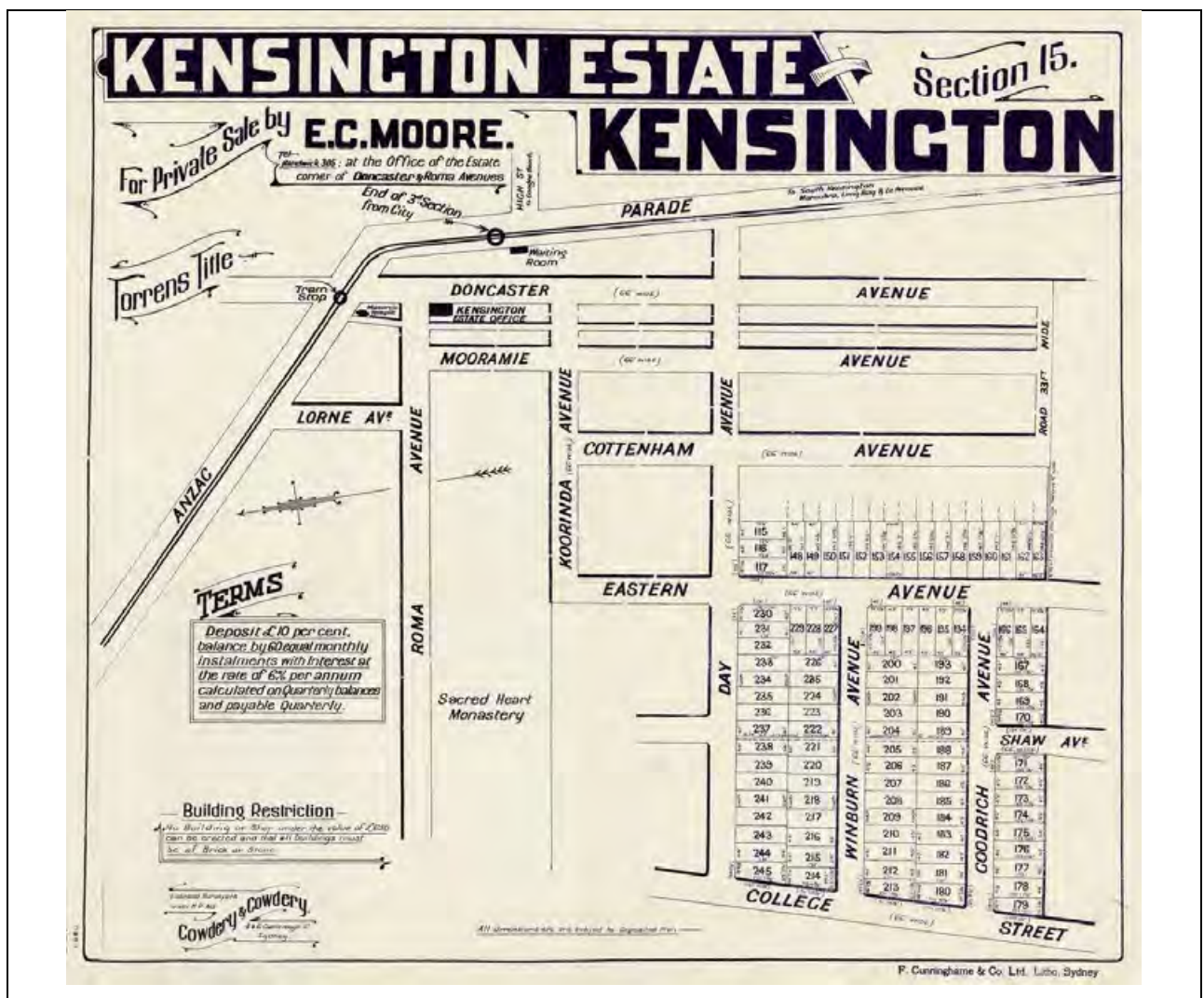




## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Kensington Estate – Section 15'				
Image year	1920s	Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/37, 'Kensington Estate, Section 15'	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



## IMAGES - 1 per page

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

Image caption	Aerial photograph dated 15 December 1949				
Image year	1949	Image source	City of Sydney Archives – City of Sydney Aerial Photographic Survey, 15 December 1949, Image 126, A-00880070	Image copyright holder	





### ITEM DETAILS

Name of Item	Inter-War Functionalist House						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (Private)						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	32						
Street name	Eastern Avenue						
Suburb/town	Kingsford				Postcode	2032	
Local Government Area/s	Randwick						
Property description	Lot 227 DP 12382						
Location - Lat/long	Latitude	-33.917793			Longitude	151.219976	
Location - AMG (if no street address)	Zone		Easting	9689786.464	Northing	4418126.378	
Owner	Private						
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>Constructed in c1940 likely to a design by Aaron M. Bolot, an eminent Jewish architect, this Inter-War Functionalist house, at 32 Eastern Avenue, Kingsford is of local heritage significance as a representative of late 19<sup>th</sup> and early 20<sup>th</sup> Century growth in the Kingsford local area, and as evidence of changing urban development during the Inter-War and Post-War periods.</p> <p>The residence is associated with Edward Charles Moore and Edward Winkle, builders from Kensington, Aaron M. Bolot, who designed the residence and Dr Henry Earle Goodman and his family, who owned the property until March 1976.</p> <p>32 Eastern Avenue has aesthetic significance associated with its Inter-War Functionalist style, including the irregular arrangement of building elements with an asymmetrical façade, hipped and valley roof clad with terracotta tiling, semicircular bay with ribbon windows cast in timber and glass, verandah with tessellated flooring, rendered brick, a decorative motif at the semicircular façade, and low height rendered brick boundary wall with an exposed brickwork top.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Aaron M. Bolot					
Builder/ maker	Unknown					
Physical Description	<p>Completed in c1940, 32 Eastern Avenue is an example of a single storey Inter-War Functionalist style residence with its primary elevation towards Eastern Avenue facing southeast. The residence is located at the junction of Eastern Avenue and Winburn Avenue. The residence has an irregular arrangement of building elements with an asymmetrical façade and a hipped and valley roof clad with terracotta tiling. The primary elevation has a semicircular bay with ribbon windows cast in timber and glass on one corner and a verandah on the other with tessellated flooring.</p> <p>The residence's elevation along Winburn Avenue has a plain rendered facade with timber-framed glass windows and a recessed secondary entrance. The side elevation also has a garage door at the far end. A rendered brick chimney is located at the front and side elevation corner.</p> <p>The street boundary is defined by a low height rendered brick wall with an exposed brickwork top. The building maintains a setback from eastern avenue with a garden in the front. A decorative motif is carved on the semicircular façade of the building.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1940	Finish year	1940	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1986: Development Application for the use of the existing two rooms and Ensuite Bathroom as place for Dental Surgery and Waiting Room, DA/288/1986.</p> <p>Rendering of the façade.</p>					
Further comments						

HISTORY	
Historical notes	<p>32 Eastern Avenue, Kingsford, was constructed in c1940, likely to the design by Aaron M. Bolot, architect. It is located on Lot 227 in DP 12382 which was transferred to Edward Charles Moore and <b>Edward Winkle, builders from Kensington, on 15 October 1929 as part of George Frederick Todman's</b> subdivision sale of Section 15 of the Kensington Estate. Moore and Winkle acquired all the allotments on the western side of Eastern Avenue, between Day Avenue and Winburn Avenue, selling those allotments facing Day Avenue to Randwick Council in January 1947. This later became Fitzpatrick Park.</p> <p>Moore and Winkle sold the remaining three allotments facing Eastern Avenue to individual owners between 1936 and 1947, including Lot 227 in DP 12382 which was transferred to Jeanette Demopullos, the wife of Kings Cross restaurant proprietor Nicholas Demopullos, on 30 October 1936. However, it appears that the site remained vacant, and Jeanette Demopullos sold the property two years later to Henry Earle Goodman, a medical practitioner from Kingsford, with the transfer noted on 1 September 1938.</p> <p>In November 1939, A. M. Bolot, <b>architect, invited tenders "for residence at Eastern Avenue and Winburn Road, Kingsford," suggesting that the building on the corner site was designed by eminent architect Aaron M. Bolot (1900-89) and constructed in c1940 as a doctor's residence.</b> Both, Goodman and Bolot were Jewish. Crimean born Bolot had moved to Sydney in the early 1930s, where he worked for Walter Burley Griffin on the Pyrmont and Willoughby incinerators, before setting up his own practice between 1935 and 1942. In 1937, he designed the Ritz Cinema in Randwick. He was</p>

	<p>renowned for his “eclectic, stylistic mixture ranging from the sumptuous Art Deco of Hillside Flats to the more streamlined, spare Moderne of Dorchester House, a modernist expression in Ashdown Flats and the superb Wylde Street Apartments” (Robertson 2012, 96).</p> <p>Dr. Henry Earle Goodman was listed at 32 Eastern Avenue, Kingsford, in the Register of Medical Practitioners issued in March 1942. Goodman had finished his medical studies at the University of Sydney in 1933. The property appears to have been occupied by the Goodman family until at least 1962, and was owned by the family until March 1976, when it was sold to new owners.</p>
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THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of twentieth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-War Functionalist architecture in Randwick.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c1940, 32 Eastern Avenue is representative of late 19th and early 20th Century growth in the Kingsford local area. It further provides evidence of changing urban development during the Inter-War and Post-War periods.
Historical association significance SHR criteria (b)	32 Eastern Avenue is associated with Edward Charles Moore and Edward Winkle, builders from <b>Kensington who received the lot as a part of George Frederick Todman's subdivision sale. In addition</b> , the residence has a strong association with Aaron M. Bolot, an eminent Jewish architect who designed the residence and Dr Henry Earle Goodman and his family, who owned the property until March 1976.
Aesthetic significance SHR criteria (c)	32 Eastern Avenue is a single-storey residence that demonstrates the characteristics of Inter-War Functionalist style, including the irregular arrangement of building elements with an asymmetrical façade, hipped and valley roof clad with terracotta tiling, semicircular bay with ribbon windows cast in timber and glass, verandah with tessellated flooring, rendered brick, a decorative motif at the semicircular façade, and low height rendered brick boundary wall with an exposed brickwork top.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War and Post-war period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Inter-War residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The single-storey Inter-war functionalist residence is not rare within the Randwick Municipality.
Representativeness SHR criteria (g)	32 Eastern Avenue is representative of Inter-war Functionalist architectural style and late 19 <sup>th</sup> and early 20 <sup>th</sup> -century residential development within the Kingsford local area.

Integrity	The exterior of 32 Eastern Avenue is highly intact and exhibits building materials and detailing dating from its original construction in c1940. Interiors were not inspected at this time.
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### HERITAGE LISTINGS

Heritage listing/s	None Known
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 4809 fol 214		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4348 fol 3 and 4		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3437 fol 156		NSW Land Registry Services
Written	Hebrew Standard of Australasia	Choral Chanukah Service – 8 December 1933, p.8	1933	State Library of NSW / Trove
Written	Sydney Morning Herald	Contracts Let – 28 November 1939, p.9	1939	State Library of NSW / Trove
Written	NSW Government Gazette	Register of Medical Practitioners for 1942, No. 52 (Supplement) – 31 March 1942, p.1180	1942	State Library of NSW / Trove
Written	NSW Government Gazette	New South Wales Medical Board, No. 27 – 23 March 1962, p.795	1962	State Library of NSW / Trove
Written		Kensington Subdivision Plans, Z/SP/K1/37, 'Kensington Estate, Section 15'		State Library of NSW / Trove
Written	Goad, P. and Willis, J.	Scott Robertson, 'Bolot, Aaron', in: The Encyclopedia of Australian Architecture, Melbourne, 96-7.	2012	Cambridge University Press

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including low height brick wall, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Eastern Avenue streetscape.</li> <li>- Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing residence.</li> <li>- Retain original (c1940) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			

Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 32 Eastern Avenue, Kingsford				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 32 Eastern Avenue, Kingsford				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 32 Eastern Avenue, Kingsford				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

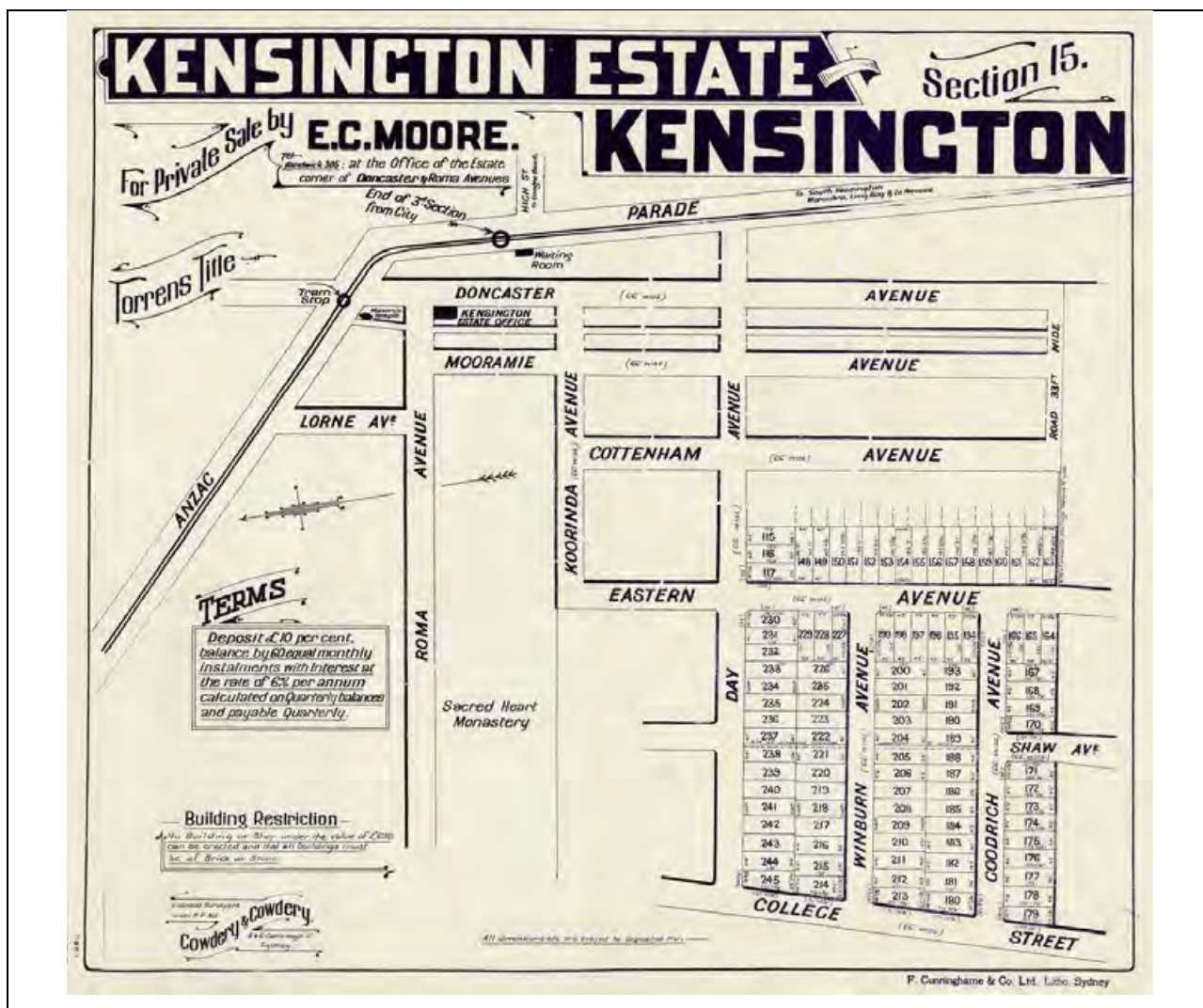
Image caption	View of 32 Eastern Avenue, Kingsford				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Kensington Estate – Section 15'				
Image year	1920s	Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/37, 'Kensington Estate, Section 15'	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS





ITEM DETAILS						
Name of Item	Inter-War California Bungalow					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	32					
Street name	Mooramie Avenue					
Suburb/town	Kensington				Postcode	2033
Local Government Area/s	Randwick					
Property description	Lot 2 DP 309256					
Location - Lat/long	Latitude	-33.917528			Longitude	151.222363
Location - AMG (if no street address)	Zone		Easting	9690008.907	Northing	4418146.739
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed in c.1929 for the Morris family, 32 Mooramie Avenue, is of local heritage significance as it represents residential development in the Kensington area during the late 19th and early 20th centuries.</p> <p>The site has aesthetic significance associated with its Inter-War California Bungalow architectural style, including the asymmetrical arrangement of the façade, prominent multi-gabled hip and valley roof with terracotta tiles, terracotta finials to the gable apex, timber detailed gablets partially rendered, sandstone retaining walls along the verandah and the boundary, brick chimney, terracotta clad awnings and sandstone bands running along the ground floor perimeter.</p> <p>The Morris family, particularly John S. Morris, the owner of the Junction Hotel at Raymond Terrace and his wife Eliza Ann Morris, who owned the property till 1955.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown

Physical Description	<p>Completed in c1929, the residence is an example of a single-storey Inter-War California style brick bungalow with its primary elevation to Mooramie Avenue and separate front-facing verandah with stone columns and retaining wall. The bungalow is located at the intersection of Mooramie Avenue and Day Avenue. It has an asymmetrical façade with a prominent multi-gabled hip and valley roof clad with terracotta tiling and finials at apex of the gables. Both elevations along Mooramie Avenue and Day Avenue have gablets featuring timber detailing and rendering. A brick chimney sits to the front of the roof over the north gablet (northeast elevation). Besides the stone pier and wall verandah balustrade and the stone boundary wall, the property has dark coloured faced brick façade. The gables are supported on grouped four pillars over the stone piers of the deep shaded verandah. A stone capping runs throughout the residence at the verandah level. The timber-framed window at the southeast elevation has a terracotta tiled hood.</p> <p>A paved walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Mooramie Avenue and Day Avenue footpath. A low height sandstone boundary wall with metal railing borders the site to the southeast and northeast, partially obscured by vegetation growth along Day Avenue and Mooramie Avenue footpath.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally					
Construction years	Start year	1925	Finish year	1929	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>The timber detailing over the north and east gablets has been repainted.</p> <p>The metal railing and gate along the boundary has been repainted.</p>					
Further comments						

HISTORY	
Historical notes	<p><b>32 Mooramie Avenue, Kensington, was originally located on Samuel Terry's 570-acre grant of 1823 and sold as part of George Frederick Todman's subdivision sale of Section 15 of the Kensington Estate.</b> Located on Lot 77 of the subdivision, the property was transferred from Walter Verney Buzacott and Charles Ingram Todman to John Samuel Morris, hotelkeeper from Raymond Terrace on 16 January 1925.</p> <p>John S. Morris ran the Junction Hotel at Raymond Terrace with his wife before they relocated to Mooramie Avenue in c1929. Morris was noted for the first time at 32 Mooramie Avenue in the <i>Sands Sydney Directory</i> of 1930, however, a building had potentially been constructed earlier, as 32 Mooramie Avenue had already been listed in 1928 and 1929, occupied by William Giffney.</p> <p><b>While John Morris was still listed at 32 Mooramie Avenue in 1931, the Morris' subsequently moved to Lismore to stay with their sons. Thomas Prince, their daughter Eileen's husband, was listed at 32 Mooramie Avenue in the last edition of the <i>Sands Directory</i> in 1932-33.</b> Shortly later, John S. Morris repurchased the Junction Hotel where he died unexpectedly in September 1932, aged 55. He was survived by his wife, three sons and two daughters. 32 Mooramie Avenue was officially transferred to his wife Eliza Ann Morris in May 1937, and in March 1955 it was transferred to their daughter, Eileen Kathleen Avera Prince (née Morris). The next transfer occurred in February 1975, when the Morris family ownership appears to have ended.</p>

THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing <b>Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Queen Anne Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Completed in c1929, 32 Mooramie Avenue is representative of late 19th and early 20th Century growth in the Kensington local area. It further provides evidence of further changing urban growth during the Inter-War periods.
Historical association significance SHR criteria (b)	The single-storey brick bungalow is associated with the Morris family, particularly John S. Morris, the owner of the Junction Hotel at Raymond Terrace and his wife Eliza Ann Morris, who owned the property till 1955.
Aesthetic significance SHR criteria (c)	32 Mooramie Avenue is a single storey brick bungalow that demonstrates the characteristic of the Inter-War California style, including the asymmetrical arrangement of the façade, hip and valley roof with terracotta tiles, terracotta finials along the corner of the gabled roof, timber detailed gablets partially rendered, sandstone retaining walls along the verandah and the boundary, brick chimney, terracotta clad awnings and sandstone bands running along the ground floor perimeter.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Inter-War residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The single-storey bungalow is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	32 Mooramie Avenue is representative of Inter-War California bungalow architectural style and late 19 <sup>th</sup> and early 20 <sup>th</sup> -century residential development within the Kensington local area.
Integrity	The exterior of 32 Mooramie Avenue is highly intact and exhibits building materials and detailing dating from its original construction in c1929. Interiors were not inspected at this time.

HERITAGE LISTINGS	
Heritage listing/s	None Known

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

Written	NSW Land Registry Services	Certificate of Title Vol 3347 fol 43		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3694 fol 120		NSW Land Registry Services
Written	Raymond Terrace Examiner	Late Mr J. S. Morris – 15 September 1932, p.3	1932	State Library of NSW / Trove
Written	Raymond Terrace Examiner	Obituary – 30 August 1951, p.2	1951	State Library of NSW / Trove
Written		Kensington Subdivision Plans, Z/SP/K1/38, 'Kensington Estate, Section 15'		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Eastern Avenue west (Kensington)		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing Inter-war residence.</li> <li>- Retain original (c1929) building fabric and Inter-War California bungalow architectural features, including materials, timber, sandstone and brick details, prominent gable details, and terracotta finials.</li> <li>- Landscaped area, including sandstone boundary wall and metal gate, between street boundary and house, is to be retained.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 32 Mooramie Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 32 Mooramie Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Kensington Estate – Section 15'				
Image year	1920s	Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/38, 'Kensington Estate, Section 15'	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS





ITEM DETAILS						
Name of Item	Inter-War California Bungalow					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	34					
Street name	Eastern Avenue					
Suburb/town	Kingsford				Postcode	2032
Local Government Area/s	Randwick					
Property description	Lot 199 in DP 12382					
Location - Lat/long	Latitude	-33.918098			Longitude	151.219911
Location - AMG (if no street address)	Zone		Easting	9689779.121	Northing	4418092.555
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed in 1926 by Andrew and Andrew and owned by Mary Elizabeth McMahon, 34 Eastern Avenue, this single storey Inter-War California bungalow is of local heritage significance representing residential development in the Kingsford area during the late 19th and early 20th centuries.</p> <p>It is of aesthetic significance owing to its intact and landmark Inter-War California bungalow architectural detailing at the corner of Eastern and Winburn Avenues, featuring the asymmetrical arrangement of the façade, hip and valley roof with terracotta tiles, street fronting multiple gables featuring half-timber detailing and timber shingles, brick chimney, terracotta chimney pot and hat, dark coloured faced brick façade with rendered elements, timber-framed decorative glass windows with hoods and shingle skirts, and face brick pier and dwarf wall boundary wall with metal railings.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	John Alfred James Andrew and Edward Joseph Andrew (Andrew and Andrew)
Physical Description	Constructed in 1926, the residence is an example of a single-storey brick California bungalow style with its primary elevation to Eastern Avenue and separate front-facing verandah with face brick columns partially rendered and retaining wall. The residence is located at the junction of Eastern Avenue and

	<p>Winburn Avenue with landmark presentation. The residence has an asymmetrical façade with a hip and valley roof with terracotta tiling. Both Eastern Avenue and Winburn Avenue elevations have gables featuring timber detailing and shingles to the gable ends. A brick chimney sits over the top of the north gable (northeast elevation) with a terracotta chimney pot and hat. The bungalow has a dark coloured faced brick façade with rendered elements in between. The front and side elevations have timber-framed decorative glass windows with hoods and shingle skirts.</p> <p>A paved walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Eastern and Winburn Avenue footpath. A pier and dwarf face brick boundary wall with metal railing borders the site to the southeast and northeast.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1926	Finish year	1926	Circa	<input type="checkbox"/>
Modifications and dates	Internal changes/refurbishment to the rear (west) section of the house.					
Further comments						

HISTORY	
Historical notes	<p>34 Eastern Avenue, Kensington, was constructed in 1926. It was located on Lot 199 in DP 12382 which was transferred on 19 January 1926 to John Alfred James Andrew and Edward Joseph <b>Andrew, builders from Kensington, as part of George Frederick Todman's</b> subdivision sale of Section 15 of the Kensington Estate.</p> <p>John and Edward Andrew immediately transferred the property to Mary Elizabeth McMahon, wife of Marrickville manufacturer Marshall Joseph McMahon on 23 April 1926. It is possible that the residence was built by John and Edward Andrew, who had acquired several allotments in Eastern Avenue (including Lots 165, 166, 194, 198 and 199) and were noted as private tenderers for cottages in Eastern Avenue in May and August 1926, <b>trading as 'Andrew and Andrew'</b>. McMahon was listed at 34 Eastern Avenue in the <i>Sydney Sands Directory</i> from 1927.</p> <p>By 1929, 34 Eastern Avenue and its neighbour at 36 Eastern Avenue were still the only two buildings on the western side of the street, between Winburn Avenue and Day Avenue (the adjacent 36 Eastern Avenue on Lot 198 had in 1925 also been acquired by the Andrews and was also sold to different owners shortly afterwards, with a building noted there for the first time in the 1926 <i>Sands Directory</i>).</p> <p>M. J. McMahon was one of the partners of Morris, McMahon and Co., trading in Marrickville as <b>canister manufactures. The property remained in Mary E. McMahon's ownership until 1978.</b></p>

THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Queen Anne Style.



APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in 1926, 34 Eastern Avenue is representative of late 19th and early 20th Century growth in the Kingsford local area. It further provides evidence of further changing urban growth during the Inter-War and Post-War periods.
Historical association significance SHR criteria (b)	The single-storey brick bungalow is associated with Mary Elizabeth McMahon, wife of Marrickville manufacturer Marshall Joseph McMahon, who owned the property till 1978. The house is also attributed to John Alfred James Andrew and Edward Joseph Andrew, the builders of the property.
Aesthetic significance SHR criteria (c)	34 Eastern Avenue is a single storey brick bungalow that demonstrates the characteristic of California Bungalow Style, including the asymmetrical arrangement of the façade, hip and valley roof with terracotta tiles, street fronting dominating gables featuring half-timber detailing and shingles, brick chimney, terracotta chimney pot and hat, dark coloured faced brick façade with rendered elements, timber-framed decorative glass windows with hoods and shingle skirts, and low height face brick boundary wall with metal railings.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Inter-War residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The single-storey bungalow is not a rare type within the Randwick Municipality.
Representativeness SHR criteria (g)	34 Eastern Avenue is representative of California Bungalow architectural style and late 19 <sup>th</sup> and early 20 <sup>th</sup> -century residential development within the Kingsford local area.
Integrity	The exterior of 34 Eastern Avenue is highly intact and exhibits building materials and detailing dating from its original construction in 1926. Interiors were not inspected at this time.

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 3437 fol 156	Various	NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3832 fol 57	Various	NSW Land Registry Services
Written	Sydney Morning Herald	In Equity – 9 October 1925, p.8	1925	State Library of NSW / Trove
Written	NSW Government Gazette	Issue No. 1 – 7 January 1944, p.20	1944	State Library of NSW / Trove
Written	The Sun	Mysterious Fire – 2 March 1921, p.8	1921	State Library of NSW / Trove

Written	The Sun	Building, Engineering, Machinery and Industry – 31 May 1926, p.2	1926	State Library of NSW / Trove
Written	The Sun	Advertising – 23 August 1926, p.2	1926	State Library of NSW / Trove
Written		Kensington Subdivision Plans, Z/SP/K1/37, 'Kensington Estate, Section 15'		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Eastern Avenue west (Kensington)		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing Inter-war residence.</li> <li>- Retain original (1926) building fabric and Inter-War architectural features, including materials, timber, and brick details, dominant gable details, and decorative motifs.</li> <li>- Landscaped area, including low height brick boundary wall with metal railing and metal gate, between street boundary and house, is to be retained.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 34 Eastern Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 34 Eastern Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

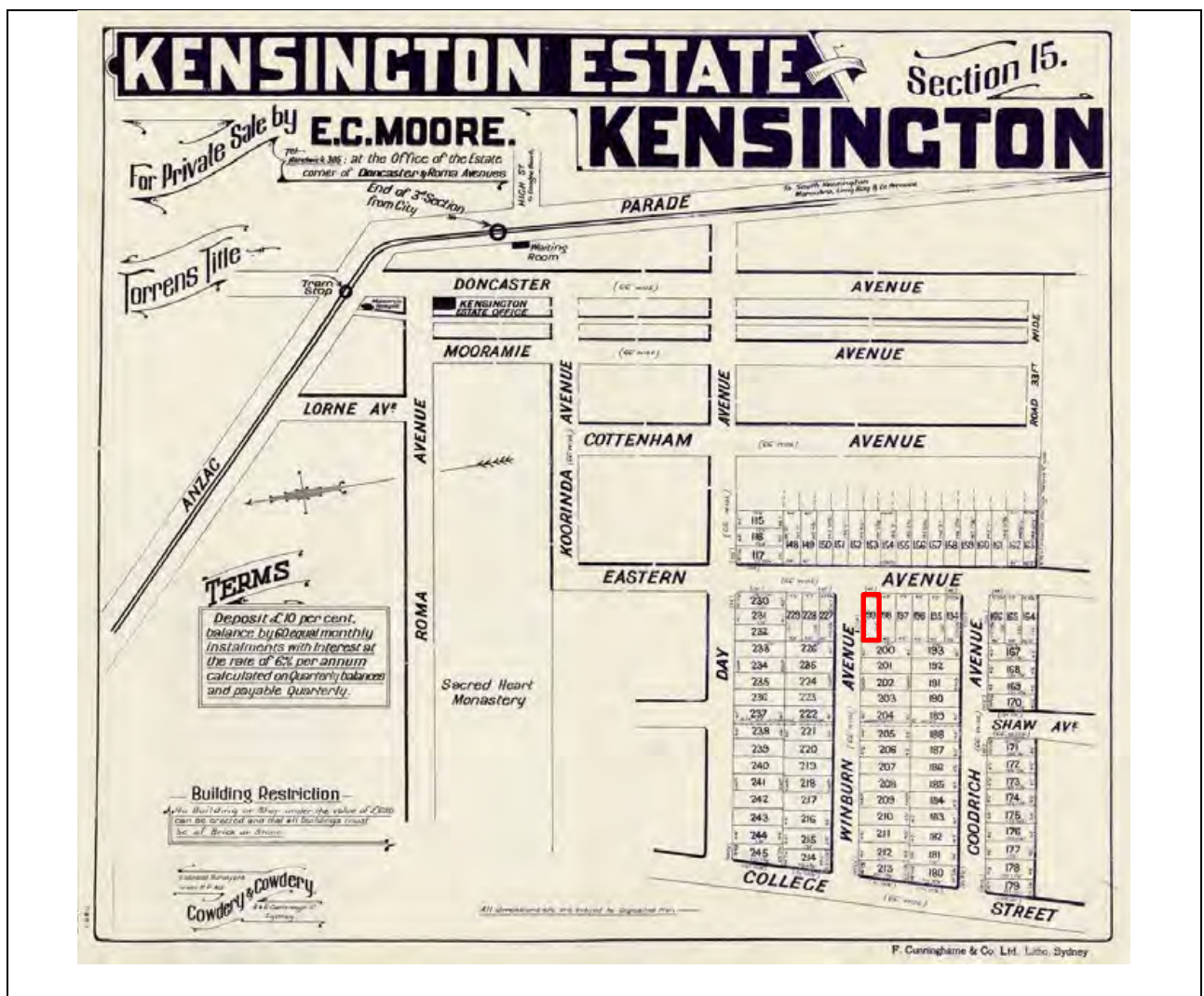




## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Kensington Estate – Section 14'				
Image year	1920s	Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/37, 'Kensington Estate, Section 15'	Image copyright holder	





## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



## ITEM DETAILS

Name of Item	'Byrneville'					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	36					
Street name	Cottenham Avenue					
Suburb/town	Kensington				Postcode	2033
Local Government Area/s	Randwick					
Property description	Lot 135 Section 14 DP 7698					
Location - Lat/long	Latitude	-33.916314			Longitude	151.221394
Location - AMG (if no street address)	Zone		Easting	9689923.999	Northing	4418284.952
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p><b>'Byrneville' is of local heritage significance as evidence of the suburban development of Randwick in the first half of the twentieth century and for its aesthetic values associated with its Inter-War architectural style characteristics, featuring symmetrical façade, hip and gable roof with terracotta Marseilles tiling, front-facing verandah with tessellated floor tiling, brick columns, and dwarf brick wall, brick chimney, decorative terracotta finials, timber doors and windows with leadlight glasswork, and metal fence over a low height brick boundary wall with a metal gate. This distinctive Australian architectural style is representative of the Inter-War expansion of the local area during the early 20th century.</b></p> <p>The site has some association with the former Kensington Estate and the Byrne family, who have been locals to the Kensington area around the 20th century.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

## DESCRIPTION

Designer	Unknown
Builder/ maker	Unknown
Physical Description	'Byrneville' is a single-storey Inter-War brick house with its primary elevation to Cottenham Avenue and a front-facing verandah comprised of tessellated floor tiling, brick columns, and dwarf brick wall. The house has a symmetrical façade with a hip and gable roof comprised of terracotta Marseilles tiling and

	<p>a front-facing centrally located gablet to Cottenham Avenue featuring half-timber detailing and rendering. The corner of the ridge at the roof and the gable has decorative terracotta finials. A face brick chimney sits to the rear (south-west) corner of the roof with a terracotta pot and hat.</p> <p>The primary elevation comprises timber-framed casement windows with a timber and glass doorway. The windows and doors at the primary elevation are decorated with leadlight glazing. The main entrance pathway connecting the Cottenham Avenue footpath to the residence has a tessellated floor tiling pattern, similar to the flooring in the front verandah.</p> <p>A brick pier and dwarf wall fence with metal panels over and gate bound the site to the east and a timber paling fence to the north. A small front garden provides a setback from the footpath.</p> <p>Interiors were not inspected.</p>					
Physical condition and Archaeological potential	Generally in good condition externally					
Construction years	Start year	1919	Finish year	1919	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

### HISTORY

Historical notes	<p>10 Cottenham Avenue, Kensington, is located on Lot 135 in Section 14 of the Kensington Estate, on a 570-acre grant originally made to Samuel Terry in 1823. As part of a subdivision by George Frederick Todman, Cottenham Avenue was only listed as a street in the <i>Sydney Sands Directory</i> from 1916, and the first two houses were not noted until two years later.</p> <p><b>James Byrne's 'Byrneville' was constructed in c1919, as it was for the first time listed on Cottenham Avenue in the <i>Sands Directory</i> of 1920, when it was one of the only seven houses on the west side of the street. However, it was not until 17 November 1937, when Lot 135 was officially transferred to James Robert Byrne, who was a bootmaker, and his wife, Elsie Byrne, with a new Certificate of Title issued to them on 14 December 1937. James Robert Byrne became the sole tenant in June 1941, after his wife's death, and the property was transferred to Byrne Bros Pty Ltd on 24 August 1964.</b></p>
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### THEMES

<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-War Style.

### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Constructed in c.1919, the house is representative of urban subdivision and growth within the Kensington local area during the Inter-War years of the 20 <sup>th</sup> century. The Inter-War house was one of the only seven houses on the west side of Cottenham Avenue.
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Historical association significance SHR criteria (b)	The site was part of lands held by Kensington Estate on a 570-acre grant originally made to Samuel Terry in 1823. Byrneville is associated with James Robert Byrne, a bootmaker and his wife, Elsie Byrne, who jointly owned the house till 1941 and was transferred to Byrne Bros Pty Ltd soon after.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Inter-War dwelling characteristics, including symmetrical façade, hip and gable roof with terracotta Marseilles tiling, front-facing verandah with tessellated floor tiling, brick columns, and low-height brick knee wall, brick chimney, decorative terracotta finials, timber doors and windows with leadlight glasswork, and metal fence over a low height brick boundary wall with a metal gate. This distinctive Australian architectural style is representative of the Inter-War and Post-War expansion of the local area during the early 20th century.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to contribute to the sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	Historical research to date does not indicate the potential for archaeological relics. However, the residence contains examples of early twentieth-century domestic brick and timber construction details.
Rarity SHR criteria (f)	The subject Inter-War house is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	Byrneville is representative of the brick dwellings/bungalows/cottages constructed in the Kensington area during the Inter-War years of the 20 <sup>th</sup> century.
Integrity	<b>The exterior of 'Byrneville' is highly intact and exhibits building materials and detailing dating from its original construction from c.1919. Interiors were not inspected at this time.</b>

### HERITAGE LISTINGS

Heritage listing/s	None Known
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 4893 fol 70		NSW Land Registry Services
Written		Kensington Subdivision Plans, Z/SP/K1/7, 'Kensington Estate, Section 14'		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Cottenham Avenue west (Kensington).		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.
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	<ul style="list-style-type: none"> <li>- Retain setback and garden area, including brick and metal fence, tiled path and edging, between façade and street boundary.</li> <li>- Retain and conserve overall form, roofscape, street façade and presentation of the building within the Cottenham Avenue streetscape.</li> <li>- Inter-war architectural features, materials, finial and flooring details, leadlight windows, brick columns are to be maintained.</li> <li>- Retain original (c1919) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022



## IMAGES - 1 per page

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

Image caption	View of 36 Cottenham Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 36 Cottenham Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Kensington Estate – Section 14'				
Image year	C1922	Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/7, 'Kensington Estate Section 14'	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



### ITEM DETAILS

Name of Item	Row of Four Terraces 'Thelma' (36 Cook Street), 'Valetta' (38 Cook Street), 'Beulah' (40 Cook Street), and 'Moirā' (42 Cook Street).						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (Private)						
Item category (if known)	Terrace						
Area, Group, or Collection Name							
Street number	36 - 42						
Street name	Cook Street						
Suburb/town	Randwick				Postcode	2031	
Local Government Area/s	Randwick						
Property description	Lot 1 DP 1021662, Lot 1 DP 176133, Lot 11 & 12 DP 530417						
Location - Lat/long	Latitude	-33.911368			Longitude	151.239003	
Location - AMG (if no street address)	Zone		Easting	9691571.744		Northing	4418766.505
Owner	Private						
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>This row of four double-storey terraced houses from the Federation period, constructed in c1893, is of local heritage significance as a representative of late 19th and early 20th Century growth in the Randwick local area.</p> <p>The row of terraces has aesthetic significance with their Federation period characteristic, including the symmetrical arrangement of the façade, small front gardens, intricate metalwork along the railings, arched windows, decorative moulding at the sill and lintel level, different types of fenestrations and low height stone boundary wall with decorative wrought iron railing. This Australian architectural style is representative of the Federation and pre-war expansion of the local area during the late 19th and early 20th centuries.</p> <p>The site is associated with Walter Bradley Junior, an auctioneer in Randwick and Edward Flood, J.P., a long-term tenant of the property ('Thelma' - 36 Cook Street), the son of prominent Sydney politician Edward Flood. In addition, the terrace houses have some association with Albert Ernest Collins, Walter Leslie Hume (Sydney estate agent), Thomas Edwards, Francis Michael King and Caroline Louisa King, Frank King, and Thomas Edwards, who all resided in the property at some point in time.</p> <p><b>36 – 42 Cook Street ('Thelma' - 36 Cook Street, 'Valetta' - 38 Cook Street, 'Beulah' - 40 Cook Street, and 'Moirā' - 42 Cook Street) is also within the St Jude's Heritage Conservation Area (C17).</b></p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		



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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p><b>Constructed in c1893, the row of four terraced houses ('Thelma' - 36 Cook Street, 'Valetta' - 38 Cook Street, 'Beulah' - 40 Cook Street, and 'Moir' - 42 Cook Street) belong to the Federation period. These are double storey rendered terraced houses with small front gardens and intricate metalwork at the front balconies. They are symmetrical in form with semicircular arched windows at the ground floor level. The arched windows have decorative moulding along the sill and lintel level rendered differently. The first-floor balconies have metalwork along the railing. In addition, the fenestrations at the first-floor level are rectangular with timber frames and clear glass in between. The arched windows have metal bars on the outer surface.</b></p> <p>A tiled walkway provides access to the front verandah (underneath the balcony) and primary dwelling entrance, connecting the terraced houses with the Cook Street footpath. A low-height stone boundary wall with decorative wrought iron railing borders the houses to the east, partially obscured by vegetation growth along the footpath at Cook Street.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1893	Finish year	1893	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1968 - 40 and 42 Cook Street were subdivided and registered as Lots 11 and 12 in DP 530417.</p> <p>2007 – Development application for tree removal and pruning and was only approved to remove Sapium (DA/338/2007).</p> <p>2011 – Development application approved to remove one tree from the rear due to biological and mechanical damage and proximity to structures (DA/631/2011).</p>					
Further comments						

HISTORY	
Historical notes	<p>The row of four terraced houses at 36-42 Cook Street, Randwick, was constructed as part of the same development in c1893. The buildings were located on Lots 10 and 11 in DP 2426, transferred to Walter Bradley junior, auctioneer, on 5 July 1890. The land had originally been part of a property containing Lots 1 and 2 in Section 13, granted by purchase to John Broomfield on 28 December 1863 and transferred from John Broomfield to Walter Bradley senior on 12 January 1874. Walter Bradley senior, auctioneer, subdivided the property, transferring Lots 10 and 11 in DP 2426 to Walter Bradley junior, auctioneer on 5 July 1890.</p> <p>The terraced houses on Lots 10 and 11, 36-42 Cook Street, were built during Walter Bradley junior's ownership in the early 1890s, as part of the same development. In 1894, the four terraces were listed for the first time on the western side of Cook Street, four years after the street was first listed in the <i>Sands Sydney Directory</i>. This suggests that the buildings were completed by 1893. The buildings were in 1894 noted as 'Thelma' (No. 36 Cook Street, occupied by Edward Flood, J.P.), 'Valetta' (No. 38, occupied by Abel Kurts), 'Beulah' (No. 40, occupied by Mrs. E. M. Cox), and 'Moir' (No. 42, occupied by Wellesley Welman). Some of the occupants, including Edward Flood, were long term tenants of the properties. Edward Flood, J. P., who was listed at 'Thelma' during all of the 1890s until at least 1910, was likely the son of prominent Sydney politician Edward Flood (1805-1888).</p>

	<p>Lots 10 and 11 (36-42 Cook Street) were transferred as a whole to Albert Ernest Collins on 18 March 1902. On 20 March 1924, they were transferred again, to Walter Leslie Hume, Sydney estate agent. Hume subdivided the property, selling 38 Cook Street to Thomas Edwards on 5 June 1924 and the residue (36 and 40-42 Cook Street) to Francis Michael King and Caroline Louisa King on 8 August 1924. Frank King was noted at 42 Cook Street in the <i>Sands Directory</i> from 1926, and Thomas Edwards also lived at his property at 38 Cooke Street from c1924. It was not until 1960 that the Kings separated 36 Cook Street and 40-42 Cook Street, selling each the two portions to new owners. In 1968, 40 and 42 Cook Street were subdivided and registered as Lots 11 and 12 in DP 530417.</p>
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Federation Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c1893, 36 - 42 Cook Street comprising row of four two-storey terraces is representative of late 19th and early 20th Century growth in the Randwick local area. It further provides evidence of further changing urban growth during the Inter-War and Post-War periods.
Historical association significance SHR criteria (b)	The four terraced houses are associated with Walter Bradley Junior, an auctioneer in Randwick. <b>'Thelma' (36 Cook Street) is also associated with Edward Flood, J.P., a long-term tenant</b> of the property, the son of prominent Sydney politician Edward Flood. In addition, the terraced houses have some association with Albert Ernest Collins, Walter Leslie Hume (Sydney estate agent), Thomas Edwards, Francis Michael King and Caroline Louisa King, Frank King, and Thomas Edwards, who all resided in the property at some point in time.
Aesthetic significance SHR criteria (c)	36 – 42 Cook Street is a row of four double-storey terraced houses from the Federation period that demonstrates the characteristic, including the symmetrical arrangement of the façade, small front gardens, intricate metalwork along the railings, arched windows, decorative moulding at the sill and lintel level, different types of fenestrations and low height stone boundary wall with decorative wrought iron railing. This Australian architectural style is representative of the Federation and pre-war expansion of the local area during the late 19th and early 20th centuries.  36 – 42 Cook Street ('Thelma' - 36 Cook Street, 'Valetta' - 38 Cook Street, 'Beulah' - 40 Cook Street, and 'Moir' - 42 Cook Street) is also within the St Jude's Heritage Conservation Area (C17).
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Federation period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Federation period terrace houses in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The double-storey terrace house is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	36 - 42 Cook Street is representative of Federation terraced houses and late 19 <sup>th</sup> and early 20 <sup>th</sup> -century residential development within the Randwick local area.
Integrity	The exterior of 36 - 42 Cook Street is highly intact and exhibits building materials and detailing dating from its original construction in c1893. Interiors were not inspected at this time.

HERITAGE LISTINGS	
Heritage listing/s	As part of St Jude's Heritage Conservation Area (C17) under Schedule 5 (Part 2) of the Randwick Local Environmental Plan 2012

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 13 fol 137 and 138		NSW Land Registry Services

Written	NSW Land Registry Services	Certificate of Title Vol 976 fol 101		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3615 fol 97		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3646 fol 45		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 8180 fol 62		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 8180 fol 172.		NSW Land Registry Services
Written	ADB, R. W. Rathbone	'Flood, Edward (1805-1888), Vol 4.	1972	State Library of NSW / Trove
Written		Randwick Subdivision Plans, Z/SP/R2/26, 'Part of Bradley's Estate, Randwick'.		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Cook Street west.		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and front garden area, including low height stone wall and wrought iron fence, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Cook streetscape.</li> <li>- Additions and internal alterations to the rear section of the terraces are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing residence.</li> <li>- Retain original (c1893) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022



## IMAGES - 1 per page

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

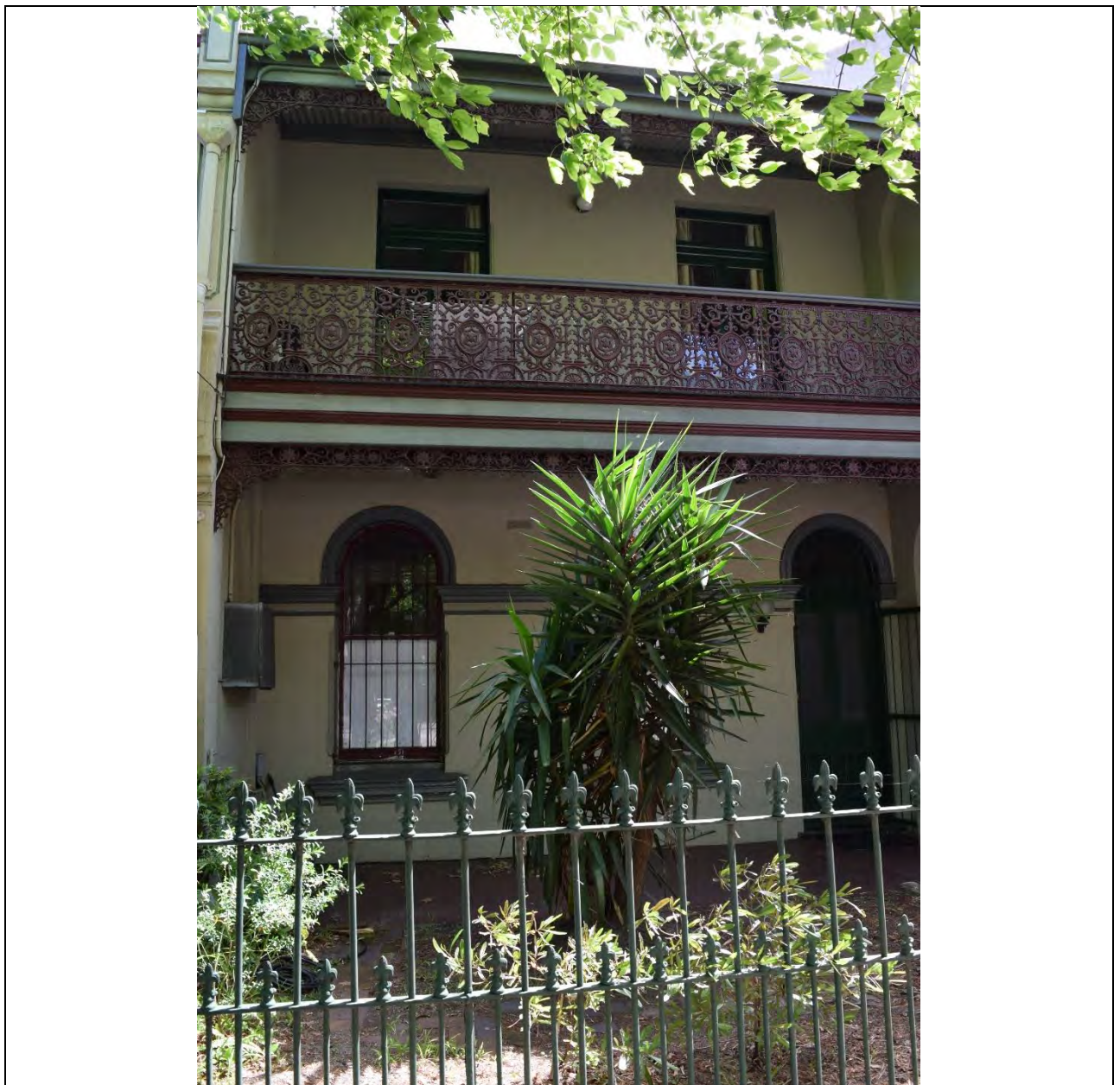
Image caption	View of 36-42 Cook Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 36-42 Cook Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

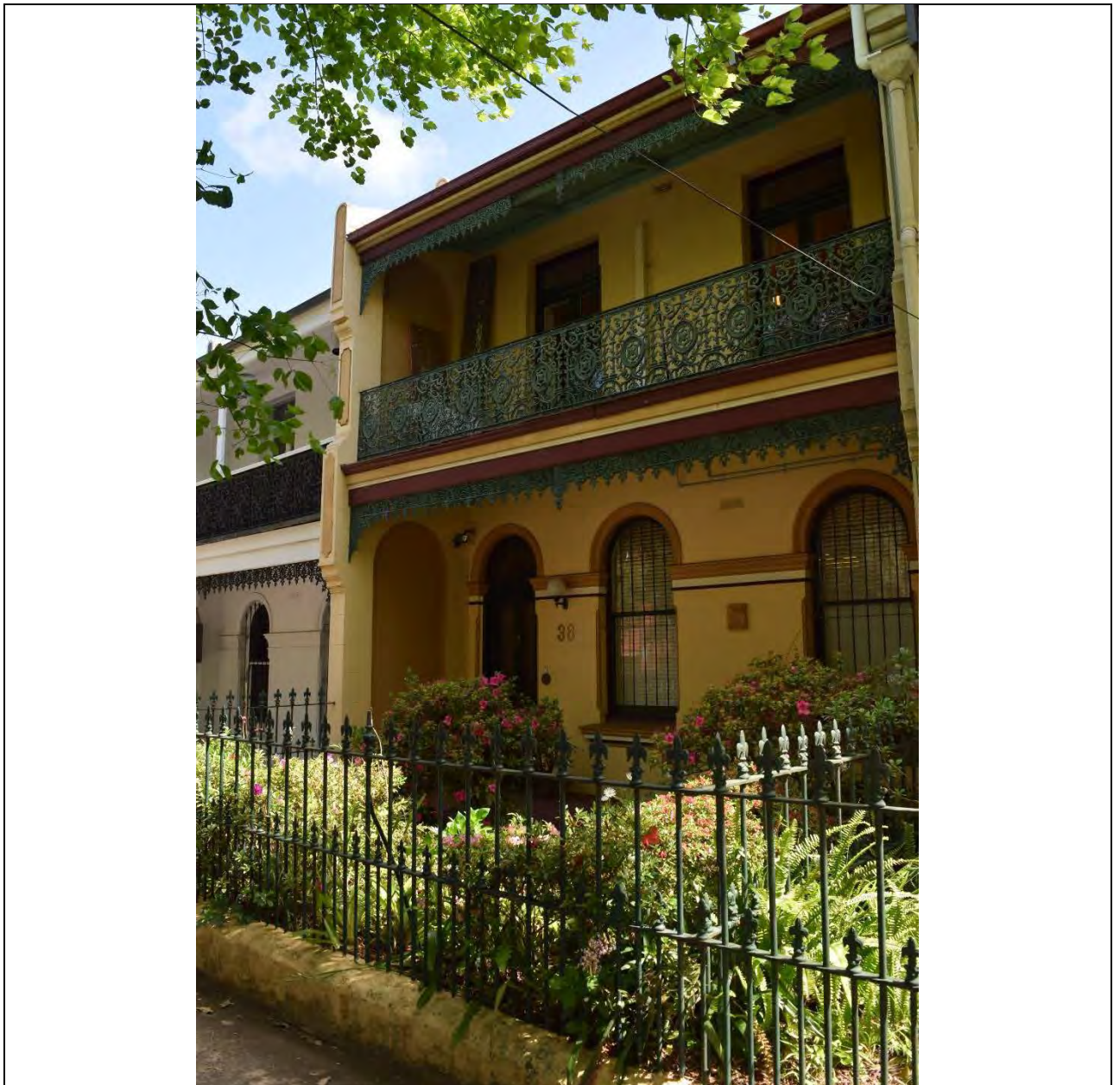




## IMAGES - 1 per page

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

Image caption	View of 38 Cook Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 40 Cook Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

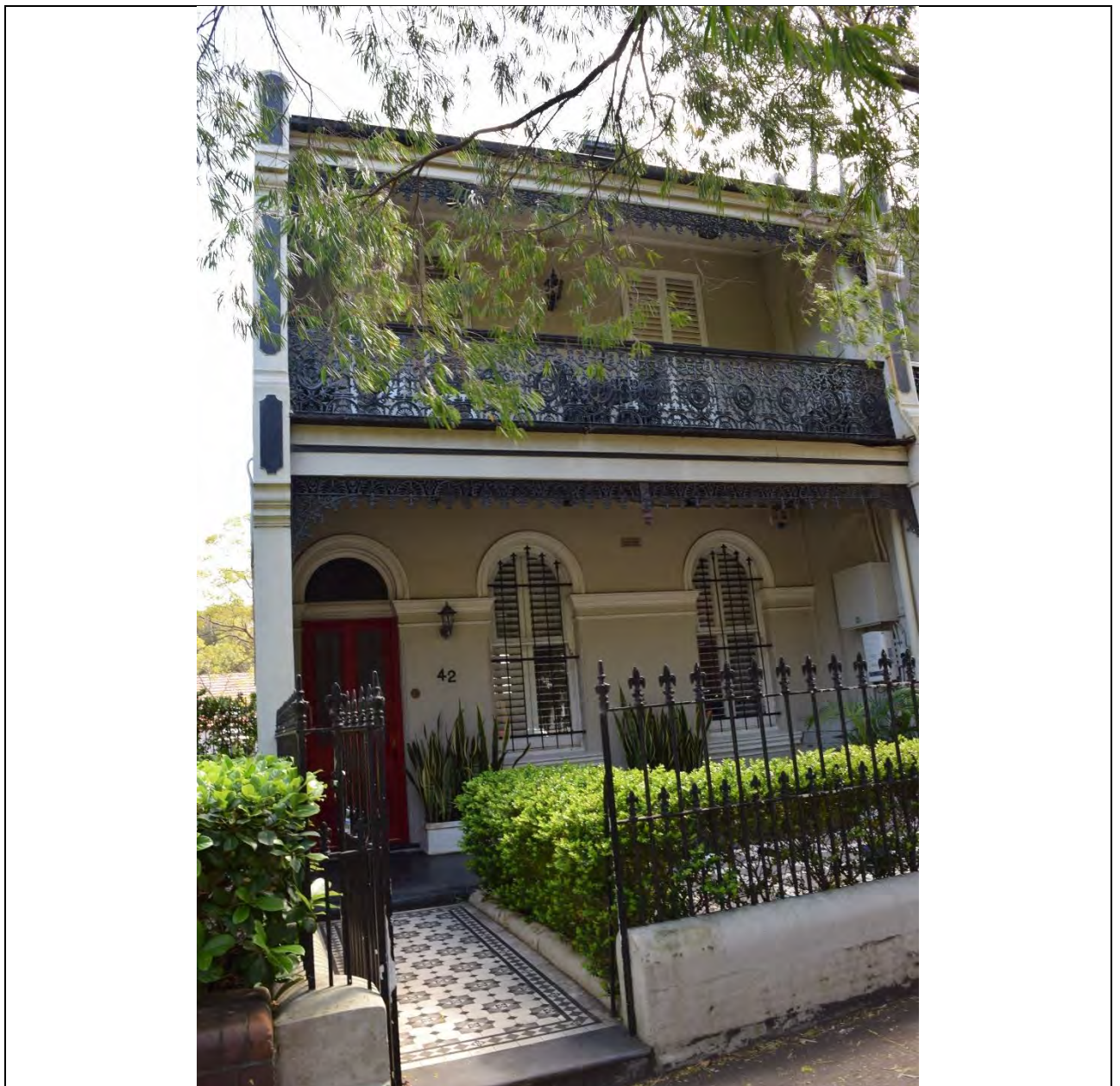




## IMAGES - 1 per page

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

Image caption	View of 42 Cook Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

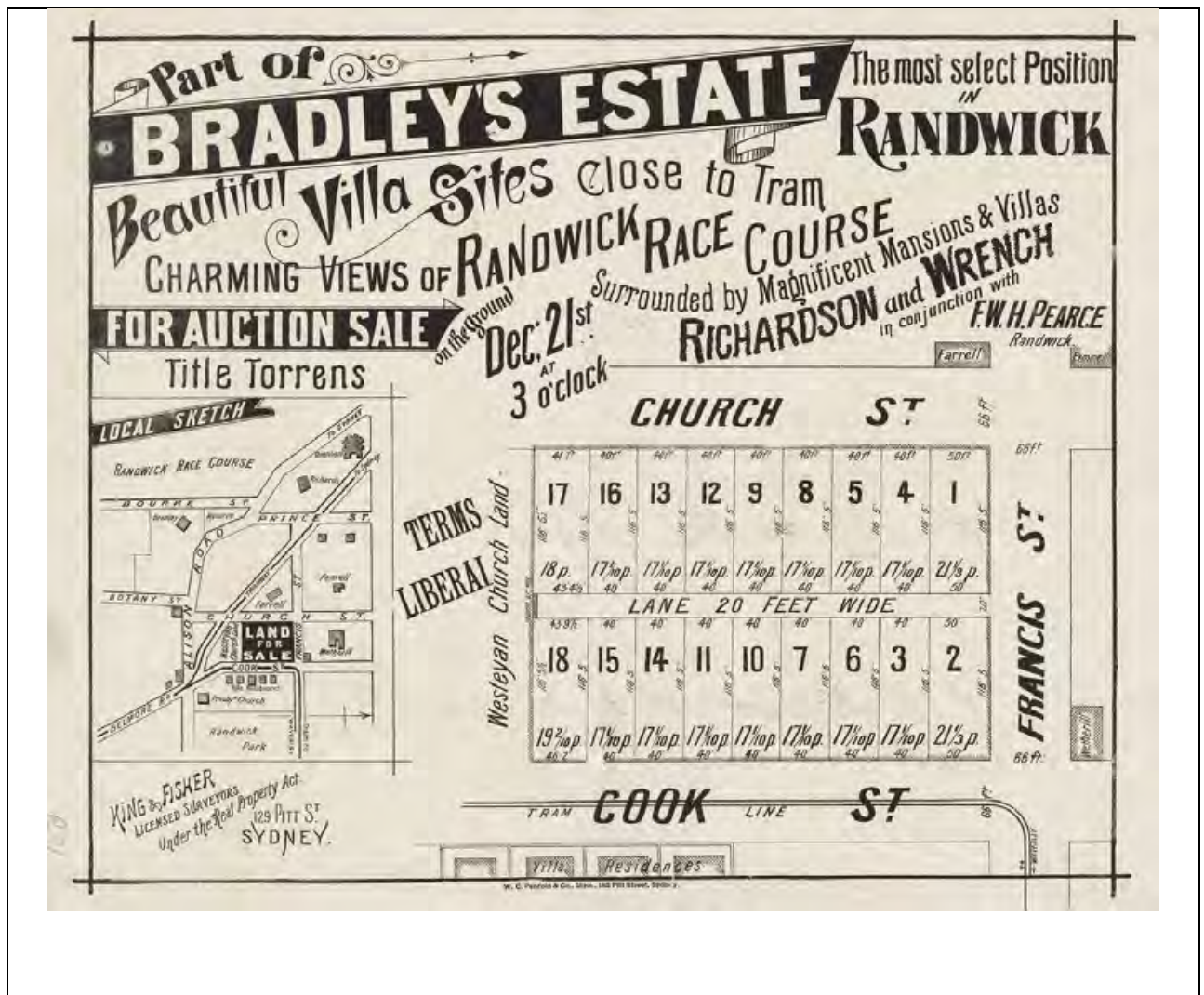
Image caption	View of 42 Cook Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Part of Bradley's Estate, Randwick'				
Image year		Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/26, 'Part of Bradley's Estate, Randwick'	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS





ITEM DETAILS						
Name of Item	Post-War Georgian Revival Semi-detached Pair					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	41-43					
Street name	Kyogle Street					
Suburb/town	Maroubra				Postcode	2035
Local Government Area/s	Randwick					
Property description	Lot A & B DP 392830					
Location - Lat/long	Latitude	-33.946457			Longitude	151.248304
Location - AMG (if no street address)	Zone		Easting	9692272.507	Northing	4414847.638
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed c.1947 by Albert Royston Hogg, this single storey Georgian Revival-style semi-detached pair, are of local heritage significance representing residential development in the Maroubra area during the mid-20th century.</p> <p>The semi-detached pair has aesthetic significance associated with their Post-War Georgian Revival architectural style, featuring the symmetrical arrangement of the façade, hip and valley roof with Marseilles tiling, front porches, pediments, bay windows, and regular arrangement of building elements with repetitive fenestration. This Australian architectural style is representative of the Post-War expansion of the local area during the mid-20th century.</p> <p>The site has an association with Clancey and Bresinski family, who owned and resided in the property for a considerable time.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Albert Royston Hogg (?)

Physical Description	<p>Constructed around c1947, 41-43, Kyogle Street is an example of a Post-War Georgian Revival style brick semi-detached pair, symmetrical in form with its primary elevation to Kyogle Street. The pair are constructed of face brickwork and have a hip and valley roof clad with terracotta Marseilles tiling. The pair have two separate front porches enclosed by a metal railing and accessible through a series of brick steps. In between the separate front porches is the planter box constructed in sandstone. The front elevation has two pediments in the northeast and northwest corner of the site. Underneath the pediment is the timber-framed bay window with a gabled awning. The residence has a regular arrangement of building elements with repetitive fenestration, including single hung timber-framed windows. The main entrance doorway and the windows have a combined rendered projected lintel.</p> <p>A paved walkway provides access to the front porch and primary dwelling entrance, connecting the residence with the Kyogle Street footpath. A low height sandstone boundary wall with sandstone top and a metal gate borders the site to the north, partially obscured by vegetation growth along Kyogle Street footpath. The site has two brick garages in the southeast and southwest corner of the site, accessible via a paved driveway.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1947	Finish year	1947	Circa	<input checked="" type="checkbox"/>
Modifications and dates	4 March 1955: Subdivision of the property into two allotments, Lot A and Lot B.					
Further comments						

## HISTORY

Historical notes	<p>41-43 Kyogle Street is located on Portion 3276 granted to Lewis (or Louis) Mandelson on 10 February 1943 by Crown Grant. Mandelson transferred the property to Albert Royston Hogg, Randwick builder, on 9 July 1947. Hogg potentially constructed the building at the site himself, transferring Portion 3276 to Roy James Clancey and Joyce Merle Clancey, and Maurice Bresinski and Bessie Irene Bresinski, in half shares, on 5 December 1947. On 4 March 1955, the property was officially subdivided into two allotments, and Lot A was transferred into the sole ownership of the Clanceys, while Lot B was now owned by the Bresinskis.</p> <p><b>After Maurice Bresinski's death, Bessie Irene Bresinski became the sole owner of Lot B on 29 June 1965.</b> No further transfers were noted in the Title Certificate issued for Lot A in 1956, suggesting that it also remained in the same ownership for a considerable time.</p>
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## THEMES

National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Georgian Revival Style.



APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed around c1947, 41-43, Kyogle Street is representative of mid-20th Century growth in the Maroubra local area. It further provides evidence of further changing urban growth during the Post-War period.
Historical association significance SHR criteria (b)	41-43 Kyogle Street is associated with Albert Royston Hogg, a builder from Randwick, who built the Post-War residence. In addition, the site has an association with Clancey and Bresinski family, who owned and resided in the property for a considerable time.
Aesthetic significance SHR criteria (c)	41-43 Kyogle Street is a single storey semi-detached brick pair that demonstrate the characteristic of Georgian Revival Style, including the symmetrical arrangement of the façade, hip and valley roof with Marseilles tiling, front porches, pediments, bay windows, and regular arrangement of building elements with repetitive fenestration. This Australian architectural style is representative of the Post-War expansion of the local area during the mid-20th century.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Post-War period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Post-War residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The single-storey Post-War semi-detached style is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	41-43 Kyogle Street is representative of Post-War Georgian Revival architectural style and 20 <sup>th</sup> -century residential development within the Maroubra local area.
Integrity	The exterior of 41-43 Kyogle Street is highly intact and exhibits building materials and detailing dating from its original construction in c1947. Interiors were not inspected at this time.

HERITAGE LISTINGS	
Heritage listing/s	None Known

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Crown Grant Vol 5359 fol 156		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 5816 fol 247 and 248		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 7070 fol 4 (Lot A)		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 7070 fol 3 (Lot B).		NSW Land Registry Services

Imagery		Historical Imagery		NSW Spatial Services
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### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including low height brick wall, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Kyogle streetscape.</li> <li>- Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing residence.</li> <li>- Retain original (c1947) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 41-43 Kyogle Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 41-43 Kyogle Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 41 Kyogle Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 43 Kyogle Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 41 Kyogle Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	Aerial photograph, 1943				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS





## IMAGES - 1 per page

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

Image caption	Aerial photograph, 1 May 1951				
Image year	1951	Image by	NSW Spatial Services, Historical Imagery, CCC466_17_079	Image copyright holder	NSW Spatial Services



ITEM DETAILS						
Name of Item	'Glen Roy'					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	42a					
Street name	Fern Street					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	Lot 11 DP 701094					
Location - Lat/long	Latitude	-33.907845			Longitude	151.254513
Location - AMG (if no street address)	Zone		Easting	9693019.763	Northing	4419098.743
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>'Glen-Roy' is of local heritage significance as evidence of the suburban development of Randwick in the first half of the twentieth century, and for its aesthetic values associated with its Inter-War period characteristics, featuring asymmetrical form with hip and valley roof, the use of terracotta Marseilles tiling, tessellated floor tiling in the front-facing verandah, timber detailed and rendered gablets, tiled walkway, projecting bay window with timber hood, timber-framed windows with leadlight glazing, rendered lintels, and sandstone retaining wall with sandstone posts and metal railing that borders the site. 'Glen Roy' is representative of the Inter-War and Post-War expansion of the local area during the late 19th and early 20th centuries.</p> <p>The site has some association with the Wilson family, who have been locals to the Randwick area around the 20th century.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown



Physical Description	<p><b>Built around c.1923, 'Glen-Roy' is a single-storey Inter-War brick house with its primary elevation to Fern Street constructed in brick. The residence is asymmetrical and has a hip and valley roof comprised of terracotta Marseilles tiling. The residence is located at the corner of Fern Street and Douglas Street, with the rear of the property extended towards Raby Lane. The northeast gablets facing Fern Street feature timber detailing and rendering. The residence has a front-facing verandah consisting of tessellated floor tiling, brick and stone columns, and a dwarf wall with bullnose sandstone capping. The house has timber casement windows with leadlight glazing and rendered lintels. A projecting bay window is located in the north corner with a timber frame and leadlight glazing. The bay window also has a timber hood.</b></p> <p>The main entrance pathway connecting the Fern Street footpath to the house has a tessellated floor tiling pattern, similar to the flooring in the front verandah. A metal fence over a low height sandstone boundary wall and gate bound the site to the northeast. A small front garden provides a setback from the footpath.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally					
Construction years	Start year	1923	Finish year	1923	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY	
Historical notes	<p>42a Fern Street, Randwick appears to have been constructed in c1923 for James Wilson who had acquired the corner property at Fern Street on 19 August 1921. Wilson bought Lots 1 and 2 in DP 3260, which had originally been transferred from the Universal Land and Deposit Bank Limited to Walter Neale on 15 December 1902, <b>as part of the 'Mount Albion Estate' sale from 1895</b>. It had been part of suburban allotment 12 originally granted on 4 December 1856 to the Right Reverend Frederick Barker D. D. Lord Bishop of Sydney.</p> <p>Until 1923, the last residence listed in the <i>Sands Sydney Directory</i> on the western side of Fern Street, near Douglas Street, was <b>34 Fern Street, originally known as 'Misterton' and from 1918 known as 'Louisiana'</b>. In 1924, three years after Wilson's acquisition of Lots 1 and 2, the <i>Sands Sydney Directory</i> noted five new listings south of 34 Fern Street, with 36 to 44 Fern Street being listed for the first time. 44 Fern Street was occupied by James Wilson, while 42 Fern Street was occupied by his son, James W. Wilson, and 40 Fern Street by his son-in-law Patrick Maher. This would suggest that James Wilson had all of these buildings constructed on his land at the same time, in c1923. <b>44 Fern Street was James Wilson's own residence, which was known as 'Glen Roy' and was later numbered 42a Fern Street.</b></p> <p><b>This was the second 'Glen Roy' occupied by James Wilson on Fern Street. The first residence of that name had been built by 1901 at the latest, however, it had been located on the eastern side of Fern Street, at the corner of Greville Street. Initially occupied by G. W. Lorking, the earlier 'Glen Roy' had been James Wilson's home between 1904 and 1922, and James Wilson was noted at 'Glen Roy' at 49 Fern Street for the last time in the <i>Sands Directory</i> of 1923, before moving to his new residence of that name on the western side of Fern Street. James Wilson died at 'Glenroy', 42a Fern Street on 13 September 1937, aged 70. The building was subsequently occupied by his son-in-law, Raymond Tait.</b></p>

	<p>The property, still containing Lots 1 and 2, remained in the Wilson family until at least 1989, when 42a Fern Street was offered for sale for the first time. The sales advertisement in the <i>Sydney Morning Herald</i> of 11 March 1989 noted the following: <b>"Randwick Federation, 42a Fern Street. ... First time offered outside family, this beautifully appointed federation home was restored and extended in 1983 and now consists of 4 large bedrm. plus study. 2 bathrms., dbl. lounge rm., dbl. family/dining rm., modern kitchen. Beautiful decor of cedar panelling thr'out and unique leadlight windows and doors. This property, built on a level cnr. block, is conven. located closed amens. and has a 3 car gar."</b> (Advertising, <i>SMH</i>, 11 March 1989, 22)</p>
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THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-War Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed around c.1923, 'Glen-Roy' demonstrates the suburbanisation of Randwick following the subdivision of the nineteenth-century estates (Mount Albion Estate) and the period of growth within the Randwick local area during the Inter-War years of the 20 <sup>th</sup> century.
Historical association significance SHR criteria (b)	'Glen-Roy' was built on the land associated with James Wilson, who owned the land from 1921 and stayed at the residence until 1937. After his death, his son in law, Raymond Tait, occupied the residence, but the property remained in the Wilson family till 1989.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Inter-War architecture style characteristics, including asymmetrical form with hip and valley roof, the use of terracotta Marseilles tiling, tessellated floor tiling in the front-facing verandah, timber detailed and rendered gablets, tiled walkway, protruding bay window with timber hood, timber-framed windows with leadlight glazing, rendered lintels, and sandstone retaining wall with sandstone posts and metal railing that borders the site to the northwest. This Australian architectural style is representative of the Inter-War and Post-War expansion of the local area during the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to contribute to the sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	Historical research to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The subject Inter-War residence is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	'Glen Roy' is representative of the brick dwellings/bungalows/cottages constructed in the Randwick area during the Inter-War years of the 20 <sup>th</sup> century.

Integrity	The exterior of 'Glen-Roy' is highly intact and exhibits building materials and detailing dating from its original construction from c. 1923. Interiors were not inspected at this time.
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## HERITAGE LISTINGS

Heritage listing/s	
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## INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 1341 fol 203		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 1440 fol 225		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 15138 fol 5 and 6		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices – 22 May 1933, p.7	1933	State Library of NSW / Trove
Written	Catholic Freeman's Journal	Obituary – 21 October 1937, p.43	1937	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 15 September 1937, p.15	1937	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 15 June 1950, p.24	1950	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 11 March 1989, p.22	1989	State Library of NSW / Trove
Written		Randwick Subdivision Plans, Z/SP/R2/117, 'Plan of the Mount Albion Estate, Randwick & Waverley, 5 October 1895'	1895	State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Fern Street west/east.		State Library of NSW / Trove

## RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>Retain setback and garden area, including stone and picket fence, tiled path and edging, between façade and street boundary.</li> <li>Retain and conserve street façade and presentation of the building within the Fern streetscape.</li> <li>Inter-war architectural features, materials, flooring details, leadlight windows, stone and brick columns are to be maintained.</li> <li>Retain original (c1923) building fabric and decorative elements; minor upgrading to address statutory requirements is acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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## SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		

NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 42a Fern Street, Randwick				
Image year	n.d.	Image by	Realestate.com.au <a href="https://www.realestate.com.au/property/42a-fern-st-randwick-nsw-2031">https://www.realestate.com.au/property/42a-fern-st-randwick-nsw-2031</a>	Image copyright holder	

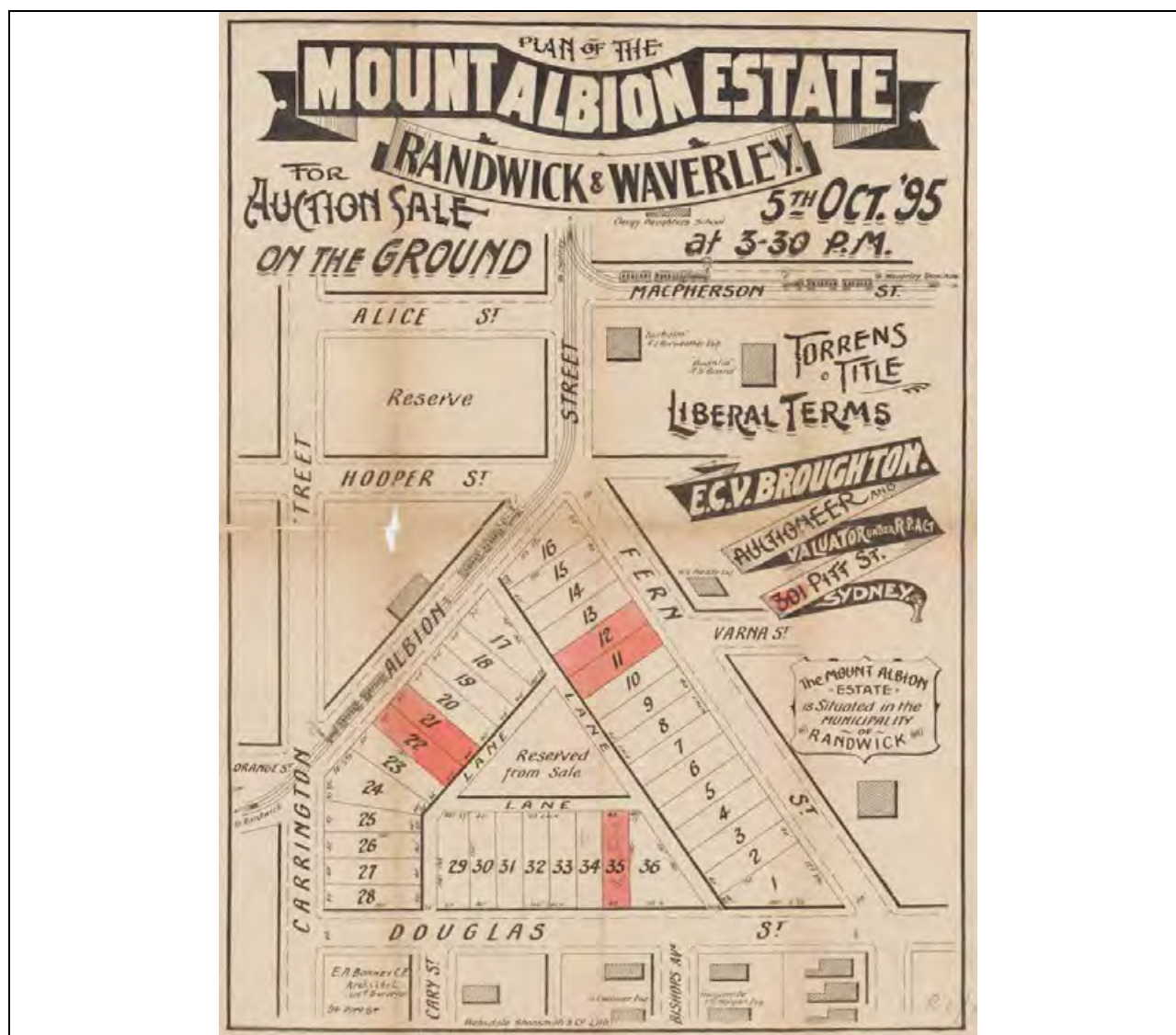




## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for the 'Mount Albion Estate, Randwick & Waverley', 5 October 1895				
Image year	1895	Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/117, 'Plan of the Mount Albion Estate, Randwick & Waverley, 5 October 1895	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



## IMAGES - 1 per page

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

Image caption	Advertisement for 42a Fern Street, <i>Sydney Morning Herald</i> , 11 March 1989				
Image year	1989	Image by	Advertising, <i>SMH</i> , 11 March 1989, 22	Image copyright holder	



# Randwick Federation

**42A FERN STREET.  
INSPECT SAT. AND WED.  
10.30-11.30 OR BY APPT.**

First time offered outside family, this beautifully appointed federation home was restored and extended in 1983 and now consists of 4 large bedrm. plus study, 2 bathrms., dbl. lounge rm., dbl. family/dining rm., modern kitchen. Beautiful decor of cedar panelling thr'out and unique lead-light windows and doors. This property, built on a level cnr. block, is conven. located close all amens. and has a 3 car gar.

**AUCTION: AUST. SQUARE.  
THURS. MARCH 16. 10.30 A.M.  
WILLS BROS. (E.A.) P/L.  
59 MacPherson Street, Waverley.  
389 1733. 389 1733.**

ITEM DETAILS						
Name of Item	Late 20 <sup>th</sup> Century Post-Modern House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	43					
Street name	Broome Street					
Suburb/town	Maroubra				Postcode	2035
Local Government Area/s	Randwick					
Property description	Lot 29 DP 226181					
Location - Lat/long	Latitude	-33.952048			Longitude	151.252556
Location - AMG (if no street address)	Zone		Easting	9692639.957	Northing	4414210.806
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed in the early 1980s, 43 Broome Street in Maroubra is of local heritage significance as evidence of the suburban development of Randwick in the second half of the twentieth century, and for its rare aesthetic values associated with its late twentieth-century Post-Modern architectural characteristics, including asymmetrical brick construction with rendered geometrical elements, hipped roof form, prominent gable along the primary elevation, elevated ground level, uneven distribution of decorative elements, dwarf wall with geometric cut-outs, arched openings with brick ornamentation, and wide timber doors and clear glass windows. This distinctive Australian architectural style is representative of late-20th century urban expansion in the local area.</p> <p>The site has some association with the Crown Lands subdivision and the Wreford family, who have been locals to the Maroubra area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		



DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>43 Broome Street is an asymmetrical post-modern brick residence built around the early 1980s with a front-facing verandah and decorative rendered elements. The residence has a hipped roof with a prominent gable facing Broome Street. It is on an elevated ground level with a driveway and garage underneath accessible from Broome Street. The front-facing verandah is accessible from the staircase with rendered brick low height railing on both sides. The brick railing has circular cut-outs to add aesthetics to the façade. The elevated ground floor is supported by two decorative rendered columns tapered in the middle. The front-facing verandah has a dwarf wall with similar cut-outs to add to the aesthetics of the residence. The residence has an uneven distribution of decorative elements, including a slightly taller rendered brick dwarf wall in the northern corner with an arched-form cut-out and brick arch head. Similar arches are located in the southwest corner of the residence with masonry sill. The primary elevation of the residence has some metal ornamentation located in between the geometric cut-outs.</p> <p>The residence has wide clear glass windows in timber frame with a timber double door at the entrance. It is set back from Broome Street, with a garden on the side and a hedge wall running around the staircase.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in a good condition externally.					
Construction years	Start year	Early 1980s	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY	
Historical notes	<p>43 Broome Street, Maroubra, is located on Lot 29 in DP 226181, which was originally located on Crown Land and subdivided and developed from 1965. A Certificate of Title for Lot 29 was issued on 27 September 1965, to the Council of the Municipality of Randwick.</p> <p>From 10 November 1965, when Lot 29 was transferred to Joseph Claffey, South Coogee medical practitioner, the property underwent a succession of ownership transfers. On 9 June 1967, it was transferred to George Arthur Bastell, hotel keeper at Paddington, and on 17 June 1970, Hugh Lewis Malonville, Rosebery dentist, and his wife became the new owners of the site. The last transfer in the Certificate of Title issued to Council in 1965 was noted on 27 January 1976, when the property went to Kenneth Albert Wreford, garage proprietor, and his wife Vera Wreford, as joint tenants. The building was constructed after the transfer to the Wrefords.</p> <p>Based on aerial photographs, the building at the site appears to have been constructed during the early 1980s. While not evident in photographs of the late 1970s, the building may have been standing by September 1983 but was definitely constructed by August 1986. Further research would be required to establish the details of site development.</p>

THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of twentieth century estates.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Post Modern Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed around the early c1980, 43 Broome Street is representative of late 20th Century urban growth in the Maroubra local area.
Historical association significance SHR criteria (b)	The site was part of Crown Lands, later subdivided and developed from 1965. Lot 29 has been in a succession of ownerships, but the residence is primarily associated with the Wreford family, locals to the Maroubra area. In 1976, the property was owned by Kenneth Albert Wreford, garage proprietor, and his wife Vera Wreford, as joint tenants.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Post-Modern architectural characteristics, including asymmetrical brick construction with rendered elements, hipped roof form, prominent gable along the primary elevation, elevated ground level, uneven distribution of decorative elements, dwarf wall with geometric cut-outs, arched openings with brick ornamentation, and wide timber doors and clear glass windows. This distinctive Australian architectural style is representative of late-20th century urban expansion in the local area.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the late-20 <sup>th</sup> Century development period the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills from Post-Modern style residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The Post-Modern residence with asymmetrical form and uneven distribution of facade elements is a rare property within the Randwick LGA.
Representativeness SHR criteria (g)	43 Broome Street is representative of the Post-Modern architectural style and the late-20th century residential development within the Maroubra local area.
Integrity	The exterior of 43 Broome Street is highly intact and exhibits building materials and detailing dating from its original construction in the c1980s. Interiors were not inspected at this time.

HERITAGE LISTINGS	
Heritage listing/s	

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 10126 fol 29		NSW Land Registry Services
Written	NSW Land Registry Services	Crown Grant Vol 4316 fol 23		NSW Land Registry Services
Imagery		Historical Imagery		NSW Spatial Services

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area.</li> <li>- Retain and conserve street façade and presentation of the building within the Broome Street streetscape.</li> <li>- Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing residence.</li> <li>- Retain original (c1980s) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 43 Broome Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 43 Broome Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 43 Broome Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	Aerial photograph, 29 August 1965				
Image year	1965	Image by	NSW Spatial Services, Historical Imagery, 1405_24_047	Image copyright holder	NSW Spatial Services





## IMAGES - 1 per page

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

Image caption	Aerial photograph, 13 May 1978				
Image year	1978	Image by	NSW Spatial Services, Historical Imagery, 2714_20W_088	Image copyright holder	NSW Spatial Services





## IMAGES - 1 per page

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

Image caption	Aerial photograph, 19 September 1983				
Image year	1983	Image by	NSW Spatial Services, Historical Imagery, 3338_08_034	Image copyright holder	NSW Spatial Services



## IMAGES - 1 per page

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

Image caption	Aerial photograph, 2 August 1986				
Image year	1986	Image by	NSW Spatial Services, Historical Imagery, 3527_26E_043	Image copyright holder	NSW Spatial Services



ITEM DETAILS						
Name of Item	'Don Ramon'					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	Flat building					
Area, Group, or Collection Name						
Street number	44					
Street name	Marcel Avenue					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	SP 16501					
Location - Lat/long	Latitude	-33.912177375			Longitude	151.25389754
Location - AMG (if no street address)	Zone		Easting	9692943.456	Northing	4418622.427
Owner	Strata					
Current use	Residence (Flat)					
Former Use	Residence (Flat)					
Statement of significance	Constructed in 1934 to a design by the architect, Alfred George Potter, 'Don Ramon' demonstrates historic and aesthetic significance at a local level as an evidence of the fourth subdivision of the Bishopscourt Estate and the subsequent suburbanisation of the area, and as a rare landmark building demonstrating the principal characteristics of the Spanish Mission architectural style applied to a low-rise apartment building constructed in the inner and middle suburbs of Sydney following World War 1 including terracotta tiled roof with tiled capping details, stucco finish, decorative pediments, and grouped arched openings. The pediments together with the patterned stucco finish and stepped dwarf masonry fence also featuring the same patterned finish are distinctive					

	<p>and add to Don Ramon's unique architectural aesthetic and landmark values at the corner of Marcel Avenue and Mount Street.</p> <p>The building is associated with Michael O'Donnell, who was involved in the residential subdivision and sale of the 4<sup>th</sup> subdivision of the Bishops court Estate, and the subsequent speculative development of the flat building known as 'Don Ramon'. The building is also associated with the work of the architect Alfred George Potter who was noted being working at the Rural bank of NSW in 1941 architects' roll of NSW.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
Designer	Alfred George Potter, Architect					
Builder/ maker	Raymond William Adams					
Physical Description	<p>A two-storey residential flat building designed in the Inter-War Spanish Mission architectural style. External masonry walls are finished in painted, heavily patterned stucco with smooth render base. Window openings generally grouped together in patterns of two or three windows, a hipped roof finished in terra cotta tiles. Timber framed windows are double-hung, the main windows have semi-circular head. Original metal window grilles to ground floor windows.</p> <p>The Mount Street façade is divided into five bays with three projecting bays featuring decorative pediments with curved terracotta tile capping terminated at scrolled ends. The Marcel Street elevation is divided into three bays with the central projecting bay also featuring a curved pediment with terracotta tile capping and scrolled ends. These pediments together with the patterned stucco finish and stepped dwarf masonry fence also featuring the same patterned finish are distinctive <b>and add to Don Ramon's unique architectural aesthetic and landmark values at the corner of Marcel Avenue and Mount Street.</b></p>					
Physical condition and Archaeological potential	<p>Generally in good condition externally. The exterior of the building exhibits materials and finishes dating from the original construction of the building in 1934. The interior of the building was not accessible at the time of this survey; however, the real estate images indicate plain and essentially rendered and white or cream painted walls with contemporary fittings.</p>					
Construction years	Start year	1934	Finish year	1934	Circa	<input type="checkbox"/>
Modifications and dates	<p>Exterior repainted; minor modifications including Division Lane fence and roller door; infill windows to former recessed balconies facing Marcel Avenue; letterboxes replaced; entrance steps tiled.</p> <p>The interior of the building was not accessible.</p>					



Further comments	
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HISTORY	
Historical notes	<p>The site was part of the final subdivision (4<sup>th</sup> sale) of the Bishops court Estate, offered for sale by <b>Hardie &amp; Gorman in conjunction with O'Donnell &amp; Co in March 1927</b>. <b>Michael O'Donnell, of O'Donnell &amp; Co</b>, and Herbert Trimnell-Ritchard of Bellevue Hill, Licenced Victualer, purchased the unsold portions of land, comprising 10 acres 1 rood and 37½perches on the 1 July 1929 as joint tenants (v.4295 f.35). Development of the area was no doubt hampers by the Wall Street stock market crash in October 1929 which severely impacted the New South Wales economy in the early 1930s, and in August 1934 Trimnell-Ritchard sold his share of Lot 16, containing 16 perches, to Raymond Joseph Cloran of Bondi, an Estate Agent, <b>resulting in Cloran and O'Donnell owning the site as tenants in common</b> (v.4649 f.29/30).</p> <p>In December 1934 the SMH report <i>'...the building to be known as Donramon (sic) on the corner of Mount-street and Marcel-avenue, Randwick, now nearing completion...'</i> The building contained six flats and was designed to conceal the yard and drying area from street views. <b>The SMH article continued as "...in addition to commanding an excellent view of Coogee Bay and the coastline to the south thereof. Externally, the building has been treated in the Spanish style. The joinery has a dull polished finish, ceilings are Treated through-out in fibrous plaster of modern design, and walls of all rooms, with exception of kitchens and bathrooms, are papered. The latter rooms have tiled dadoes, coloured enamelled wood-work, and are liberally equipped with all built-in conveniences, and the latest ideas in fittings. No view of the yard and drying green, in which is provided adequate laundry accommodation, is obtainable from either of the streets. The building is being erected by B. W. Adams, to plans, and under the supervision of Alfred Potter, architect."</b></p> <p>Raymond William Adams established his building firm in 1932, increasing his business turnover from £350 to over £44,000 in 1935, however by December 1936 he was declared bankrupt (SMH, 5 Dec 1936, p18 <b>'Builder's Ventures'</b>).</p> <p>Newspaper reports indicate Cloran owned <b>'South West Motors' at Young</b>, however he was in the process of being declared bankrupt when he died on 29 September 1939, and his share in 44 Marcel Avenue was transferred to his mother Amy Alice Cloran of Nowra, Widow.</p> <p>On 31 May 1954 <b>Amy Cloran and Michael O'Donnell sold the property</b> to John Charles Carnell, a Hotel Manager, and his wife Joan Stella Carnell and both of Garah NSW. On 3 January 1962, the whole property is transferred to Joan, which she retains until her death on 17 January 1975.</p> <p>In 1981 Strata Plan 16501 was approved for 44 Marcel Avenue.</p>

THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing <b>Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Inter-war flats.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Spanish Mission architecture in Randwick.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Don Ramon has historic significance as evidence of the fourth subdivision of the Bishops court Estate and the subsequent suburbanisation of the area. The building is evidence of the low-rise apartment buildings constructed in the inner and middle suburbs of Sydney following World War 1.
Historical association significance SHR criteria (b)	The building is associated with <b>Michael O'Donnell, who was involved in the residential</b> subdivision and sale of the 4 <sup>th</sup> subdivision of the Bishops court Estate, and the subsequent speculative development of the flat building known as Don Ramon. Design of the building was by the architect Alfred George Potter who was noted being <b>working at the Rural bank of NSW in 1941 architects' roll of NSW.</b>
Aesthetic significance SHR criteria (c)	Don Ramon has landmark qualities deriving from its prominent location at the corner of Marcel Avenue and Mount Streets, Randwick. The scale, materiality, and detailing of the building contribute to the established character of the Moira Street Conservation Area. The building exhibits the principal characteristics of the Spanish Mission architectural style applied to a low-rise apartment building including terracotta tiled roof with tiled capping details, stucco finish, decorative pediments, and grouped arched openings. The pediments together with the patterned stucco finish and stepped dwarf masonry fence also featuring the same patterned finish are <b>distinctive and add to Don Ramon's unique architectural aesthetic and landmark</b> values at the corner of Marcel Avenue and Mount Street.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The building contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	Comparative analysis is not part of this study; however, number of residential flat buildings in the Spanish Mission style architectural style is not common in the Randwick LGA hence Don Ramon may be considered rare in this regard.

Representativeness SHR criteria (g)	The building is representative of the Inter-War Spanish Mission architectural style within Randwick.
Integrity	The exterior of the building exhibits high level of integrity.

### HERITAGE LISTINGS

Heritage listing/s	
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol.14436 Fol 203		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol.10548 Fol 177		NSW Land Registry Services
Written	Delman Weingarh, Licenced Surveyor	Deposited Plan 13587	1925	NSW Land Registry Services
Written	Sydney Morning Herald	Flats at Randwick - 18 Dec 1934, p 3	1934	State Library of NSW / Trove
Written	Sydney Morning Herald	<b>Builder's Ventures</b> - 5 Dec 1936, p 18	1936	State Library of NSW / Trove
Written	Office of the Minister for Public Instructions	<b>Architects' Roll of NSW for Year 1941</b>	1941	State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain painted masonry fence.</li> <li>- Retain original signage depicting '<b>Don Ramon</b>' over Mount Street entrance door.</li> <li>- Retain and conserve street façades including stucco finish, decorative elements, windows, window grilles, vents, leadlights, terracotta roof tiles and mission tile details.</li> <li>- Adaptation of individual units and common areas may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>- Retain original (c1934) building fabric and decorative elements.</li> <li>- External paint colour scheme to be based on site evidence (paint scapes). Do not paint surfaces not originally intended for painting.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> </ul>
-----------------	--

	- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.
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SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022



## IMAGES - 1 per page

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

Image caption	View of 44 Marcel Avenue, Clovelly				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 44 Marcel Avenue, Clovelly showing the Mount Street elevation				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



### IMAGES - 1 per page

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

Image caption	View of 44 Marcel Avenue, Clovelly from the intersection of Mount Street				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





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

Image caption	View of the main façade and entrance of 'Don Ramon'.				
Image year	2003	Image by	C00466	Image copyright holder	Randwick City Library





ITEM DETAILS							
Name of Item	'Carthona'						
Other Name/s Former Name/s	'Ballymena'						
Item type (if known)	Built						
Item group (if known)	Residential buildings (Private)						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	63						
Street name	Samuel Terry Avenue						
Suburb/town	Kensington					Postcode	2033
Local Government Area/s	Randwick						
Property description	Lot 44 Section 12 DP 5759						
Location - Lat/long	Latitude	-33.908452			Longitude	151.21382	
Location - AMG (if no street address)	Zone		Easting	9689259.937		Northing	4419183.784
Owner	Private						
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>'Carthona' is of local heritage significance as evidence of the suburban development of Randwick in the first half of the twentieth century. In addition, the site has aesthetic significance associated with its Federation Queen Anne style architecture with characteristics, including asymmetrical form with hip and valley roof, the use of terracotta roof tiles, ornamented timber columns, brackets and frieze, decorative finials, tessellated floor tiling in the front-facing verandah, arched window opening, timber 'apron' moulding, timber detailed and rendered gablets, tiled walkway, and a rendered brick retaining wall with brick posts and metal railing that borders the site to the west. This Australian architectural style is representative of the Federation and pre-war expansion of the local area during the late 19th and early 20th centuries.</p> <p>'Carthona' is also within the West Kensington Heritage Conservation Area (C4), consisting of rows of houses in similar architectural styles along Baker, Winkurra and Myrtle Streets.</p> <p>The site has some association with the former Kensington Estate and the Knowles family, who have been locals to the Kensington area around the 20th century.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Built around c.1914, Carthona is a Federation Queen Anne style, a double-storey residence constructed in brick with rendered façade. The residence is asymmetrical and has a hip and valley roof comprised of terracotta tiles with primary frontage at Samuel Terry Avenue. The northwest gablets facing Samuel Terry Avenue feature timber detailing and rendering. The prominent gablets facing Samuel Terry Avenue have decorated finials. The residence has a front-facing covered verandah with tessellated floor tiling and decorative timber columns with timber brackets and ornamental frieze. Underneath the southwest gablet, the front elevation of the residence has an arched window opening protruded outwards covered with a metal grill. The main entrance doorway is located in the middle of the front elevation connected via a walkway in tessellated tiling. The residence has timber casement windows with both leadlight and clear glass. The window in the verandah also has a timber 'apron' moulding.</p> <p>A tiled walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Samuel Terry Avenue footpath. A rendered brick boundary wall with brick posts and metal railing borders the site to the west, partially obscured by vegetation growth along the footpath at Samuel Terry Avenue. A car garage is located next to the house, accessible through a driveway.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in a good condition externally.					
Construction years	Start year	1914	Finish year	1914	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1995: Development application to build a front boundary fence and convert the existing garage into a cabana, DA/451/1995</p> <p>1998: Development application for a new 1.8m high front fence comprising brick piers and wrought iron infill panels, DA/886/1998</p> <p>2017: Development application for the demolition of the existing outbuilding and construction of an awning attached to the rear of the dwelling and building a new outbuilding and inground swimming pool with gazebo, DA/581/2017.</p>					
Further comments						

HISTORY	
Historical notes	<p><b>'Carthona' was built in c1914 on Lot 44 of Section 12 in DP 5759</b>, fronting what was at that time known as Dowling Street. The property had on 17 July 1913 been transferred from George Frederick Todman to Joseph Alfred Santler, Kensington gardener, and his wife Emily Santler.</p> <p><b>'Carthona', occupied by Ms Emily Clifton, was listed for the first time in the <i>Sands Sydney Directory</i> of 1915. On 1 February 1917, Joseph and Emily Santler transferred the property to Sydney journalist William Spotswood Knowles, who was from 1918 listed at 'Carthona'. He lived there with his wife and daughters, later renaming the residence 'Ballymena'. After William Knowles' death on 16 September 1948, at his home in Kensington aged 76 years, the property was in January 1957 transferred to his daughter Catherine Matilda Grant and remained in the family until 1989.</b></p>

THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Queen Anne Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c.1914, <b>'Carthona'</b> demonstrates the suburbanisation of Kensington following the subdivision of the nineteenth-century estates (Kensington estate) in the area and the period of prosperity and changing urban growth in the Randwick LGA following World War 1.
Historical association significance SHR criteria (b)	<b>'Carthona' was built on the land associated with Kensington gardener Joseph Alfred Santler and his wife, Emily Santler. The residence has a strong association with Sydney journalist William Spotswood Knowles, who was listed at 'Carthona' from 1918. Even after his death, the residence remained in the family until 1989.</b>
Aesthetic significance SHR criteria (c)	<p>The site has aesthetic significance associated with its Federation Queen Anne style architecture with characteristics, including asymmetrical form with hip and valley roof, the use of terracotta roof tiles, ornamented timber columns, brackets and frieze, decorative finials, tessellated floor tiling in the front-facing verandah, arched window opening, timber 'apron' moulding, timber detailed and rendered gablets, tiled walkway, and a rendered brick retaining wall with brick posts and metal railing that borders the site to the west. This Australian architectural style is representative of the Federation and pre-war expansion of the local area during the late 19th and early 20th centuries.</p> <p><b>'Carthona' is also within the West Kensington Heritage Conservation Area (C4), consisting of rows of houses in similar architectural styles along Baker, Winkurra and Myrtle Streets.</b></p>
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Federation period, the site has some potential to contribute to the sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Federation style residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The subject Federation style residence is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	<b>'Carthona' is representative of Queen Anne architectural style and late 19<sup>th</sup> and early 20<sup>th</sup>-century residential development within the Kensington local area.</b>
Integrity	<b>The exterior of 'Carthona' is highly intact and exhibits building materials and detailing dating from its original construction from c.1914. Interiors were not inspected at this time.</b>

HERITAGE LISTINGS	
Heritage listing/s	As part of West Kensington Heritage Conservation Area (C4) under Schedule 5 (Part 2) of the Randwick Local Environmental Plan 2012

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 2295 fol 221		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 2396 fol 248		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices – 15 January 1930, p.13	1930	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 17 September 1948, p.12	1948	State Library of NSW / Trove
Written		Kensington Subdivision Plans, Z/SP/K1/17, 'Kensington - The Model Suburb'		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick, Dowling Street (Kensington)		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including low height brick wall and fence, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Samuel Terry Avenue streetscape.</li> <li>- Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing residence.</li> <li>- Retain original (c1914) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022



### IMAGES - 1 per page

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

Image caption	View of 63 Samuel Terry Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 63 Samuel Terry Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 63 Samuel Terry Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

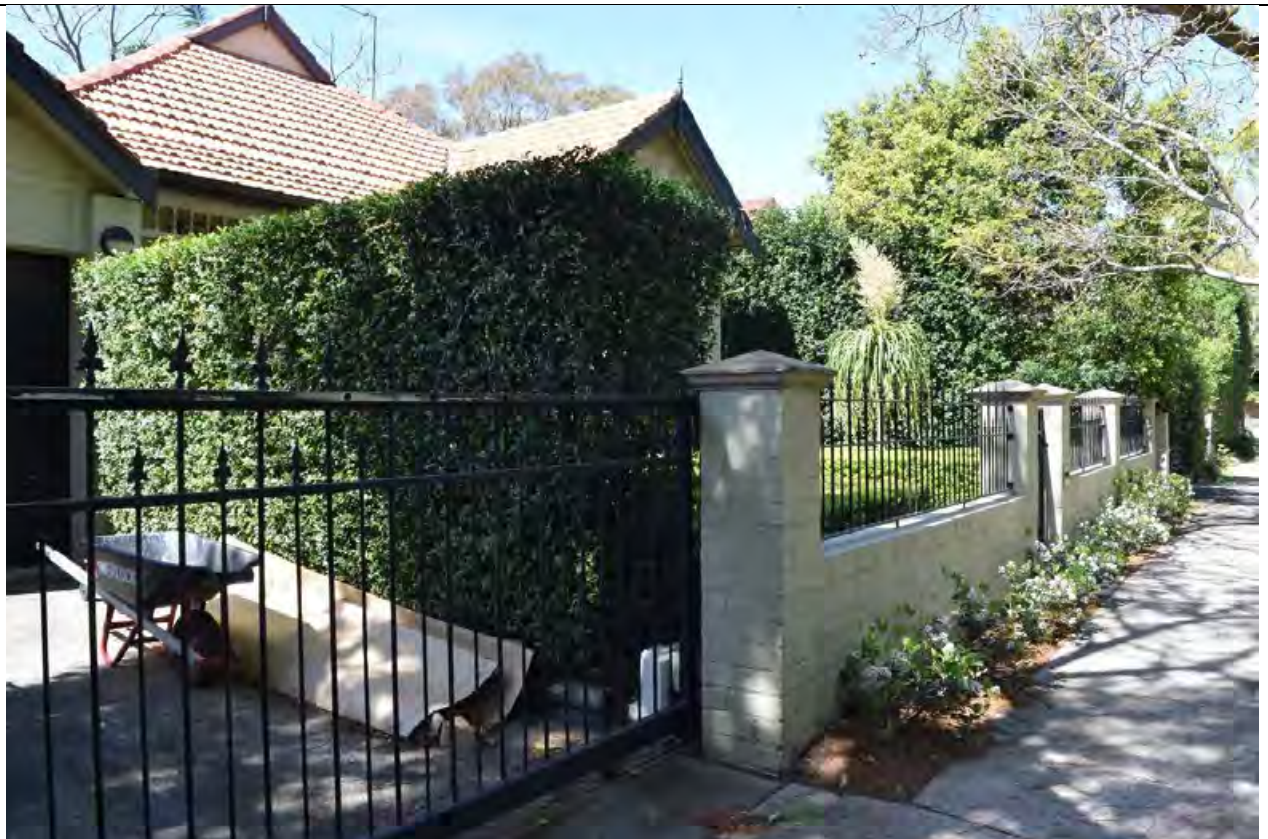




## IMAGES - 1 per page

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

Image caption	View of 63 Samuel Terry Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

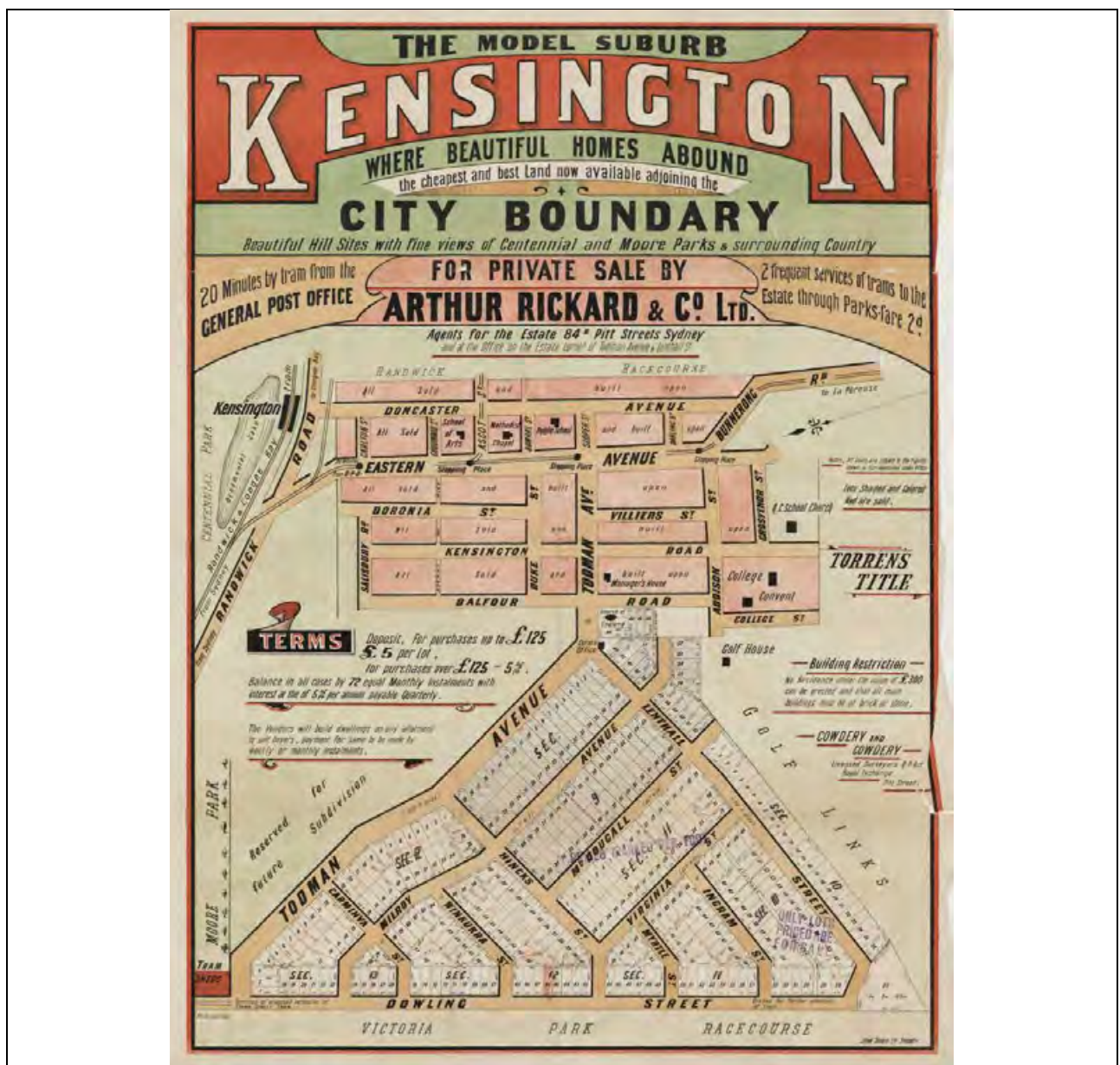




## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Kensington - The Model Suburb'				
Image year		Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/17, 'Kensington - The Model Suburb'	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS						
Name of Item	'Ardee'					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	69					
Street name	Darley Road					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	Lot 14 Section 24 DP 4589					
Location - Lat/long	Latitude	-33.904005			Longitude	151.237961
Location - AMG (if no street address)	Zone		Easting	9691501.99	Northing	4419584.338
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Queen Anne Revival Style dwelling constructed in c. 1907 for Michael A. O'Callaghan, a dairy expert at the Department of Agriculture, who was noted as the occupant of 'Ardee' in 1908 and 1909, 69 Darley Road is of local heritage significance as a representative example of residential development in the Randwick local area during the late 19th and early 20th centuries.</p> <p>The site has aesthetic significance associated with its Queen Anne Revival style architecture, including asymmetrical façade, decorative timber brackets, use of various materials, facelifted façade with multi-casement timber glass windows, decorative pediment, and arched windows. The use of sandstone blocks supporting the timber columns is also distinctive. This Australian architectural style is representative of the Federation and pre-war expansion of the local area.</p> <p>The site is also within the North Randwick heritage conservation area (C1), consisting of rows of houses in similar architectural styles along Govett, Wentworth and White Streets facing Centennial parklands.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown

Physical Description	<p>'Ardee' is an asymmetrical, double-storey dwelling constructed in c. 1907 in the Queen Anne Revival architectural style surrounded by enchanting established gardens. The site includes the primary residence, a self-contained studio, and a garage, reinvented from an old stable, a pool, and a sandstone wall. The residence at the front of the property has a tiled hip and valley roof, with its primary frontage facing northwest to Darley Road, directly overlooking Centennial Park Lands. The rendered façade of the residence has a decorative pediment and arched windows. The left portion (eastern side) of the façade is facelifted at the residence's lower level with three windows aligned with the geometrical form of the facelift. The upper floor balcony facing the front of the property is decorated with ornamented timber balustrades and brackets. The front porch (to the right) has timber columns that stand upright over stone blocks, acting as a structural member for the balcony and the subsequent roof. One of the original period elements includes the decorative brackets that run along the ground and the first floor of the residence's façade. The residence has a series of single, double, and triple casement timber-framed double-hung sash windows.</p> <p>The self-contained studio (reinvented from an old stable house), located in the southeast direction, aligns with Huddart Ln. The studio is located at the upper floor level, accessible through a single flight timber staircase. The studio has two timber-framed glass French doors along the primary façade. The site has a low height sandstone boundary wall with timber batten fencing and a timber gate. The pool was a later addition to the property and is located between the primary residence and the reinvented self-contained studio.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1907	Finish year	1907	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1930 - The main building was altered into two flats.</p> <p>1932 - Lot 14 in Section 24 of DP 4589 was officially transferred from the Chief Minister to Elizabeth Hannah Lewis, wife of William G. Lewis.</p> <p>Old stable house was reinvented into a self-contained studio and garage.</p>					
Further comments						

### HISTORY

Historical notes	<p><b>'Ardee' was constructed in c1907 on Lot 14 in Section 24 of the 'Centennial Park Lands' subdivision, registered in DP 4589. It was located on land originally granted to the Chief Minister by Crown Grant dated 5 October 1905.</b></p> <p><b>'Ardee' was listed at Darley Road for the first time in the <i>Sands Sydney Directory</i> of 1908, suggesting that it had been completed in 1907. The building was likely constructed for Michael A. O'Callaghan, a dairy expert at the Department of Agriculture, who was noted as the occupant of 'Ardee' in 1908 and 1909.</b></p> <p><b>In 1911, 'Ardee' was still noted as the first house south of Evans Street when that street was for the first time noted in the <i>Sands Directory</i>. From that year, the building was occupied by William G. Lewis, an accountant whose family was connected with the site until 1973. William Garrett Lewis was noted at the site until the last edition of the <i>Sands Directory</i> in 1932-3, with his son Arthur noted at the same address from 1930, suggesting that the building had been altered into two flats at around that time.</b></p> <p><b>It was only on 31 August 1932 that Lot 14 in Section 24 of DP 4589 was officially transferred from the Chief Minister to Elizabeth Hannah Lewis, William's wife. When William G. Lewis died on 21 September 1936, aged 67, the entire family was still noted at 69 Darley Road. After his mother's death, Arthur Bradford Lewis became the owner of the site in 1941, and it was not until 26 October</b></p>
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	<p>1973 that the property was transferred to new owners, ending the Lewis family's connection with the site that had lasted for over 60 years.</p> <p>The sales advertisement for the property, published in the <i>Sydney Morning Herald</i> of 4 August 1973, described the building as a "Huge Old Mansion. ... Magnificent 2-storey Residence overlooking the Centennial Park lands. Featuring large entertaining rooms, marble fireplaces, high ceilings, etc. and offering tremendous potential for the decorator. Currently divided into 2 self-contained Flats, each with 3-4 bedrooms, etc. Kitchen and bathroom (ground floor), fully modernised. Large garden/courtyard area opens to rear lane (2 l.u. garages)." (Advertising, <i>SMH</i>, 4 August 1973, 38)</p>
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THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns, and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Queen Anne Revival Style

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c. 1907, the early 20th century residence is noted as the first house south of Evans Street, when that street was noted in the Sands Directory for the first time. It is representative of late 19th and early 20th Century growth in the Randwick local area.
Historical association significance SHR criteria (b)	<p>The site has some association with Michael A. O'Callaghan, a dairy expert at the Department of Agriculture and was noted as the occupant of 'Ardee' in 1908 and 1909. It was further located on land originally granted to the Chief Minister by Crown Grant in 1905.</p> <p>The property remained under the ownership of the Lewis family for around 60 years till 1973, when the property went under new ownership.</p>
Aesthetic significance SHR criteria (c)	<p>The site has aesthetic significance associated with its Queen Anne Revival style architecture which features characteristics including asymmetrical façade, decorative timber brackets, use of a variety of materials, facelifted façade with multi-casement timber glass windows, decorative pediment, and arched windows. The use of sandstone blocks supporting the timber columns is also distinctive. This Australian architectural style is representative of the Federation and pre-war expansion of the local area during the late 19th and early 20th centuries.</p> <p>The site is also within the North Randwick heritage conservation area (C1), consisting of rows of houses in similar architectural styles along Govett, Wentworth and White Streets facing Centennial parklands.</p>
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Federation period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	Historical research to date does not indicate a potential for archaeological relics.
Rarity SHR criteria (f)	The subject Queen Anne Revival architectural style dwelling is not rare in the Randwick LGA.
Representativeness	69 Darley Road is representative of the Queen Anne Revival architectural style and late 19 <sup>th</sup> and early 20 <sup>th</sup> -century residential development within the Randwick local area.

SHR criteria (g)	
Integrity	The residence retains a high degree of exterior integrity and intactness. Interiors were not inspected at this time.

### HERITAGE LISTINGS

Heritage listing/s	Listed as part of the North Randwick heritage conservation area (C1) under Part 2 Schedule 5 of Randwick LEP 2012
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Crown Grant Vol 1641 fol 211		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 1994 fol 165		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4557 fol 109		NSW Land Registry Services
Written	Singleton Argus	Fatality in Centennial Park – 2 January 1908, p 3	1908	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 22 September 1936, p 9	1936	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 4 August 1973, p 38	1973	State Library of NSW / Trove
Written		Randwick Subdivision Plans, Z/SP/R2/48, 'Centennial Park Lands' – 25 March 1905.	1905	State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Darley Road.		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including brick and timber fence, tiled path and edging, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Darley Road streetscape.</li> <li>- Retain original (c1907) building fabric and decorative elements; minor upgrades to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

This form completed by	City Plan Heritage	Date	January 2022
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## IMAGES - 1 per page

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

Image caption	View of 69 Darley Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



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Image caption	View of 69 Darley Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Centennial Park Lands', 25 March 1905				
Image year	1905	Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/48, 'Centennial Park Lands', 25 March 1905	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS





## IMAGES - 1 per page

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

Image caption	Sales advertisement for 69 Darley Street, Randwick, SMH, 4 August 1973				
Image year	1973	Image by	Advertising, SMH, 4 August 1973, 38	Image copyright holder	

# **CENTENNIAL PARK/RANDWICK**

## **HUGE OLD MANSION**

### **69 DARLEY ROAD.**

**OPEN FOR INSPECTION: SATURDAYS, 11.00-12.30 P.M.,  
WEDNESDAYS, 2.00-3.00 P.M.**

**Magnificent 2-storey Residence directly overlooking the Centennial Park lands. Featuring large entertaining rooms, marble fireplaces, high ceilings, etc., and offering tremendous potential for the decorator. Currently divided into 2 self-contained Flats, each with 3-4 bedrooms, etc. Kitchen and bathroom (ground floor), fully modernised. Large garden/courtyard area opens to rear lane (2 L.U. garages).**

**LAND: 40ft x 180ft.**  
**Solicitors: Messrs. LOBBAN, McNALLY & HARVEY.**  
**Further details from**  
**R. & W. RANDWICK OFFICE, 399 9433.**

### ITEM DETAILS

Name of Item	Inter-War Functionalist Flat building					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Various)					
Item category (if known)	Flat building					
Area, Group, or Collection Name						
Street number	72					
Street name	Dudley Street					
Suburb/town	Coogee				Postcode	2034
Local Government Area/s	Randwick					
Property description	Lot 1 – Lot 5, SP4409					
Location - Lat/long	Latitude	-33.924573			Longitude	151.252659
Location - AMG (if no street address)	Zone		Easting	-216909.849	Northing	6219060.583
Owner	Strata					
Current use	Residence (Flat)					
Former Use	Residence (Flat)					
Statement of significance	<p>Constructed in c1941 in the Inter-War Functionalist architectural style, 72 Dudley Street, Coogee is of local heritage significance representing low-rise residential flat development in Randwick LGA during the interwar period.</p> <p>The site possesses historic associational significance for its association with Tyler Bros., Gordon Douglas Tyler and Norman Harvey Tyler, builders from Maroubra, who were involved in various building projects across Sydney and owned the site in 1941.</p> <p>The site has aesthetics significance owing to its distinctive Inter-War Functionalist characteristics including irregular arrangement of building elements, simple geometry, face brick walls, terracotta roof tiles, timber framed ribbon windows and distinctive round bays with blend of light and dark coloured brick on the façade.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Tyler Bros.					
Physical Description	<p>A multi-storey Inter-War flat building constructed in Inter-War Functionalist style comprised five private residential units. The flat building is a symmetrical structure with circular facades, and both corners are constructed in red brick. The flat building possesses a simple geometric form with timber-framed glass ribbon windows alongside the circular façade. A decorative strip of dark red brick runs along the top and bottom of the window openings forming a decorative pattern over the principal façade of the building. In the centre of the facade, two thin strips of projected brick run vertically to conceal the service pipelines on the surface. The projected brickwork includes a layer of dark-red brickwork, blending with the brickwork running across the sill and lintel level. The primary frontage to Dudley Street features several timber-framed, multi-paned casement windows with dark red brick lintels both above and below. The building has a variety of fenestration patterns of the windows.</p> <p>The residential flat building has a hipped roof paved in terracotta roof tiles along the north-south axis. A small communal garden fronts the primary elevation to Nathan Street, with access from the street via a brick-and-mortar staircase located at the west. The brick-and-mortar staircase at its first landing diverts into an access rampway and another similar staircase that runs along the western boundary. The access rampway leads to an uncovered porch located over the garage accessible from the street level. The uncovered porch is fenced with painted metal and wire fence at the north and a timber picket fence at the east. Both the staircase and access rampway branch off to the building entrance.</p> <p>A low height brick coloured mud sculpture is erected over a steep porch constructed in outdoor stone flooring in front of the property.</p>					
Physical condition and Archaeological potential	<p>Generally in good condition externally. The exterior of the building exhibits materials and finishes dating from the original construction of the building in 1941.</p> <p>The interior of the building was not accessible at the time of this survey.</p>					
Construction years	Start year	1941	Finish year	1941	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Exterior windows repainted.					
Further comments						

HISTORY	
Historical notes	<p>72 Dudley Street, Coogee was constructed in c1941 on Lot 10 of Section A in DP 548. The property was originally part of Suburban Allotment 7 in Section 10, granted to James Flanagan on 10 September 1856. The site had been part of a larger property acquired by Hugh McCluskey in June 1881, containing Lots 10 and 15 in Section A of DP 548. This was subdivided into the two original allotments again in 1940, with Lot 10 being transferred to Gordon Douglas Tyler and Norman Harvey Tyler, builders from Maroubra, on 15 June 1941.</p> <p>Gordon and Norman Tyler were known as Tyler Bros., and they were involved in various building projects across Sydney, including as owner-builders. This also appears to have been the case at 72 Dudley Street. On 11 June 1941, <i>Construction</i> noted that <b>approval had been granted for "Coogee – 5 flats, Dudley St. – Tyler Bros., Bell St., Maroubra, Owners/Builders; £2850."</b> (<i>Buildings &amp; Works Approved, Construction</i>, 11 June 1941, 3)</p> <p>That same year, on 21 October 1941, Tyler Bros. transferred Lot 10 to Ernest Edward Tucker, engineer, and his wife Myrtle Florence Tucker. Three years later, on 16 December 1944, Ernest</p>

	Edward Tucker became the sole owner, and another two years later, on 26 November 1946, Tucker transferred the property to Gladys Ingram Poole, wife of William Phillip Poole. 72 Dudley Street underwent two further transfers, in 1963 and 1966, before the property was Strata titled on 27 February 1970.
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns, and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Inter-war flat.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Functionalist style architecture in Randwick.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in 1941, 72 Dudley Street represents changing urban growth in the Coogee local area during the interwar period. The building is evidence of the low-rise apartment buildings constructed in the inner and middle suburbs of Sydney following World War 1.
Historical association significance SHR criteria (b)	The residential flat building is associated with Tyler Bros., Gordon Douglas Tyler and Norman Harvey Tyler, builders from Maroubra, who were involved in various building projects across Sydney. They were also the owners of the property in 1941.
Aesthetic significance SHR criteria (c)	72 Dudley Street exhibits the principal characteristics of the Inter-War Functionalist architectural style applied to a low-rise apartment building, including an irregular arrangement of building elements, simple geometry, plain rendered or face brick walls, terracotta roof tiles and timber-framed ribbon windows. In addition, the use of light and dark coloured brick on the façade add to the aesthetics of the building and make it distinctive.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	72 Dudley Street contains examples of mid twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	The subject dwelling constructed in Inter-War Functionalist architectural style is not rare in Randwick LGA.
Representativeness SHR criteria (g)	72 Dudley Street is an example of a low-rise, Inter-War Functionalist style flat building and mid-20 <sup>th</sup> century residential development within Randwick Local Government Area.
Integrity	The exterior of 72 Dudley Street is highly intact and exhibits building materials and detailing dating from its original construction in c1941. Interiors were not inspected at this time.



## HERITAGE LISTINGS

Heritage listing/s	
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## INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written		Construction: Building and Works Approved – 11 June 1941, p 3	1941	State Library of NSW / Trove
Written	NSW Land Registry Services	Certificate of Title Vol 546 fol 198		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 5248 fol 12		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 8515 fol 159		NSW Land Registry Services

## RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- The building should be retained and conserved, especially the original (c1941) building fabric and decorative elements; minor upgrades to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- The street facades should be retained, including decorative elements, geometric form, timber-framed ribbon windows, vents, and terracotta roof tiles.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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## SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 72 Dudley Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 72 Dudley Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 72 Dudley Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	1943 aerial photograph of 72 Dudley Street, Coogee				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



### ITEM DETAILS

Name of Item	Inter-War Art Deco Flat building						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (Various)						
Item category (if known)	Flat building						
Area, Group, or Collection Name							
Street number	90						
Street name	Dudley Street						
Suburb/town	Coogee				Postcode	2034	
Local Government Area/s	Randwick						
Property description	Lot 1 - Lot 8, SP42074						
Location - Lat/long	Latitude	-33.924782			Longitude	151.254612	
Location - AMG (if no street address)	Zone		Easting	-216725.905		Northing	6219047.651
Owner	Strata						
Current use	Residence (Flat)						
Former Use	Residence (Flat)						
Statement of significance	<p>The Inter-War Art Deco style residential flat building constructed in c. 1937 is of local heritage significance representing late 19th and early 20th Century urban growth in the Coogee and Randwick LGA. The site has an association with the family of William Nielsen, a prominent builder located in Randwick and Burnton Pty Ltd, who acquired the lot after 1987.</p> <p>The site has landmark qualities deriving from its prominent location at the corner of Dudley and Alexander Streets enhancing its aesthetic significance associated with its Inter-War Art Deco style architecture which features characteristics including the use of brick structure, terracotta roof tiles, stepping of the building mass, decorative elements on the façade, and vertical brick piers.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	William Nielsen					
Physical Description	<p>90 Dudley Street is a symmetrical double-storey brick flat building constructed in c.1937 in Inter-War Art Deco architectural style. It has an intersecting hip and valley roof clad in terracotta tiles with its primary frontage to Dudley Street (north). The façade of the building is rendered. The northern elevation of the dwelling is symmetrical, with its main entrance located in the middle. The main entrance to the dwelling has a double timber-framed glass doorway at the ground floor level and a vertically elongated timber-framed leadlight window. The wall with the leadlight window is protruded outwards with its edges tapered inwards, flushing with the ground floor surface level. The structure on both sides of the primary entrance is constructed in brick with vertical piers running downwards till the middle of the ground floor level. The vertical pier bisects the façade equally with two double framed single hung windows placed on one side of the surface and two on the other. A similar symmetry can be observed on both surfaces. Three protruded brick bands run in the middle of the ground floor and the first floor along the façade. Similar brick bands run along with the curved corners of the dwelling.</p> <p>The eastern elevation, facing Alexander Street, also has a symmetrical façade with asymmetrical elements curved at the corner of Alexander Street and Dudley Street. The curved corner is ornamented with protruding brick bands and a vertical pier run in the middle of the façade. The façade has both single and double casement timber-framed glass windows of varying sizes. A few small air vents also run across the eastern elevation.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1937	Finish year	1937	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Exterior repainted; Windows repainted; letterboxes replaced; entrance doorway replaced. The interior of the building was not accessible.					
Further comments						

HISTORY	
Historical notes	<p>90 Dudley Street was likely constructed in c1937 on Lot A in DP 18088. The property was originally part of Allotment 15 in Section 9, granted to James Hugh Palmer by Crown Grant on 3 November 1856. The site had been part of a larger property acquired by Alfred Windle by September 1876, containing Lots 4 and 15 in Section 9. After being progressively subdivided, part of Lot 15 was on 9 September 1898 transferred to warehouseman William Goodin, who was listed in the <i>Sands Sydney Directory</i> at 'Ventura' by 1906, adjacent to Miss Windle's 'Oruba'.</p> <p>Goodin subdivided the property further from 1909, selling the residue to Benjamin Procter, grazier from Mungindi, on 18 March 1918. <b>A Bernhard Procter (or Proctor) was listed at 'Ventura' from 1919,</b> and from 1922, Benjamin Procter (or Proctor) was noted at the address in the <i>Sands Sydney Directory</i>. <b>When Benjamin Procter died on 8 April 1933, his residence was still noted as "'Ventura', 90 Dudley Street, Coogee".</b></p> <p>On 12 April 1937 part of Lot 15 was transferred to Isaac Goldstein, gentleman from Kensington, and Niels Peter Nielsen, noted as builder from Randwick, as joint tenants, and a new Certificate of Title was issued to them, for Lot A in DP 18088 on 13 September 1937.</p>

	<p>On 7 April 1937, the <i>Construction and Real Estate Journal</i> noted the following works as having been approved: “Coogee – Eight Flats, Dudley Street – W. Nielsen, 8 Pitt Street, Randwick.” (Buildings and Works Approved, <i>Construction and Real Estate Journal</i>, 7 April 1937, 2). The edition of 21 April 1937 noted that “plans have been passed by Council for flats costing approximately £2000 which are to be built in Alexander Street, Coogee, by Mr Nielsen, 8 Pitt Street, Randwick.” (Opportunities for Business, <i>Construction and Real Estate Journal</i>, 21 April 1937, 5) Given that 90 Dudley Street is located on the corner of Dudley and Alexander Streets, and given the name of the builder, it is possible that both notices referred to construction of the building at 90 Dudley Street, in c1937, after demolition of the earlier residence ‘Ventura’ at the site.</p> <p>William Nielsen (the builder) and Niels Peter Nielsen (the owner) may have been related, with the family of William Nielsen at Randwick being recorded as having two sons, William and Niel. However, there was also another, more prominent Niels Peter Nielsen, who was an engineer and former Kogarah Mayor who lived in Kogarah and had a business, N.P. Nielsen &amp; Co. in the city.</p> <p>Goldstein and Nielsen transferred the site to Robert Henry Porra, a bootmaker from Coogee, on 5 December 1938. The property remained in the Porra family until 5 March 1987, when Lot A in DP 18088 was transferred to Burnton Pty Ltd.</p>
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-war flats.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Art Deco architecture in Randwick.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in 1937, 90 Dudley Street in Coogee is representative of late 19th and early 20th Century urban growth in the Coogee (Randwick Local Government Area). The building is evidence of the low-rise apartment buildings constructed in the inner and middle suburbs of Sydney following World War 1.
Historical association significance SHR criteria (b)	The building is associated with the family of William Nielsen, a prominent builder located in Randwick who was involved in various construction projects in the suburb. Lot A is also associated with Burnton Pty Ltd who acquired the lot after 1987.
Aesthetic significance SHR criteria (c)	90 Dudley Street has landmark qualities deriving from its prominent location at the corner of Dudley and Alexander Streets, Coogee. In addition, the site has aesthetic significance associated with its Inter-War Art Deco style architecture which features characteristics including the use of brick structure, terracotta roof tiles, stepping of the building mass, decorative elements on the façade, and vertical brick piers.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The building contains examples of early twentieth century domestic brick construction details and skills.



Rarity SHR criteria (f)	The subject Art Deco architectural style dwelling is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	90 Dudley Street is representative of the brick Inter-War Art Deco residential flat buildings constructed in the Randwick area during the late 19 <sup>th</sup> – early 20 <sup>th</sup> century.
Integrity	The exterior of 90 Dudley Street is highly intact and exhibits building materials and detailing dating from its original construction in c1937. Interiors were not inspected at this time.

### HERITAGE LISTINGS

Heritage listing/s	
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 2013 fol 85		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4870 fol 39		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices – 10 April 1933, p 8	1933	State Library of NSW / Trove
Written	Construction and Real Estate Journal	Buildings and Works Approved – 7 April 1937, p 2	1937	State Library of NSW / Trove
Written	Construction and Real Estate Journal	Opportunities for Business – 21 April 1937, p 5	1937	State Library of NSW / Trove
Written	Daily Telegraph	Bridal Gown of Silver – 7 February 1941, p 9	1941	State Library of NSW / Trove
Written	Hurstville Propeller	Death of Mr. N.P. Nielsen – 30 March 1944, p 3	1944	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Dudley Street West (Coogee)		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain and conserve street façades, including stepping of building mass such as horizontal protruded brick banding, and decorative elements including windows, window grilles, vents, leadlight, stepping of the building mass, vertical brick piers and terracotta roof tiles.</li> <li>- Retain original (c1937) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		

Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 90 Dudley Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 90 Dudley Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

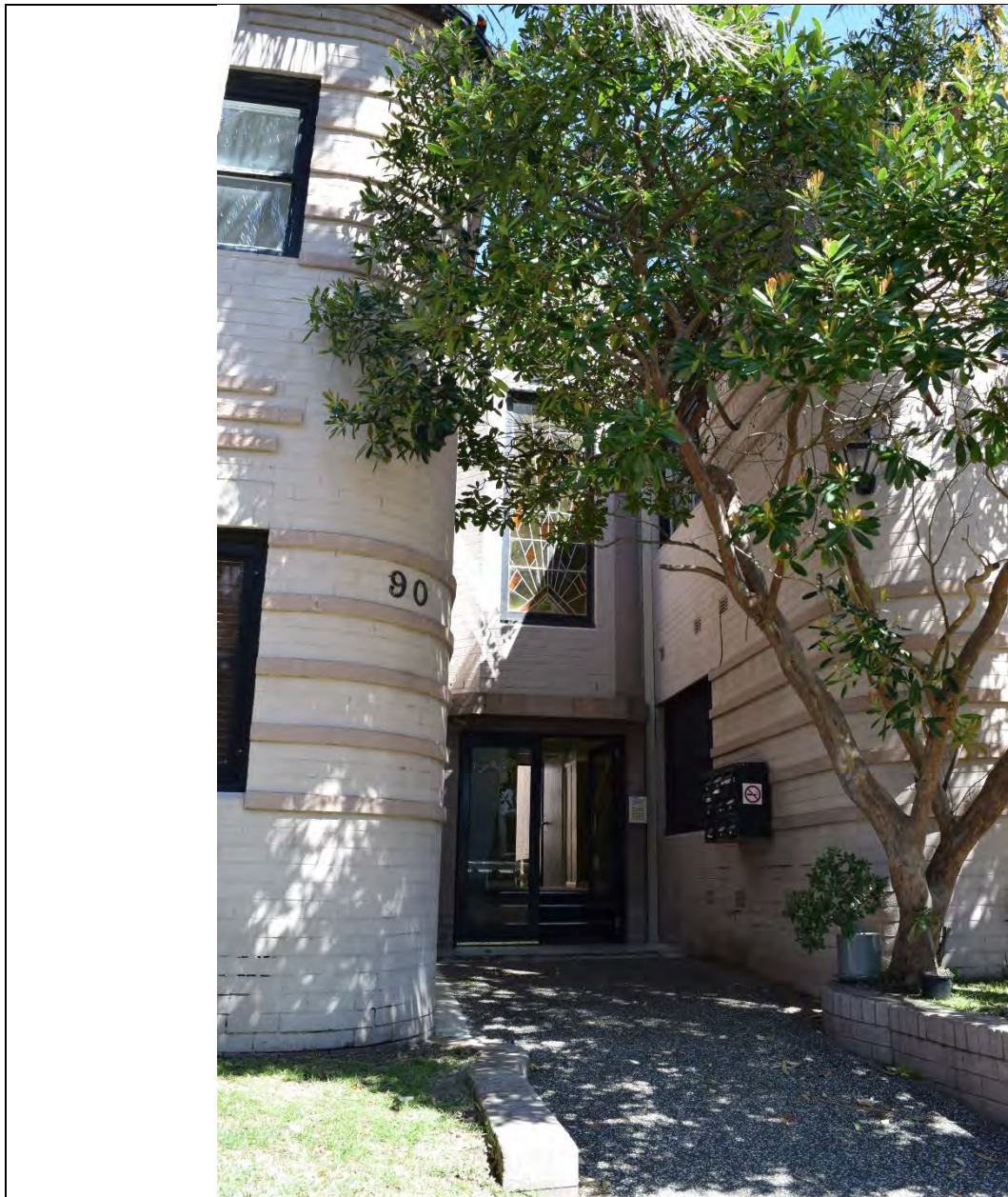




## IMAGES - 1 per page

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

Image caption	View of 90 Dudley Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

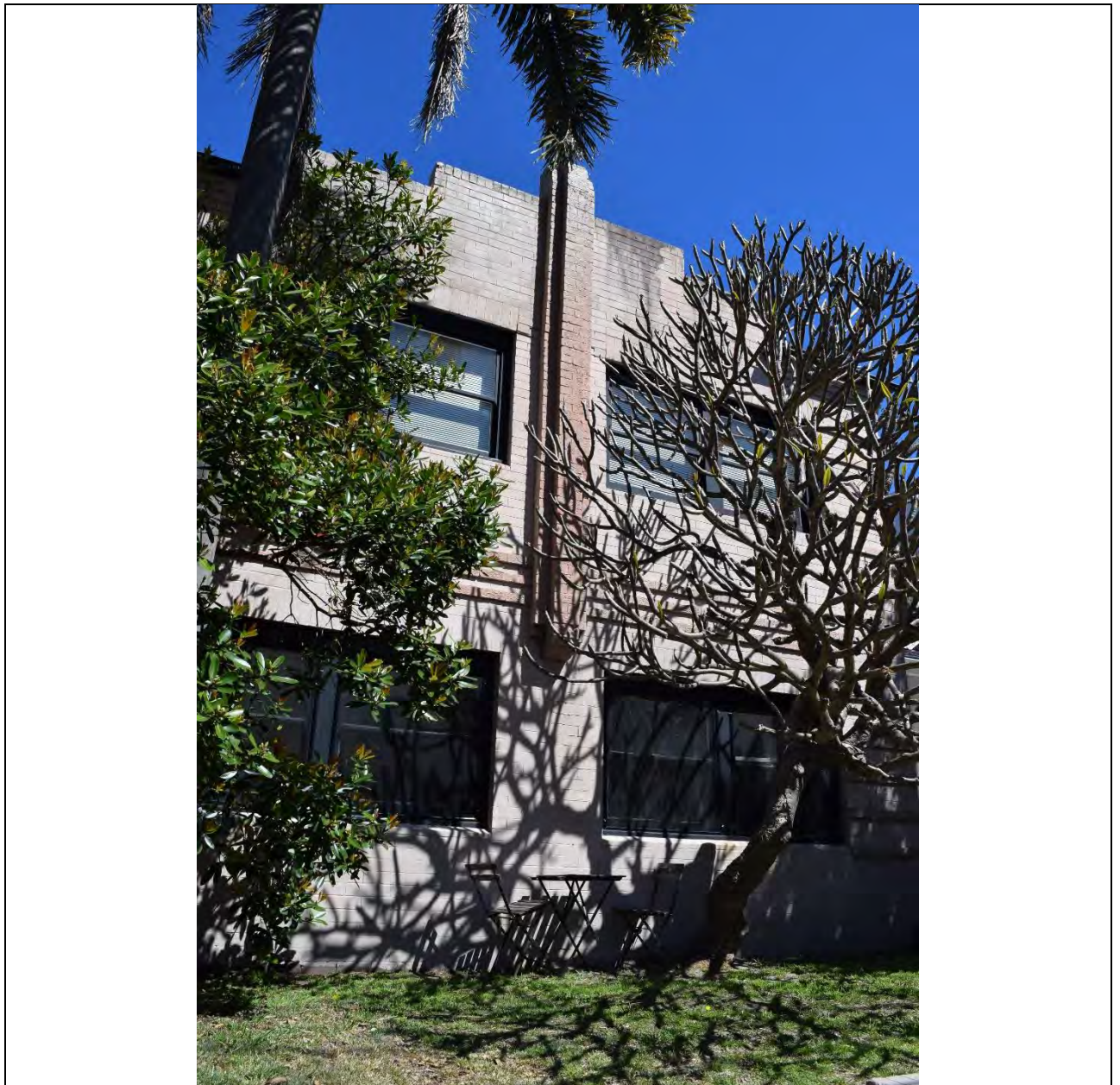




## IMAGES - 1 per page

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

Image caption	View of 90 Dudley Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph of 90 Dudley Street, Coogee				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS									
Name of Item	'Cluneburne' and 'Ennis', Semi-detached Houses								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Residential buildings (Private)								
Item category (if known)	House								
Area, Group, or Collection Name									
Street number	121-123								
Street name	Perouse Road								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	Lot A & B DP 329536								
Location - Lat/long	Latitude	-33.922391				Longitude	151.243745		
Location - AMG (if no street address)	Zone		Easting	9691960.036		Northing	4417528.295		
Owner	Private								
Current use	Residential								
Former Use	Residential								
Statement of significance	<p>The semi-detached residences 'Cluneburne' and 'Ennis' are of local heritage significance as evidence of the suburban development of Randwick in the first half of the twentieth century. The semi-detached bungalow is a highly intact example of a Federation style brick bungalow, and the presence of decorative elements such as timber detailed gablet, tessellated floor tiles, brick chimney with corbels, and two terracotta chimney pots with hats, terracotta finials and hip and valley roof make it intact. This Australian architectural style is representative of the Federation and pre-war expansion of the local area during the late 19th and early 20th centuries.</p> <p>The site is also within the Spot heritage conservation area (C16), consisting of rows of houses and residential flat buildings in similar architectural styles along Barker, Dine and Soudan Streets and Perouse Road.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Cluneburne and Ennis are semi-detached example of a single-storey Federation style brick bungalows with their primary elevations to Perouse Road and separate front-facing verandahs comprised of tessellated floor tiling, brick columns, and decorative timber brackets. The semi-detached residences have a symmetrical façade with a hip and gable roof in dark tiling and two southwest-facing gablets to Perouse Road featuring timber detailing and roughcast rendering. Two low face brick chimneys sit to the rear (north-east) corner of the roof with brick corbels. The chimney at 123 Perouse Road also has two terracotta chimney pots with hats. The edges of the roof and the gablets are decorated using terracotta finials.</p> <p>The primary elevation is comprised of timber-framed casement windows in sets of four. The entrances of Cluneburne and Ennis are comprised of timber framing accessible through the verandah facing Perouse Road via a set of steps. Two secondary entrances run adjacent to the residences (facing opposite to each other), providing access to the rear yard. Both the residences have a garage located in the rear yard (northeast corner) of the subject site, accessible through Ivy Lane.</p> <p>A metal fence and gate bound the site to the southwest and a timber paling fence to the southeast. A small front garden provides a setback from the footpath.</p> <p>Interiors were not inspected; however, based on the real estate images it appears that the interior of 123 Perouse Road contains original plaster ceilings and layout detailing.</p>					
Physical condition and Archaeological potential	Generally in good condition externally					
Construction years	Start year	1912	Finish year	1913	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1929 - The listing of the residence changed from 79 and 81 Perouse Road to 121 and 123 Perouse Road.</p> <p>1934 - The property was subdivided into Lot A and Lot B.</p> <p>2020 - Works approved for alterations and additions to the semi-detached dwelling (123 Perouse Road, Randwick) including front fence, garage, and pool (DA/609/2020).</p>					
Further comments						

HISTORY	
Historical notes	<p><b>'Cluneburne' at 121 Perouse Road and 'Ennis' at 123 Perouse Road, Randwick, were constructed in c1912-13 on land owned by Margaret McNamara, the wife of Randwick corporation labourer Patrick McNamara. Margaret McNamara had acquired Portion 754 as part of a sale of Crown Land on 4 February 1904 and the grant was issued to her on 28 April 1908.</b></p> <p>McNamara took out a mortgage in 1912, and the building was constructed by late 1913. On 20 December 1913 it was announced that <b>the wife of Henry Delves had a daughter at 'Ennis' (123 Perouse Road)</b>. The semi-detached building contained two separate residences and was tenanted from the beginning. In 1915, the <i>Sands Sydney Directory</i> listed the building for the first time, noting <b>Frederick E. Stevens at 'Cluneburne' (121 Perouse Road) and Henry Delves at 'Ennis' (123 Perouse Road)</b>. The building was from 1923 listed at 79 and 81 Perouse Road, respectively, and from 1929 the current numbering was in place.</p> <p>Frederik E. Stevens was listed at <b>'Cluneburne'</b> from 1915 until 1924. Mrs. H. Dunlop was another longer-term occupant, being listed <b>at 'Ennis'</b> in the <i>Sands Directory</i> from 1918 until 1926.</p>



	After the death of Margaret McNamara, the property was subdivided into Lot A and Lot B, and in May 1934 Lot A (123 Perouse Road) was transferred to Mary McNamara, while Lot B (121 Perouse Road) was transferred to Margaret McNamara. Both lots were sold to Herbert Holden Spiller in the mid-1950s.
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Federation Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<b>'Cluneburne' and 'Ennis' was constructed in c.1912-1918</b> and is representative of the urban growth and subdivision of the Randwick area during the early 20 <sup>th</sup> century.
Historical association significance SHR criteria (b)	<b>'Cluneburne' and 'Ennis' was constructed on the land owned by Margaret McNamara, the wife of</b> Randwick corporation labourer Patrick McNamara. Other than the McNamara family, the house has an association with Herbert Holden Spiller, who owned the land from the mid-1950s.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Federation Bungalow characteristics, including front-facing verandah with brick columns, timber detailing to the gablet, tessellated floor tiles within the verandah space, brick chimney with corbels and two terracotta chimney pots with hats, terracotta finials and hip and valley roof. This distinctive Australian architectural style is representative of the Federation and pre-war expansion of the local area during the early 20 <sup>th</sup> century. The site is also within <b>'The Spot'</b> heritage conservation area (C16), consisting of rows of houses and residential flat buildings in similar architectural styles along Barker, Dine and Soudan Streets and Perouse Road.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the late Federation period, the site has some potential to contribute to the sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	Historical research to date does not indicate the potential for archaeological relics. However, the residence contains examples of early twentieth-century domestic brick and timber construction details.
Rarity SHR criteria (f)	The subject Federation Bungalow is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	<b>'Cluneburne' and 'Ennis' is</b> representative of the brick Federation bungalows/cottages constructed in the Randwick area during the late 19 <sup>th</sup> – early 20 <sup>th</sup> century.
Integrity	<b>The exterior of 'Cluneburne' and 'Ennis' is highly intact and exhibits building materials and detailing</b> dating from its original construction from c1912-1913. Interiors were not inspected at this time.

### HERITAGE LISTINGS

Heritage listing/s	As part of the Spot Heritage Conservation Area (C16) under Schedule 5 (Part 2) of the Randwick Local Environmental Plan 2012
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Grant Vol 1875 fol 11		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4625 fol 32 (121 Perouse Rd)		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4629 fol 182 (123 Perouse Rd).		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices – 20 December 1913, p 18	1913	State Library of NSW / Trove
Written		Randwick Subdivision Plans, Z/SP/R2/200, 'Crown Lands, Plan of Portions 723 to 755' – 4 February 1904.	1904	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Perouse Road west.		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including brick fence, tiled path and edging, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Perouse Road streetscape.</li> <li>- Retain original (c1912) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 121-123 Perouse Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 121-123 Perouse Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Crown Lands, Plan of Portions 723 to 755', 4 February 1904				
Image year	1904	Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/200, 'Crown Lands', Plan of Portions <b>723 to 755', 4</b> February 1904	Image copyright holder	



## IMAGES - 1 per page

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

Image caption	1943 aerial photograph showing 121 & 123 Perouse Road, Randwick (Lot B)				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS						
Name of Item	Brook Court					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Various)					
Item category (if known)	Flat building					
Area, Group, or Collection Name						
Street number	122					
Street name	Brook Street					
Suburb/town	Coogee				Postcode	2034
Local Government Area/s	Randwick					
Property description	SP 8598					
Location - Lat/long	Latitude	-33.921149175			Longitude	1512.253957464
Location - AMG (if no street address)	Zone		Easting	9692909.958	Northing	4417628.625
Owner	Strata					
Current use	Residence (Flat)					
Former Use	Residence (Flat)					
Statement of significance	<p>Brook Court has historic and associative significance as evidence of the subdivision of the Cambridge Villa Estate and the subsequent suburbanisation of the area and its association with Charles Kidman, the recipient of the Crown grant in 1856. Brook Court is representative of the development of speculative small apartment blocks constructed in the Randwick Municipality during the Inter-war period.</p> <p>It is of aesthetic significance demonstrating some of the characteristics of the Inter-war Stripped Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, and restrained decoration.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	George Ernest Rush
Physical Description	A freestanding three-storey brick building containing twelve apartments located above three garages constructed in 1936. The building entrance is located mid-way on the north elevation. The main elevation is symmetrically arranged around a central bay with decorative herringbone brick work panels,

	leadlight windows, and the building name. The hipped terra cotta roof is partly concealed by parapet walls. Windows are generally timber-framed casement style; external brick walls The building is designed in the Inter-war Stripped style with window openings and a breakfront to <b>emphasis the building's verticality.</b>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1935	Finish year	1935	Circa	<input type="checkbox"/>
Modifications and dates	Interiors not accessible; exterior of building is largely intact apart from minor replacement of some windows.					
Further comments						

### HISTORY

Historical notes	<p>The site is located on part of Allotment 9 of the land granted to Charles Kidman on 22 October 1856 (Pt Lot 8 of Section 12, Allotment 9 and Part Allotment 10 of Section 12 of Town of Coogee). Kidman arrived in Sydney in 1845, marrying Phoebe Goode in 1849, and following her death in 1860, married Sarah Ann Cook. Charles built Cambridge Villa on the western side of Brook Street, between Kidman Street and Coogee Bay Road. Apart from managing a grocery and milling business he served as an alderman and Mayor of Sydney and later as an alderman of Randwick. Following the deaths of Charles in 1885, and Sarah in 1886, the land passed to his Executors who subdivided the site, creating Kidman Street and offering forty-eight residential lots fronting Brook, Carr, Belmore, and Kidman Streets for sale in 1886 and selling Cambridge Villa for £2,900.</p> <p>In 1931 the Perpetual Trustee Company applied for a section of land containing 1a 12½p at the corner of Kidman and Brook Streets, including Cambridge Villa, to be brought under the Real Property Act. The following March <b>they called tenders for the 'purchase and removal of buildings, known as Cambridge Villa, Brook Street, Coogee...'</b>, and in 1932 offered seven allotments for sale. By September 1932 they had sold three allotments.</p> <p>George Ernest Rush, a local builder, purchased Lot 2 shown in DP17185 on 13 December 1934. Rush constructed Brook Court, containing twelve rental flats, as a source of income. He transferred the building to his son, Frederick Erskine Rush, on 2 October 1953. Frederick, a builder and contractor, sold the property to Deloraine Investments Pty Limited on the 8<sup>th</sup> August 1969, and strata plan no. 8598 was issued on 3 October 1974.</p>
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### THEMES

<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation (Inter-war residential development)
Developing Australia's cultural life	Creative endeavour	Suburbanisation (Architectural styles in Randwick)

### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>Brook Court is located on the site of Cambridge Villa, the residence of Charles Kidman.</p> <p>Brook Court is evidence of the residential flat development constructed during the Inter-war period in Randwick.</p>
Historical	The site is particularly associated with Charles Kidman and his family, who owned the site from 1856 to 1887. Kidman arrived in Sydney in 1845, marrying Phoebe Goode in 1849, and following her death in



association significance SHR criteria (b)	1860, married Sarah Ann Cook. Charles built Cambridge Villa on the western side of Brook Street, between Kidman Street and Coogee Bay Road. Apart from managing a grocery and milling business he served as an alderman and Mayor of Sydney and later as an alderman of Randwick.  The building is associated with George Ernest Rush, a local builder who constructed the Inter-war flat building in 1935, and the Rush family who retained the building until 1969.
Aesthetic significance SHR criteria (c)	Brook Court demonstrates some of the characteristics of the Inter-war Stripped Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, and restrained decoration.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	The building contains examples of early twentieth century brick construction details, materials and skills.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	Brook Court is representative of two and three storey flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	The exterior of the building is highly intact, despite minor works and exhibits the building materials, form, and detailing dating from its construction in 1935.

## HERITAGE LISTINGS

Heritage listing/s	
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## INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Primary Application Number 17185		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4506 Fol 249		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4674 Fol 110		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 12563 Fol 20-31		NSW Land Registry Services

## RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>Retain and conserve street façade and presentation of the building within the Brook Street streetscape.</li> <li>Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> </ul>
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	<ul style="list-style-type: none"> <li>- Retain original (c1935) building fabric and decorative elements. Adaptation if individual units may be acceptable subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 122 Brook Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

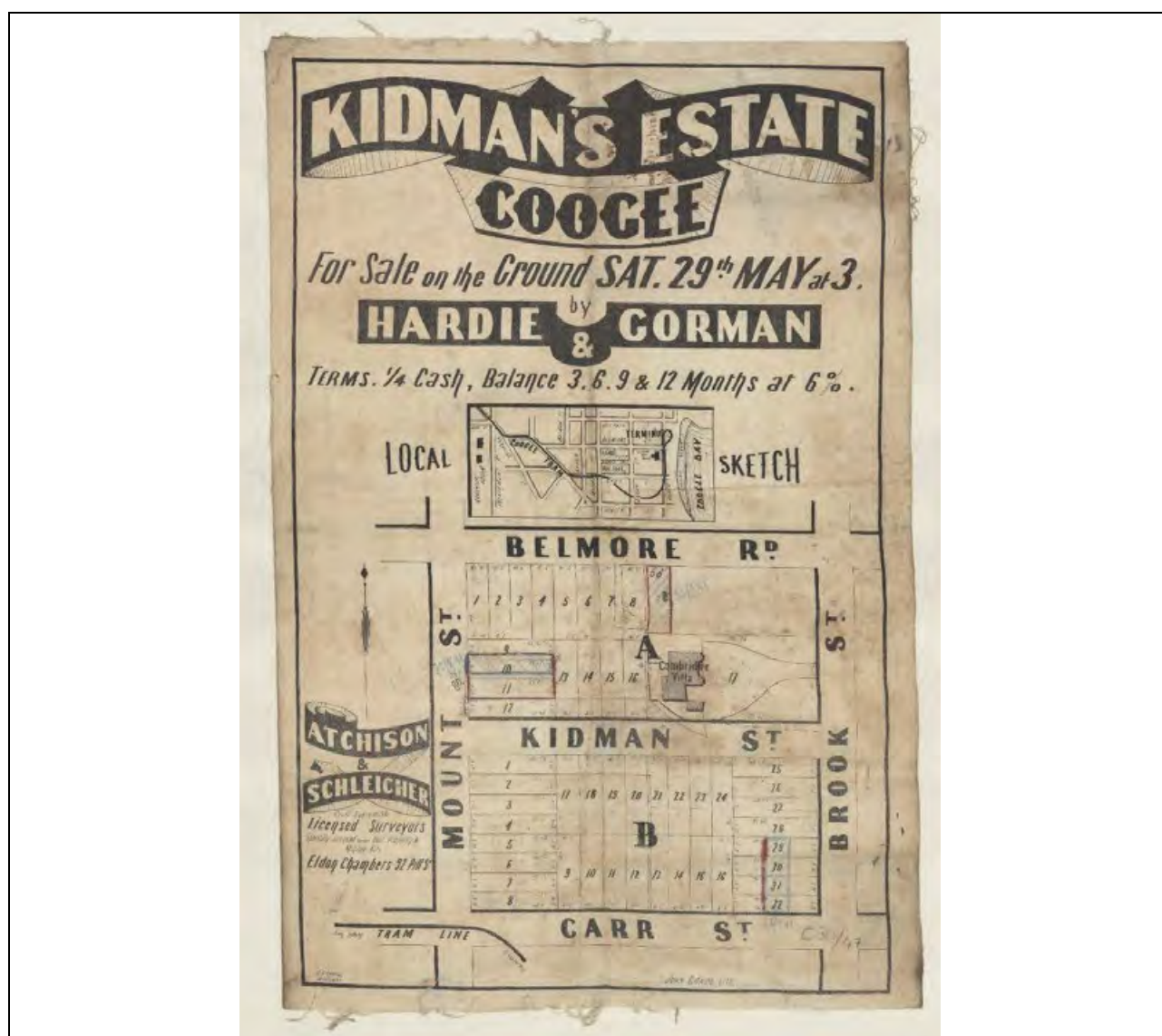
Image caption	View of 122 Brook Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





IMAGES - 1 per page

Image caption	Subdivision plan showing the location of Cambridge Villa prior to its demolition in 1931. <a href="https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8941374&amp;change_ing=">https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8941374&amp;change_ing=</a>				
Image year	1932	Image by	Hardie & Gorman	Image copyright holder	State Library of New South Wales



## IMAGES - 1 per page

Image caption	Aerial photograph showing the location and suburban context of 122 Brook Street Coogee.				
Image year	2020	Image by	SIX Maps	Image copyright holder	SIX Maps



ITEM DETAILS							
Name of Item	Edwardton Flats						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (Various)						
Item category (if known)	Flat building						
Area, Group, or Collection Name							
Street number	124						
Street name	Brook Street						
Suburb/town	Coogee					Postcode	2034
Local Government Area/s	Randwick						
Property description	SP 2821						
Location - Lat/long	Latitude	-33.921276876			Longitude	151.254003564	
Location - AMG (if no street address)	Zone		Easting	9692906.76		Northing	4417614.066
Owner	Strata						
Current use	Residence (Flat)						
Former Use	Residence (Flat)						
Statement of significance	Edwardton Flats has historic, associative, and aesthetic, significance as an evidence of the subdivision of the Cambridge Villa Estate and the subsequent suburbanisation of the area and its association with Charles Kidman, the recipient of the Crown grant in 1856. Edwardton Flats was designed by EB Wilshire & Hodges in the Inter-war Stripped Classical architectural style and is representative of the development of speculative small apartment blocks constructed in the Randwick Municipality during the Inter-war period.						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	EB Wilshire & Hodges, Architects					
Builder/ maker	JM Barrie					
Physical Description	<p>Edwardton is a freestanding, three-storey building containing eight units, with three single storey garages facing Kidman Street. The building was constructed in 1936 and designed in the Inter-war <b>Stripped style with window openings and a breakfront to emphasis the building's verticality</b>. The building is face-brickwork with a hipped terracotta roof and boxed eaves.</p> <p>Windows are timber-framed double hung windows and casement windows with flat arches with soldier brick detailing. The main entrance faces Kidman Street, with the name of the building displayed vertically on the Brook Street facade.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1936	Finish year	1937	Circa	<input type="checkbox"/>
Modifications and dates	Garage doors (Kidman Street) replaced; evidence of brick repairs to western end of garage wing.					
Further comments						

HISTORY	
Historical notes	<p>The site is located on part of Allotment 9 of the land granted to Charles Kidman on 22 October 1856 (Pt Lot 8 of Section 12, Allotment 9 and Part Allotment 10 of Section 12 of Town of Coogee). Kidman arrived in Sydney in 1845, marrying Phoebe Goode in 1849, and following her death in 1860, married Sarah Ann Cook. Charles built Cambridge Villa on the western side of Brook Street, between Kidman Street and Coogee Bay Road. Apart from managing a grocery and milling business he served as an alderman and Mayor of Sydney and later as an alderman of Randwick. Following the deaths of Charles in 1885, and Sarah in 1886, the land passed to his Executors who subdivided the site, creating Kidman Street and offering forty-eight residential lots fronting Brook, Carr, Belmore, and Kidman Streets for sale in 1886 and selling Cambridge Villa for £2,900.</p> <p>In 1931 the Perpetual Trustee Company applied for a section of land containing 1a 12½p at the corner of Kidman and Brook Streets, including Cambridge Villa, to be brought under the Real Property Act. The following March they called tenders for the <b>'purchase and removal of buildings, known as Cambridge Villa, Brook Street, Coogee...'</b>, and in 1932 offered seven allotments for sale. By September 1932 they had sold three allotments.</p> <p>Michael Halpin, a licenced victualler, purchased Lot 1 shown in DP17185 on 28 April 1932. In August 1935 the site was sold to Norman Leo Day, who commissioned EB Wilshire and Hodges, Architects, to design the building. In September 1935 Day signed contracts with JM Barrie of Kensington to construct Edwardton Flats.</p> <p>The property was sold to Ronald Hilary Scott, a Wool Byer of Collaroy, on 9 March 1955. Scott had been raised at Narrabri, and appears to have moved to Sydney in the 1940s following his marriage to Madeline Bowen.</p> <p>On 25 July 1957 the building was transferred to Edwardton Home Unit Flats Pty Limited, and Strata Plan 2821 was issued on 10 July 1967.</p>



THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation (Inter-war residential development)
<b>Developing Australia's cultural life</b>	Creative endeavour	Suburbanisation (Architectural styles in Randwick)

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The site is part of the land granted to Charles Kidman in 1856, <b>and located on the former site of Kidman's residence, Cambridge Villa.</b>
Historical association significance SHR criteria (b)	The site is particularly associated with Charles Kidman and his family, who owned the site from 1856 to 1887. Kidman arrived in Sydney in 1845, marrying Phoebe Goode in 1849, and following her death in 1860, married Sarah Ann Cook. Charles built Cambridge Villa on the western side of Brook Street, between Kidman Street and Coogee Bay Road. Apart from managing a grocery and milling business he served as an alderman and Mayor of Sydney and later as an alderman of Randwick. The building is associated with Norman Leo Day, who commissioned the building, Esmond Birdsall Wilshire & Hodges, the architects and JM Barrie, the builder. Esmond Birdsall Wilshire (1896-1955) and Harold Reginald Hodges (c1907-1996) formed an architectural partnership in the early 1930s. The firm undertook numerous commissions for the design of houses, residential flat buildings, factories, and surf club facilities.
Aesthetic significance SHR criteria (c)	Edwardton demonstrates some of the characteristics of the Inter-war Stripped style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, and restrained decoration.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	The building contains examples of early twentieth century brick construction details, materials and skills.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	Edwardton is representative of two and three storey flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	The exterior of the building is highly intact, despite minor works and exhibits the building materials, form, and detailing dating from its construction in 1935.

HERITAGE LISTINGS	
Heritage listing/s	

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Primary Application Number 17185		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4506 Fol 249		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4531 Fol 239;		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 10597 Fol 53 to 60		NSW Land Registry Services
Written	Construction	Block of flats in Kidman and Brook Street, Coogee Sydney (illustration) – 25 March 1936, p 6	1936	State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain and conserve street façade and presentation of the building within the Brook Street and Kidman Street streetscapes. Retain garden frontage and brick boundary fence in Brook and Kidman Streets.</li> <li>- Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> <li>- Retain original (c1935) building fabric and decorative elements. Adaptation of individual units may be acceptable subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 124 Brook Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 124 Brook Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

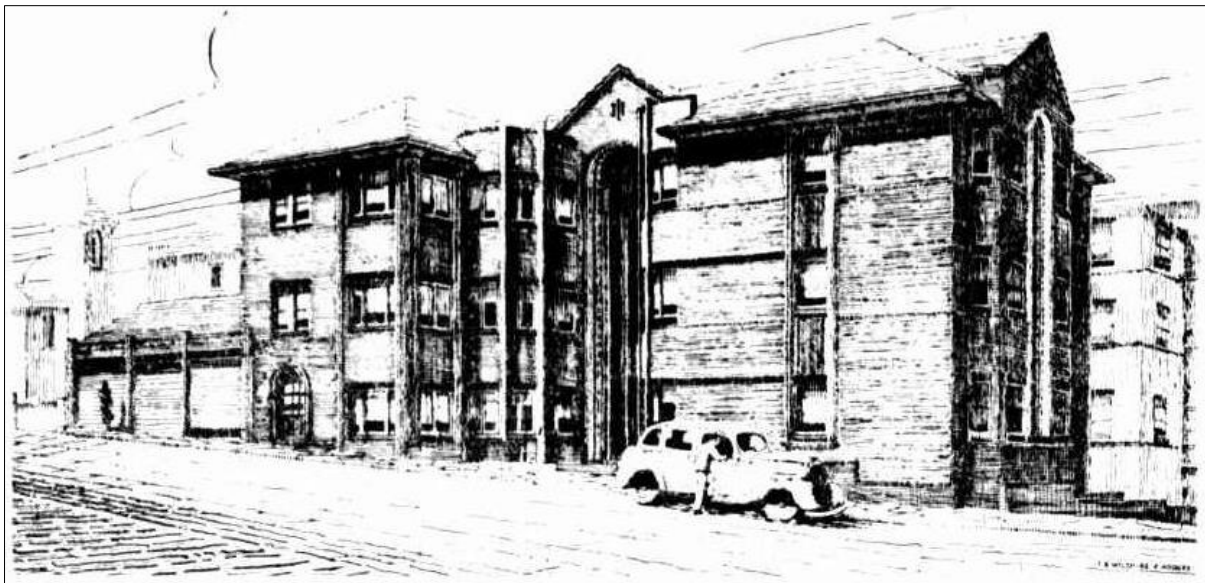
Image caption	Plan showing the Cambridge Villa Subdivision offered for sale in 1932. 124 Brook Street is located on Lot1 of the subdivision plan. <a href="https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8941374&amp;change_lng=">https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8941374&amp;change_lng=</a>				
Image year	1932	Image by	Hardie & Gorman Proprietary Limited	Image copyright holder	State Library of New South Wales



## IMAGES - 1 per page

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

Image caption	Artists perspective of Edwardton. (Source: <b>Construction</b> , 25 March 1936, p 6, 'Block of flats in Kidman and Brook Streets, Coogee.)				
Image year	1936	Image by	EB Wilshire & Hodges Architects	Image copyright holder	State Library of New South Wales.



ITEM DETAILS									
Name of Item	'Medina-Court' Flats Building								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Residential (Private)								
Item category (if known)	Residential (Flats)								
Area, Group, or Collection Name									
Street number	129 (extend numbers to 127-131 in order to include ground floor retail shops)								
Street name	Coogee Bay Road								
Suburb/town	Coogee						Postcode	2034	
Local Government Area/s	Randwick								
Property description	SP 13088								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner	Private (Various)								
Current use	Residential Flats & Commercial								
Former Use	Residential Flats & Commercial								
Statement of significance	<p>Constructed of in c.1926, the development of 'Medina-Court' Flats building at 129 Coogee Bay Road, Coogee, is of local heritage significance as an evidence of the development of Coogee as a residential suburb and seaside destination during the early twentieth century. The building is an intact and typical but elegantly detailed Inter-War flat building that demonstrate the characteristics of the suburban architectural style of Inter-War period flat buildings with incorporation of Art-Deco detailing into its glazing motifs.</p> <p>The scale, bulk and materiality of 'Medina Court' is representative of three to four storey flat development with commercial shops on the ground floor constructed near Coogee Beach during the first three decades contributing to the streetscape of Coogee Bay Road in this section.</p>								
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>				

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	'Medina Court' at 129 Coogee Bay Road is a four-storey brick residential flat building featuring commercial shops on the ground floor (numbers 127 and 131 Coogee Bay Road) and residential

	<p>accommodation on the upper three floors vertically divided into three bays. The centrally located entrance of the apartments is flanked by commercial shops at either side. The three vertical bays of the façade directly relate to the internal layout of the building defining the central staircase in the middle bay with a more solid fenestration and inset balconies to the side bays.</p> <p>The central bay features two horizontal high-level windows with three-sashes and Art-Deco motif leadlight glazing, and two rendered and painted naming panels with decorative brick framing. The central bay is terminated by a flying gable featuring decorative timber brackets.</p> <p>The balconies at either side of the central bay are also decorated by rendered and painted framing to create a contrasting detailing to the relatively simple but elegant above awning façade contributing to the streetscape of Coogee Bay Road along this section. The naming panel between the second and third floor level depicts the building's name 'Medina-Court' so is the main entrance above the lintel. The main entrance to the apartments, which is accessed by three steps, is defined by two Doric-style round columns on painted brick plinths and decorative timber glazed doors.</p> <p>Shop windows are modern steel frames but consistent with the remainder of the shops within this stretch of the road (below 123-125 Coogee Bay Road).</p> <p>There is a sympathetic modern brick addition to the rear of the building increasing spaces of each level with a concrete walkway that to a storage/parking area accessed from the side driveway along the eastern elevation. The eastern (side) elevation of the building is a utilitarian in nature and feature a series of small windows and a number of downpipes for stormwater. The pitched tile roof of the building extends on each elevation with exposed rafters. The rear addition has also been extended under the same roof plane at the rear.</p>					
Physical condition and Archaeological potential	In good condition externally.					
Construction years	Start year	1926	Finish year	1926	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Extension to the at the rear (post-1943)</p> <p>Modifications to the shopfronts</p> <p>New driveway surface</p>					
Further comments						

## HISTORY

Historical notes	<p>Suburban allotment 4 of section 15 was originally granted to John Scard by way of Crown Grant on the 29<sup>th</sup> of October 1856 under primary application number 1225. John Scard is recorded in the New South Wales Government Gazette (07/02/1859) as being signatory to a petition against the forming of a municipality of their neighbourhood. John Scard is somewhat well known as the Butcher of Erskine Street, Sydney</p> <p>In 1866 the title passed to warehouseman James Morey on the 4<sup>th</sup> of April. By November Morey had transferred the title to John Hughes, a garment maker from Sydney, and in so doing had made nearly a 43% capital gain on his investment.</p> <p>By 1867 in the Map of Port Jackson and City of Sydney showing the Adjacent Municipalities demonstrates that the old alignment of Coogee Bay Road, formerly known as Whale Street, Belmore Road and finally Coogee Bay Road.</p> <p>In 1870 the allotment changed hands again from John Huges to John Plamer, warehouseman, and Henry Cobcroft, Chemist, who immediately leased the property to John Wilson, warehouseman of Sydney.</p>
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	<p>In 1912 Helen Marianne Hill and Gerald Hill of Sydney became the titles holders, each with a half share in the property. Helen and Alice Hill thereafter continue to lease the property to various persons <b>including Henry Hathorn, who is afterward sold the central lot 'B' in the 1926 subdivision</b> into the existing allotment sizes. It is very likely at this time, following the subdivision, that <b>the 'Medina Court'</b> building was commissioned.</p> <p>In 1978 the property was converted to a Strata title.</p>
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Building settlements, towns and cities	Towns, suburbs and villages	Suburbanisation: subdivision of nineteenth century estates.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Inter-War Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c.1926, the development of Medina Flats building at 129 Coogee Bay Road, Coogee, coincides with the development of Coogee as a residential suburb and seaside destination during the early twentieth century.
Historical association significance SHR criteria (b)	The site is associated with the suburban land originally granted to John Scard by way of Crown Grant on the 29 <sup>th</sup> of October 1856 and have had various owners over the years. However, the research conducted to date does not indicate any owners that would have been important in the development history of Randwick.
Aesthetic significance SHR criteria (c)	'Medina Court' flats building is a typical and elegantly detailed Inter-War flat building that demonstrate the characteristics of the architectural style with incorporation of Art-Deco detailing into its glazing motifs.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	'Medina Court' contains example of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	'Medina Court' is a typical Inter-War flat building and is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	The scale, bulk and materiality of 'Medina Court' is representative of three to four storey flat development with commercial shops on the ground floor constructed near Coogee Beach during the first three decades.
Integrity	The integrity of the 'Medina Court' is considered high externally, in particular to its front facade.

### HERITAGE LISTINGS

Heritage listing/s	None known

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Archival record		Torrens Title CT v13635 f103	Various	NSW Land Registry Services
Archival record		Torrens Title SP13088	1978	NSW Land Registry Services
Archival Record		Torrens Title CT v2602 f108	Various	NSW Land Registry Services

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain and conserve street façade, form and presentation of the building within the Coogee Bay Road streetscape.</li> <li>- The building does not have ability for any rear additions as it has already been extended. No vertical additions should occur as the design of the building is not suitable for any vertical addition without compromising its architectural integrity and well-defined proportions.</li> <li>- Internal alterations to the individual units are acceptable, subject to consent authority approval of detailed documentation</li> <li>- Retain original (c1926) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 129 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 129 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

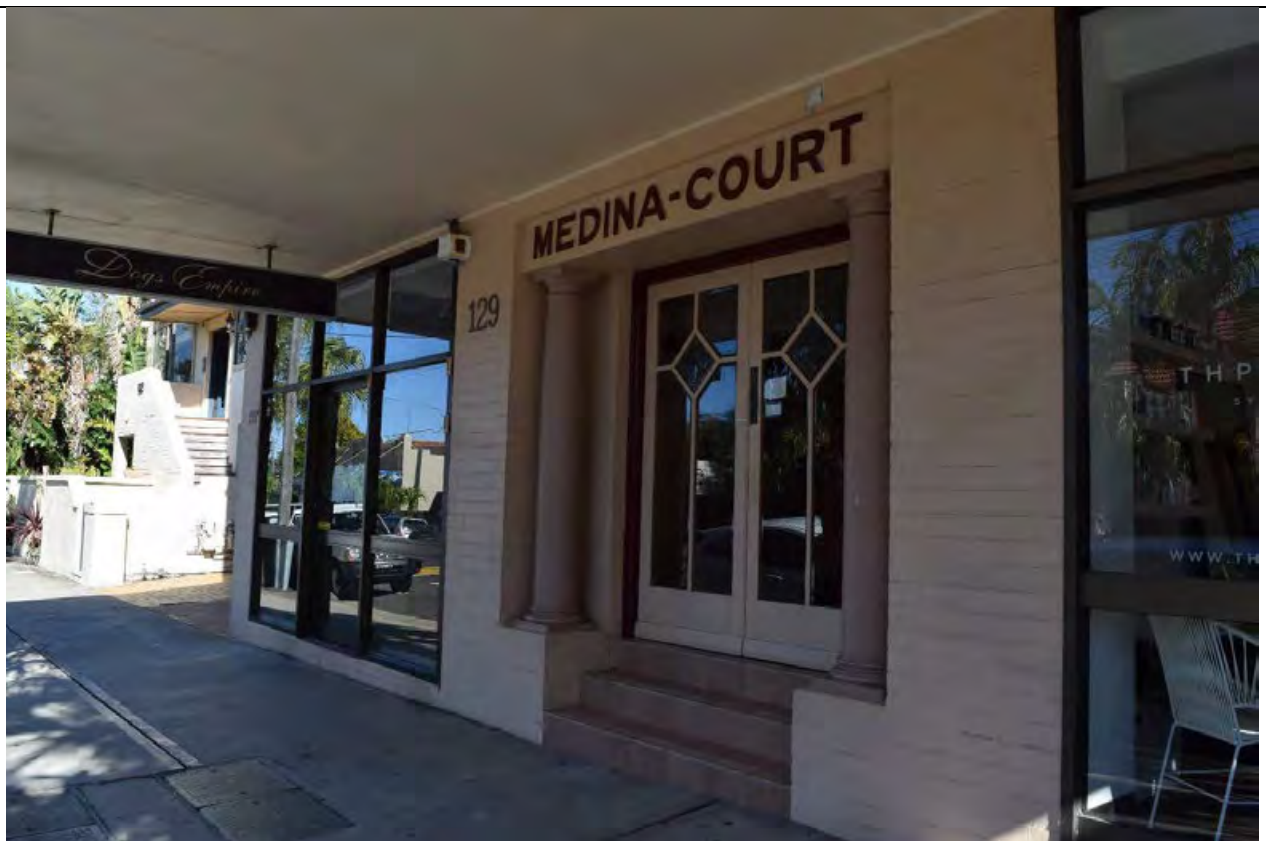
Image caption	View of 129 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 129 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

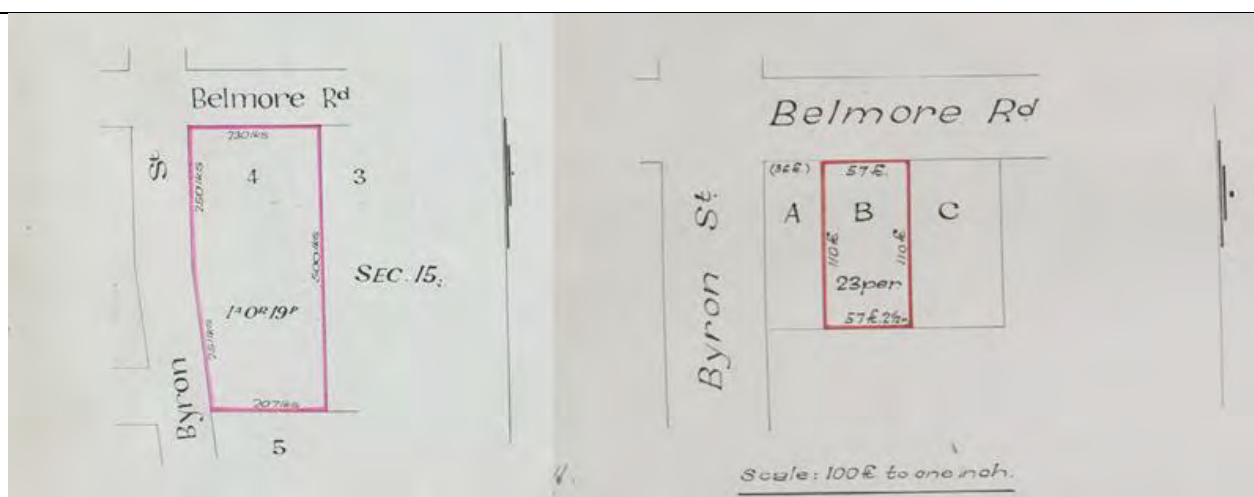
Image caption	1943 aerial of 129 Coogee Bay Road, Coogee				
Image year	1943	Image by	SIX Maps	Image copyright holder	SIX Maps



## IMAGES - 1 per page

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

Image caption	Comparison of lot sizes before and after the subdivision undertaken by Helen Marianna Hill in 1926. On the left is the lot size as sold to Hill (2602-108) and on the right Block 'B' of the subdivision as sold to Hathorn (3888-63).				
Image year	1912 / 1926	Image by	NSW Land Registry Services	Image copyright holder	NSW Land Registry Services





ITEM DETAILS							
Name of Item	Inter-war flat buildings						
Other Name/s Former Name/s	Beach-Lyn Flats (Beach Street); Rosslyn Flats (142 Beach Road)						
Item type (if known)	Group						
Item group (if known)	Residential Flat (Private)						
Item category (if known)	Flat buildings						
Area, Group, or Collection Name							
Street number	142-144						
Street name	Beach Street						
Suburb/town	Coogee				Postcode	2034	
Local Government Area/s	Randwick						
Property description	SP10265 (142)						
Location - Lat/long	Latitude	SP10265 (142)-33.92364722			Longitude	SP10265 (142)151.257261242	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Private						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Constructed in 1920, Rosslyn Flats (142 Beach Street) and Beach-Lynn Flats (144 Beach Street) are of local heritage significance as representative of the Inter-war flat development constructed following the re-subdivision of large land holdings in the suburb of Coogee. The site is associated with Paul Schreiterer who acquired several allotments of land in 1903, creating the Coogee Beach Estate.</p> <p>The buildings are associated with Percy Lucien Grimwood and his wife Christina, who commissioned the buildings as investment properties following improvements in transport to Coogee and the rise of the suburb as a seaside destination during the early twentieth century.</p> <p>The buildings are part of a stylistically cohesive group contributing to the streetscape character of Beach Street by their consistent scale, setbacks, use of materials, and restrained decorative elements.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown (attributed to G Crickett Duggin)
Builder/ maker	Unknown

Physical Description	The group consists of two buildings: one building located at 142 Beach Street and the other located at 144 Beach Street. The buildings are three storey brick buildings with flat roofs demonstrating common detailing, with their main facades symmetrically arranged around central entrances, the three bays emphasised by pilasters supported on brackets at first floor level. Their facades include decorative swags and rendered diamond motifs. Terrazzo treads and threshold at front door. Both buildings are set back from the Beach Street boundary to accommodate garden areas. Rosslyn Flats building (142 Beach Street) is set back from its Kurrawa Street boundary to accommodate a garden area.					
Physical condition and Archaeological potential	Despite modifications, including the painting of face brickwork, the exterior the buildings exhibit materials and details dating from the 1920. The buildings appear to be in good condition. Interior spaces were not accessible for inspection.					
Construction years	Start year	1920	Finish year	1920	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Infill of open balconies to Beach Street facades; Installation of security grilles. 142 Beach Street: balustrade installed behind parapet; entrance door replace; stairwell windows replaced in Beach Street façade ; boundary fences replaced (Beach and Kurrawa Streets)					
Further comments						

## HISTORY

Historical notes	<p>142 and 144 Beach Street are located within Allotment 4 of Section 3 of the Town of Coogee, which was original granted to Lewis Gordon by Crown Grant on 6 August 1840. Charles Moore, an Auctioneer of Sydney, purchased the land on 10 March 1869. Following Charles' <b>death</b>, the property was transferred to James Moore Major of Tintenbar, of Richmond River, and Edward Espenhahn, an accountant of Sydney, in June 1897. On 18 April 1898 to site was transferred to Sophia Tilbury of Hunters Hill.</p> <p>In October 1902 Paul Schreiterer of Sydney, began purchasing land in Section 3, progressively acquiring Allotments 2, 3, 4, 5, 6, 7 and 8. Schreiterer, a wool buyer and native of Reichenbach Germany, had arrived in Adelaide in September 1893 <b>aboard the Norddeutscher Lloyd liner 'The Salier'</b>. <b>Following his marriage in 1895</b>, he resided at Parrawi Street, Mosman NSW.</p> <p>Within months of purchasing the land Schreiterer commissioned a re-subdivision of the seven allotments creating Paul Street (now Kurrawa Avenue) and Paul Lane. On 14 November 1903 Messrs HW Horning and Co offered the Coogee Beach Estate containing twenty-four lots for sale, selling thirteen of the lots on the day.</p> <p>Lot 17 (142 Beach Street), comprising 19½ perches, was purchased by Ada Beatrice Baker, wife of Thomas Benjamin Baker, a Piano Forte maker on 16 October 1907. In July 1911 she mortgaged the site, leasing it to Joseph Baker, an electrician, until 11 October 1919 when it was sold to Percy Lucien Grimwood, a storekeeper of Randwick.</p> <p>Lot 18 (144 Beach Street), comprising 19½ perches) was purchased by Evelyn Harriet Handover, wife of William Richard Boag Handover (V1923 f49) on 10 November 1908. The following May it was transferred into the name of her husband, although it was also leased to Joseph Baker from 1 December 1911 until 17 November 1919.</p> <p>Percy Lucien Grimwood, described as a storekeeper of Randwick, purchased both Lot 17 (142) and Lot 18 (144) Beach Road on 20 October 1919, although by July 1919 he had organised the removal of a weatherboard cottage from the site and commissioned architect G Crickett Duggin to design two flat buildings between Kurrawa and Beach Streets. In May 1920 Percy transferred the property to his wife, Christina, and by 1928 advertisements referred to the flats as Building 1 and Building 2 of Rosslyn. Henry Beach a Department Manager and attorney for Marcus Clark and Co., Ltd purchased both buildings in 1929, taking out a mortgage September of that year. By March 1939 he had</p>
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	<p>defaulted on his repayments, and Christina Grimwood exercised her mortgagee power of sale and sold Beach-Lynn Flats to George Galperin, a Hotel Keeper of Bondi. Galperin sold Lots 17 and 18 to Mervyn Edwin Davey, an engineer of Chiswick, on 11 October 1940.</p> <p><u>142 Beach Road (Roslyn Flats)</u> In 1945 Rosslyn was transferred from Mervyn Davey to Mansour Joseph Hanna, a storekeeper of Merrylands, and in December 1957 it was transferred to Landsbury Pty Limited.</p> <p>George Edward Bevan and his wife, Virginia, purchased the building as joint tenants in January 1973, they applied for the building to be converted to a strata title, and Strata Plan 10265 was issued on 18 November 1975. It was transferred to George Bevan Enterprises Pty Limited in September 1978, and in January 1979 it was transferred to Carinda Units Pty Limited.</p> <p><u>144 Beach Road (Beach-Lynn Flats)</u> Mervyn Davey transferred Lot 18 to George Bevan Enterprises Pty Limited on 28 September 1978. It was transferred to Carinda Units Pty Limited in January 1979. Strata plan 14056 was registered on 9 April 1979.</p>
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Towns, suburbs and villages	Suburbanisation: subdivision of nineteenth century estates.
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Inter-War Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed of 1920, the development of both 142 and 144 Beach Street sites coincides with the development of Coogee as a residential suburb and seaside destination during the early twentieth century following the construction of a tramline.
Historical association significance SHR criteria (b)	The site is associated with Percy Lucien Grimwood and his wife Christina, who commissioned Rosslyn and Beach-Lynn Flats as investment properties in c1920. The site has some association with Lewis Gordon, who was granted the land in 1840 and Paul Schreiterer who purchased the site in 1903 and re-subdivided and sold it as the Coogee Beach Estate. Neither Hart or Schreiterer resided on the site.
Aesthetic significance SHR criteria (c)	Rosslyn Flats (No. 142) and Beach-Lynn Flats (No. 144) contribute to the cohesive appearance of the Beach Street streetscape between Carr and Dudley Streets. The scale, bulk, and materiality of the buildings are characteristic of inter-war flat buildings seen throughout Randwick.
Social significance SHR criteria (d)	The social significance of the sites cannot be ascertained without undertaking community consultation. Notwithstanding, as examples of urban expansion during the Inter-War period they have some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	Rosslyn and Beach-Lynn Flats contains example of early twentieth century domestic brick construction details and skills.

Rarity SHR criteria (f)	These Inter-War flat buildings are not rare in the Randwick LGA.
Representativeness SHR criteria (g)	The scale, bulk and materiality of Rosslyn Flats and Beach-Lynn Flats are representative of two and three storey flat development constructed near Coogee Beach during the first three decades, particularly associated with holiday leases.
Integrity	Despite modifications, the exterior of the buildings exhibit materials and intact detailing dating from the 1920s.

### HERITAGE LISTINGS

Heritage listing/s	None known.
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Archival record		Torrens Title CT v1819 f247	Various	NSW Land Registry Services
Archival record		Torrens Title CT v1923 f49	Various	NSW Land Registry Services
Archival record		Torrens Title CT v4406 f169	Various	NSW Land Registry Services
Archival record		Torrens Title CT v4406 f195	Various	NSW Land Registry Services
Archival record		Torrens Title DP 4184	Various	NSW Land Registry Services
Archival record		Torrens Title PA 12413	Various	NSW Land Registry Services
Newspaper	Sunday Times	'Lands Sales for November', p.3.	1 Nov 1903	Trove
Newspaper	Sunday Times	'Yesterday's Land Sales', p.5.	15 Nov 1903	Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>– List 142-144 Beach Road, Coogee as a group heritage item under Schedule 5 (Part 1 Heritage items) attached to Randwick LEP.</li> <li>– Extend listing nomination to incorporate all 136a-154 Beach Road Coogee and 64 Carr Street Coogee as a cohesive group of early twentieth century flat buildings for inclusion as heritage items under Schedule 5 (Part 1 Heritage items) attached to Randwick LEP.</li> <li>– Maintain gardens between building and Beach Street boundaries.</li> <li>– Retain and conserve street façades and presentation of the buildings within the Beach Street streetscape.</li> <li>– Minor adaptation of the buildings, including changes to individual flats and common areas, may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>– Retain original (pre-1930) building fabric and decorative elements; minor upgrading of stair hall to address statutory requirements may be acceptable, subject to Consent Authority approval of detailed documentation.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Study	Year of study or report	2021
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Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	City Plan Heritage	Date	March 2022

## IMAGES - 1 per page

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

Image caption	View of Rosslyn Flats (142 Beach Street) and Beach-Lynn Flats (144 Beach Street) in Coogee together with other flats along the same group				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of Rosslyn Flats at 142 Beach Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of Beach-Lynn Flats at 144 Beach Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	<a href="https://trove.nla.gov.au/newspaper/article/223246119?searchTerm=flats%20kurrawa%20avenue%20coogee">https://trove.nla.gov.au/newspaper/article/223246119?searchTerm=flats%20kurrawa%20avenue%20coogee</a>				
Image year	1928	Image by	The Sun, 12 Dec 1928, p2.	Image copyright holder	

**REAL ESTATE AUCTION SALES**

**FINE FLAT INVESTMENT**

OCCUPYING A PICKED POSITION ON THE HEIGHTS.  
Within a few minutes' walk of the Beach. COMMANDING MAGNIFICENT VIEWS OVER  
COOGEE BAY AND OCEAN.

**COOGEE**

A PARAMOUNT POSITION IN A FINE FLAT CENTRE.  
**Nos. 128 and 130 BEACH STREET**  
(West Side). Between Dudley and Carr streets.  
**Two Substantial Flat Buildings**  
Constructed of brick, and known as  
**Rosslyn Flats, No. 1 and No. 2**

**NO. 1 COMPRISES 12 FLATS**, each having balconies in front, and containing 4 rooms, kitchen, bathroom, and offices. LET ON LEASE, having about 4 YEARS to run, at A RENTAL of £1400 per annum.  
**THE LAND** has a frontage of about 40 feet to BEACH-STREET by a depth of about 134 feet through to KURRAWA-AVENUE AT REAR.  
**TERMS:** £2000 deposit, an additional £1000 in 12 months, balance in 5 years, at 7 per cent.

**TORRENS TITLE.**

**NO. 2 COMPRISES 6 FLATS**, each having balconies in front, and containing 4 rooms, kitchen, bathroom, and offices. In basement is Cafe, having 3 rooms, bathroom, and offices.  
**THE LAND** has a frontage of about 40 feet to BEACH-STREET by a depth of about 130 feet through to KURRAWA-AVENUE AT REAR.  
**TERMS:** £1000 deposit, £1000 in 12 months, balance in 6 years at 7 per cent.

**TORRENS TITLE.**

The position is a very fine one, the demand for Flats in this quarter being most consistent. The premises will first be submitted in one line, and if not sold will then be offered separately.  
Further details regarding rents and tenancies can be obtained on application.

**Auction Sale of the above**  
IN THE ROOMS, 92 PITT-STREET, ON  
**FRIDAY, 14th DECEMBER, at 11 a.m.**  
**RICHARDSON AND WRENCH LTD.**  
92 PITT-STREET, SYDNEY.  
**RAINE AND HORNE LTD.**  
70 PITT-STREET, SYDNEY.  
AUCTIONEERS IN CONJUNCTION.  
Messrs. ALLEN, ALLEN and HEMSLEY are VENDOR'S SOLICITORS. (No. 330)

ITEM DETAILS									
Name of Item	Inter-War Art Deco Flat Building								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Residential buildings (Private)								
Item category (if known)	Flat building								
Area, Group, or Collection Name									
Street number	187								
Street name	Clovelly Road								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	SP 20588								
Location - Lat/long	Latitude	-33.910863202				Longitude	151.252884426		
Location - AMG (if no street address)	Zone		Easting	9692855.311		Northing	4418768.718		
Owner	Private								
Current use	Residence (Flat)								
Former Use	Residence (Flat)								
Statement of significance	<p>Constructed in c.1929, 187 Clovelly Road is of local heritage significance as an evidence of early to mid-20<sup>th</sup> century growth and development in the local Randwick area. The flat building was originally part of the <b>'Cargoan' Estate</b> and subdivided and developed after the death of Richard Anning and his widow in c.1927. The flat building was constructed at the behest of then owner Ruby May Whyte and likely designed by architect, Norman John Clemow, and therefore has some association with the Anning, Whyte and Clemow families, who were prominent locals of the Randwick area during the early 20<sup>th</sup> century.</p> <p>187 Clovelly Road demonstrates some of the characteristics of the Inter-war Art Deco style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasis verticality, and restrained decoration. The scale and materiality of the building contributes to the visually cohesiveness of the norther section of Clovelly Road between Conway and Bishop Streets.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION						
Designer	Norman John Clemow (to be confirmed)					
Builder/ maker	Robert Edward Clemow, Frederick James Clemow and Walter Charles Clemow, trading as Clemow Bros (TBC)					
Physical Description	<p>Located on an irregular-shaped allotment, the site is mostly flat and comprised of a multiple-storey flat building and rear garden. Its primary frontage is to Clovelly Road (south-west) with little to no setback from the adjacent footpath.</p> <p>The flat building is constructed of dark brick in the Inter-war Art Deco style featuring a symmetrical arrangement of the façade around a central entrance accessed by a series of concrete and tile stairs, vestigial pediment over the entry, the use of pilasters to emphasis verticality, and restrained decoration. A central semi-circular timber-framed awning window is situated directly above the primary entrance, whilst four recessed bay windows frame the remainder of the front façade correlating to each storey. Two enclosed garages fitted with roller doors comprise the ground floor to either side of the central entrance.</p>					
Physical condition and Archaeological potential	Generally in good condition externally					
Construction years	Start year	1929	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY	
Historical notes	<p>The site is located within a parcel of land comprising 1a 1r 23¾p purchased by Stephen Belcher Burge from the Church of England Property Trust Diocese of Sydney, and in March 1892 Burge sold the land to Richard Anning of Randwick, described as a grazier.</p> <p><b>Following Anning's death at his residence, 'Cargoan', at Bishops Avenue</b> Randwick on 28 April 1911, he bequeathed the bulk of his estate in Trust for his widow, Amelia Frances Anning. <b>Richard's</b> estate was valued for probate at £37,370, including £26,700 which represented money in banks.</p> <p>The Cargoan Estate was subdivided into about 14 allotments, with frontage to <b>Bishop's Avenue and</b> Clovelly Road, and offered for sale on 26 November 1927, by Raine and Horne and RD Whyte, auctioneers in conjunction. Newspapers at that time noted the tram line from Sydney to Clovelly passed the estate.</p> <p>The site was purchased on the 29 April 1929 by, Robert Edward Clemow(1880-1954), Frederick James Clemow (1882-1952) and Walter Charles Clemow (1884 - ), as joint tenants, and a month later they sold it to Ruby May Whyte, wife of Rodney Davies Whyte of Coogee, Company Director.</p> <p>Whyte took out a mortgage from Clemow Bros, who constructed the four flats as an investment and rental income source for Ruby. It is likely the four flats were designed by the architect Norman John Clemow, brother of the building contractors.</p> <p>In September 1938 the site was transferred to Eileen May Larkin of Bondi, a Widow., and in March 1950 the property was transferred from Eilen Larkin to Enrico and Eduardo Mascarino. A strata plan was issued for the building in c1980.</p>

THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
<b>Developing Australia's cultural life</b>	Creative endeavour	Architectural style in Randwick: Inter-war flat.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c. 1929, 187 Clovelly Road is evidence of early to mid-20 <sup>th</sup> century growth and development in the local Randwick area.
Historical association significance SHR criteria (b)	<b>The flat building was constructed in c. 1929 following prior subdivision of the 'Cargoan' Estate</b> after the death of Richard Anning and his widow in c. 1927. The flat building was constructed at the behest of then owner Ruby May Whyte and likely designed by architect, Norman John Clemow, brother to the original purchasers of the land from Anning. The flat building therefore has some association with the Anning, Whyte and Clemow families, who were locals of the Randwick area during the early 20 <sup>th</sup> century.
Aesthetic significance SHR criteria (c)	187 Clovelly Road demonstrates some of the characteristics of the Inter-war Art Deco style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasis verticality, and restrained decoration. The scale and materiality of the building contributes to the visually cohesiveness of the norther section of Clovelly Road between Conway and Bishop Streets.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The research conducted to date does not indicate potential for archaeological relics.
Rarity SHR criteria (f)	The subject Inter-War Art Deco architectural style is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	187 Clovelly Road is representative of the Inter-War Art Deco architectural style and the early to mid 20 <sup>th</sup> century residential development and urban expansion within the Randwick local area and wider Randwick LGA.
Integrity	The flat building retains a high degree of fabric integrity externally. Interiors were not inspected at this time.

HERITAGE LISTINGS	
Heritage listing/s	



### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 24 Fol 10		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 1389 Fol 168		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 2056 Fol 85		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4281 Fol 192		NSW Land Registry Services
Written	NSW Land Registry Services	Primary Application Number 15324;		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 15084		NSW Land Registry Services
Written	The Sun	Big Estates - 10 July 1911, p 7	1911	State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain and conserve street façade and presentation of the building within the Clovelly Road streetscape.</li> <li>- Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> <li>- Retain original (c1928) building fabric and decorative elements. Adaptation if individual units may be acceptable subject to Consent Authority approval of detailed documentation.</li> <li>- Reinstatement of open balconies should be considered when opportunity arises.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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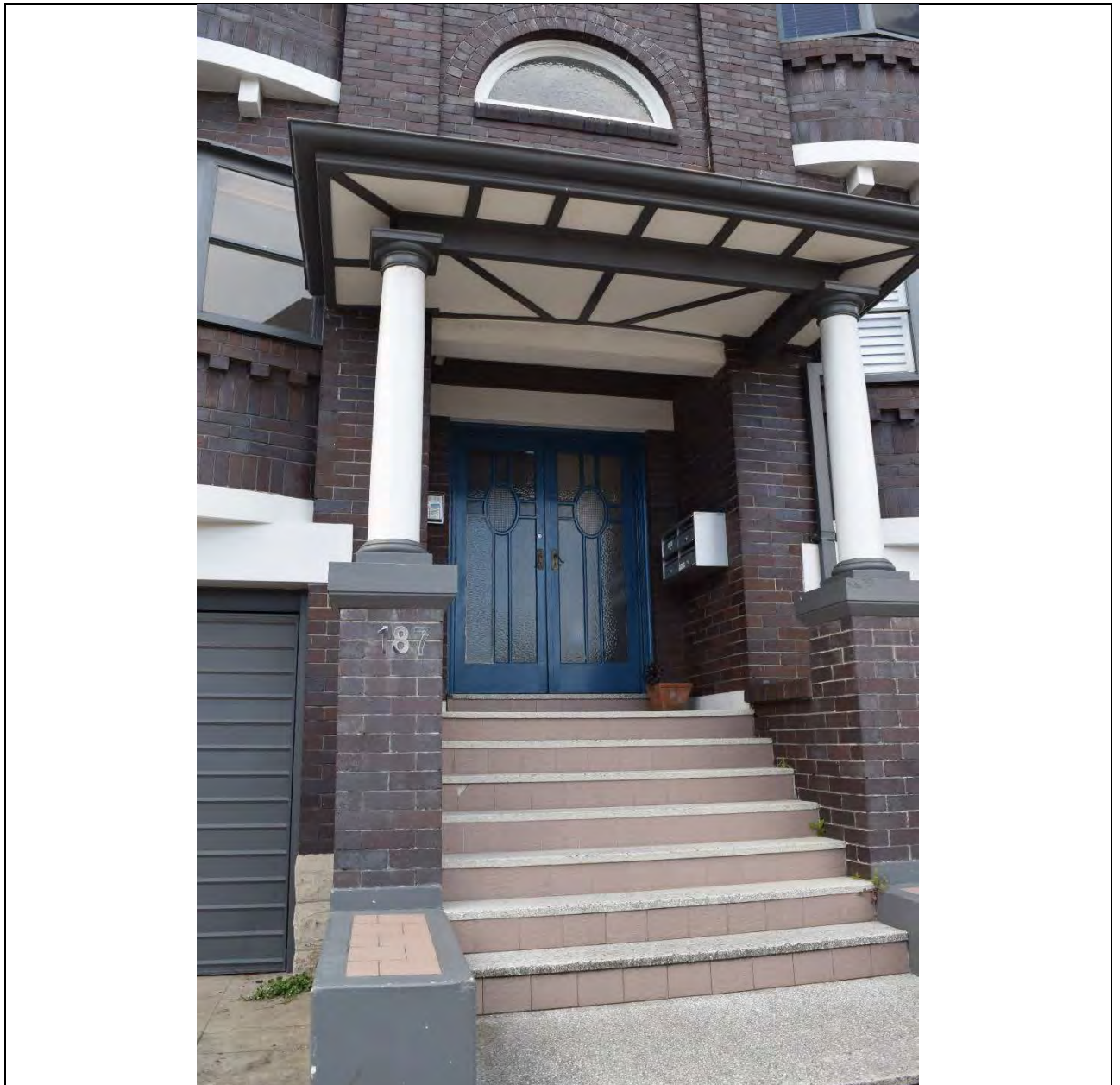
### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

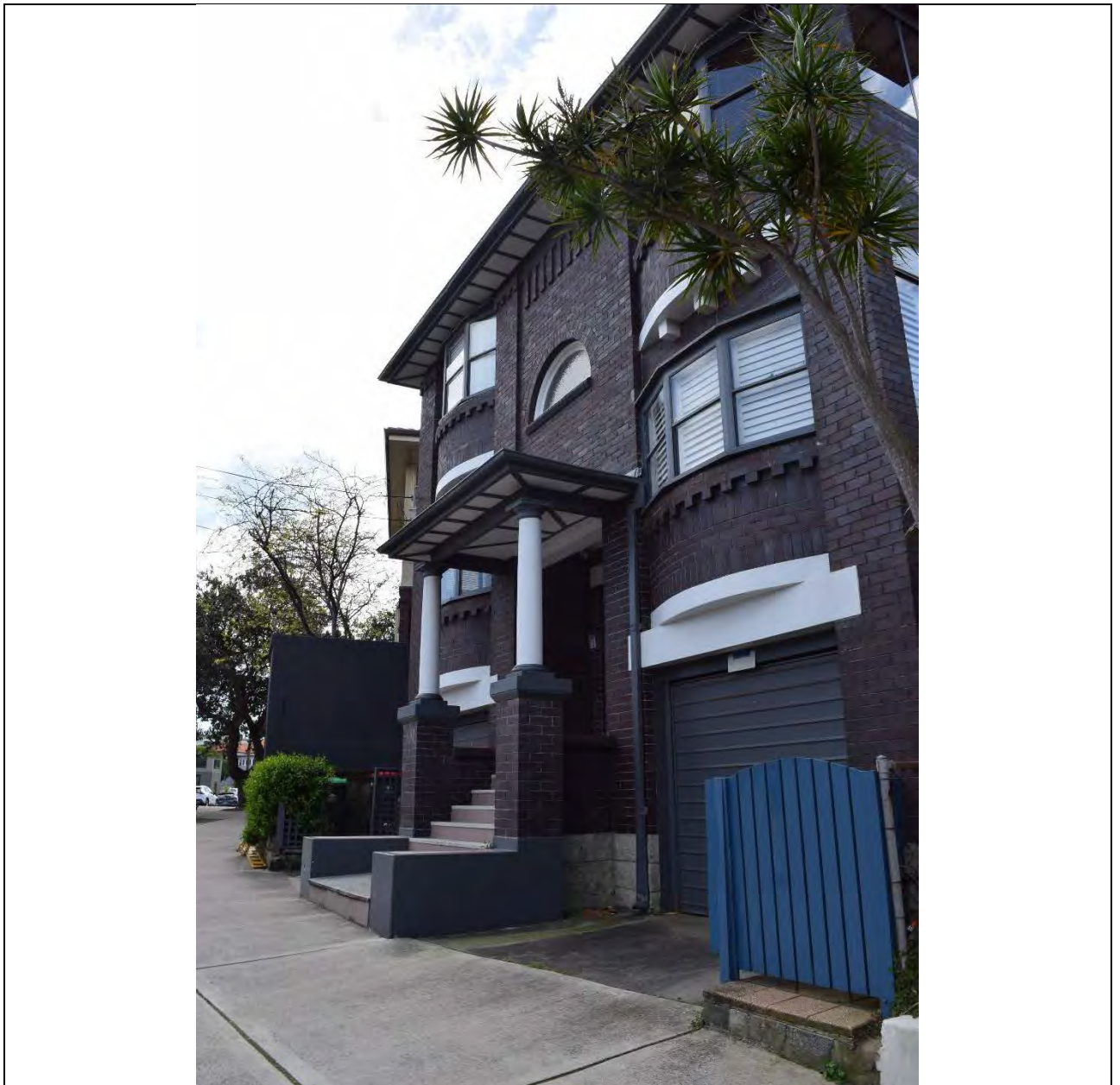
Image caption	View of 187 Clovelly Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 187 Clovelly Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

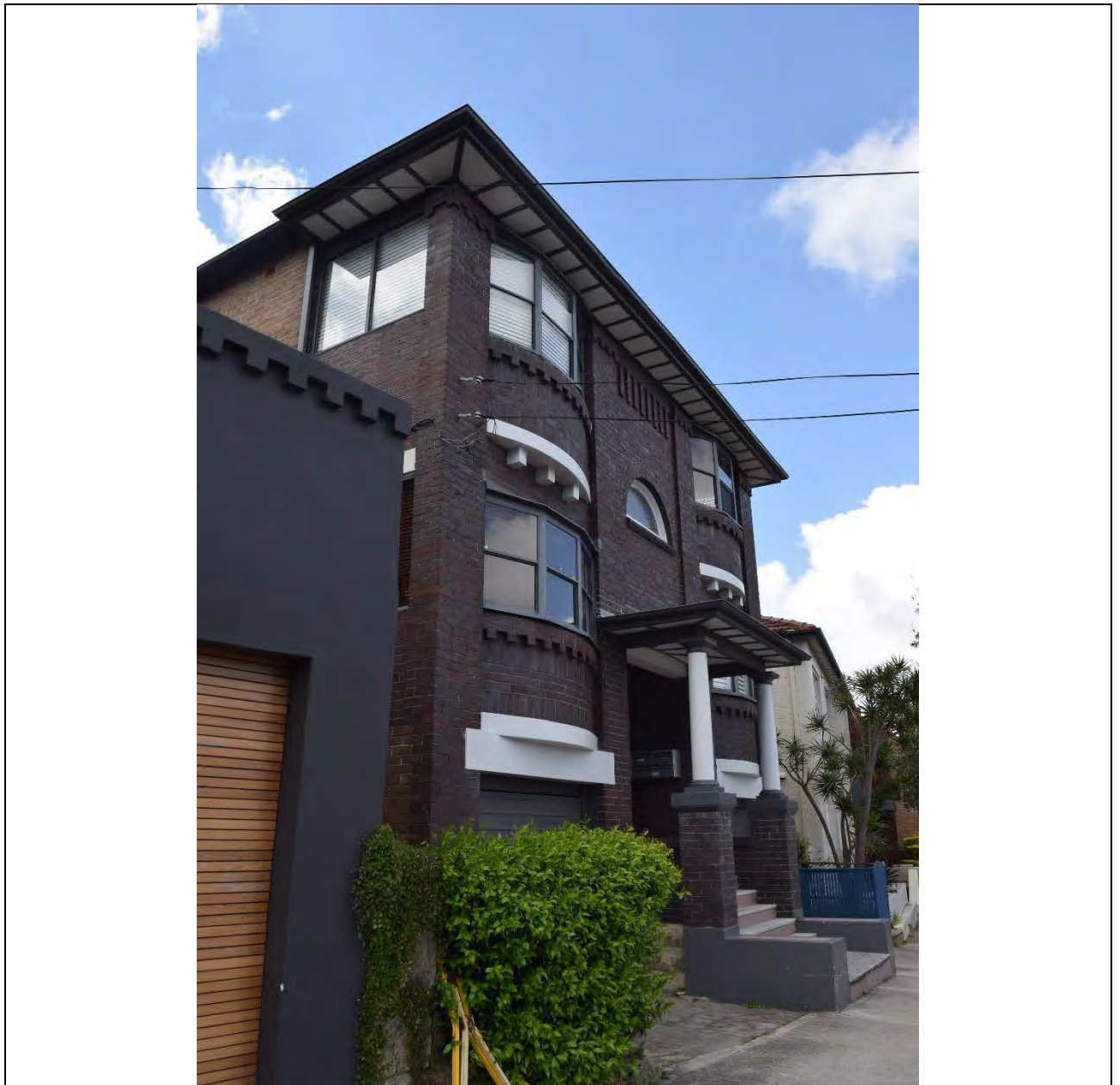




## IMAGES - 1 per page

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

Image caption	View of 187 Clovelly Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

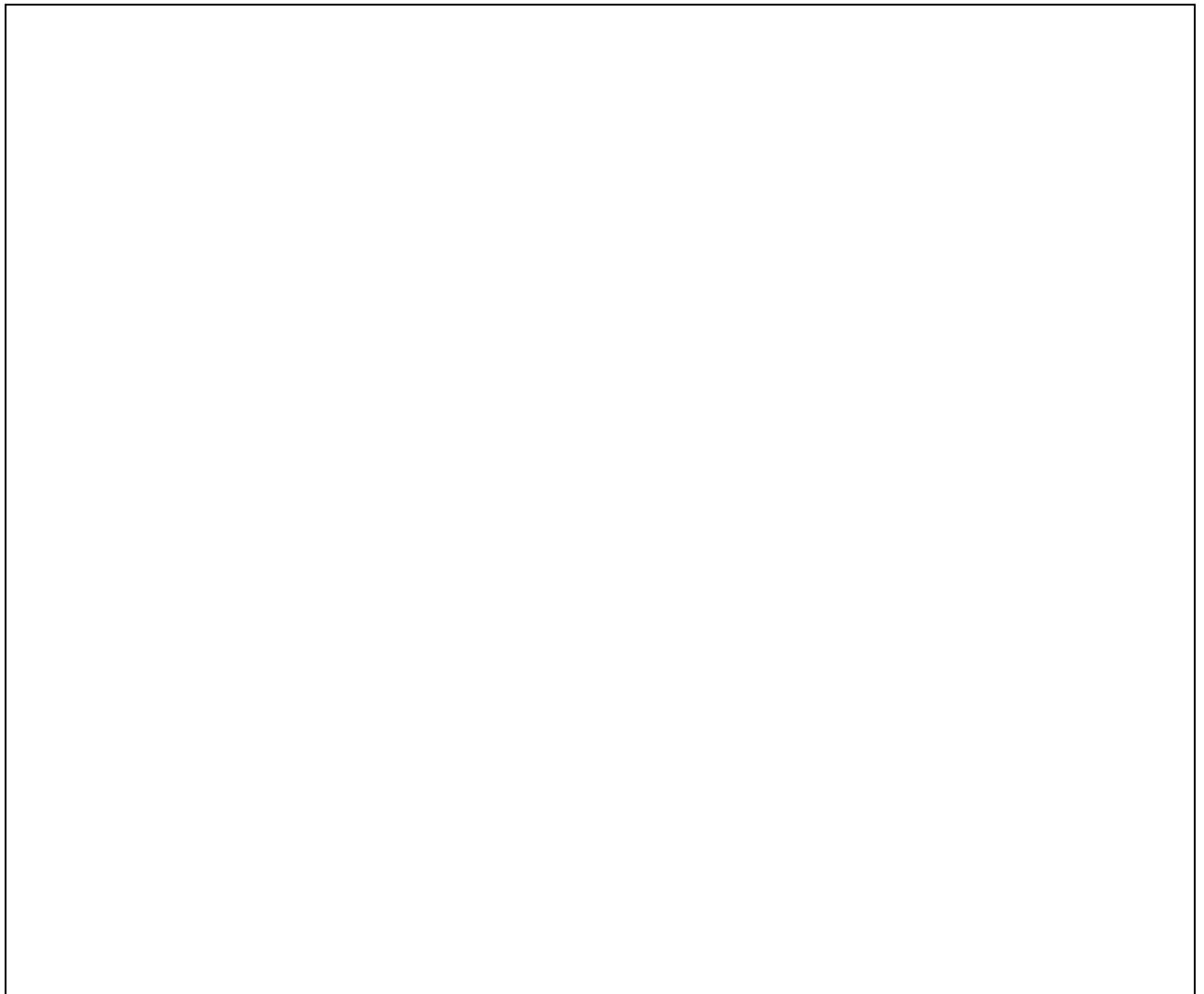




## IMAGES - 1 per page

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

Image caption	View of 187 Clovelly Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



ITEM DETAILS									
Name of Item	Cinderford								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Residential buildings (Various)								
Item category (if known)	Flat building								
Area, Group, or Collection Name									
Street number	204								
Street name	Clovelly Road								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	SP 68565								
Location - Lat/long	Latitude	-33.911477394				Longitude	151.252910228		
Location - AMG (if no street address)	Zone		Easting	9692856.008		Northing	4418702.09		
Owner	Strata								
Current use	Residence (Flat)								
Former Use	Residence (Flat)								
Statement of significance	<p>Constructed in 1828, Cinderford demonstrates historical value at the local level as evidence of the fourth subdivision of the Bishopscourt Estate and the subsequent suburbanisation of the area and the speculative development of flats in the inner and middle suburbs of Sydney during the early twentieth century, as rental properties in the first half of the twentieth century following the subdivision of the large nineteenth century estates and improvements in transport routes between Randwick and the CBD.</p> <p>The building is of associative significance for its association with the local builder Herbert Peter Conway, and Annie Marrietta Horne, the widow of Joseph Mortimer Horne a founder of Raine and Horne.</p> <p>Cinderford is also aesthetic significance as it demonstrates some of the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasis verticality, and restrained decoration. The scale and materiality of Cinderford reflect the covenant attached to the sale of the site in 1927, and contributes to the visually cohesiveness of the Moira Crescent Conservation Area.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION						
Designer	Unknown					
Builder/ maker	(Attributed to) Herbert Peter Conway					
Physical Description	A free-standing two-storey brick Inter-War flat building containing four apartments. The building is face brick with rendered details, a hipped roof finished with terra cotta tiles, boxed eaves, and recessed verandahs and balconies. The entrance is centrally located with one double hung window directly above reflecting the location of the stair hall behind the main façade. The entrance doors are located below a concrete canopy and brick pediment supported by columns. Timber framed doors and casement windows with decorative leadlight in some windows.					
Physical condition and Archaeological potential	Generally in good condition externally. The exterior of the building exhibits building materials and details constructed in 1928. Interior of building not accessible.					
Construction years	Start year	1928	Finish year	1928	Circa	<input type="checkbox"/>
Modifications and dates	Driveway surface replaced;					
Further comments						

HISTORY	
Historical notes	<p>The site is located within the land granted to the Church of England in 1866 for a residence for the Bishop of Sydney (LRS v.4295 f35; v5149 f229). In the late nineteenth century section of the site was sold as residential allotments and, in 1905, the Sisters of the Good Samaritan purchased the remainder of the Bishops court Estate as a convent. The convent was destroyed by fire in February 1924, and the remaining Bishops court Estate site was subdivided and offered for sale in the late 1920s. Nos 202,204 and 206 Clovelly Road are located at the former entrance to Bishops court Estate.</p> <p>On 2 May 1928 Lot 4 Herbert Peter Conway of Randwick, a builder, purchased Lot 4 shown in DP13587 which contained 16½ perches, and on the 11th September 1928 the site was sold to Annie Horne as a. <b>Annie had trained as a 'Florence Nightingale' nurse. arriving in Australia in c1883.</b> On 5 August 1886 Nurse Annie Clutterbuck married Joseph Mortimer Horne, founder of the firm of Raine and Horne. Joseph had died at their home, <b>also known as 'Cinderford'</b>, in Croydon in 1927.</p> <p><b>Following Annie's death in 1937 the property passed to her Executors, William George Ross Walker</b> of Croydon, Builder, and the Permanent Trustee Company of New South Wales Limited on 8 July 1938, and two months later the property was sold to John Carter of Manly, Retired Town Clerk. On 9 November 1960 the building is inherited by his three children Milton Keith Carter, Peter John Carter and Mary Buck.</p> <p>In 2002 a strata plan was registered for the property.</p>

THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-war flat.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Cinderford has historic significance as evidence of the fourth subdivision of the Bishops court Estate and the subsequent suburbanisation of the area. The building demonstrates the speculative development of flats in the inner and middle suburbs of Sydney during the early twentieth century, as rental properties
Historical association significance SHR criteria (b)	The building is associated with the local builder Herbert Peter Conway, and Annie Marrietta Horne, the widow of Joseph Mortimer Horne a founder of Raine and Horne. Annie appears to have purchased the property as an investment in 1928, naming the building Cinderford after their marital home in Croydon NSW, and the town of her birth in Gloucestershire, UK. Annie had trained at the Nightingale Home and Training School for Nurses prior to her arrival in Sydney in 1885.
Aesthetic significance SHR criteria (c)	Cinderford demonstrates some of the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasise verticality, and restrained decoration. The scale and materiality of Cinderford reflect the covenant attached to the sale of the site in 1927, and contributes to the visually cohesiveness of the Moira Street Conservation Area.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	The building contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	Cinderford is representative of two and three storey flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	The exterior of Cinderford is highly intact and exhibits building materials and detailing dating from its original construction in 1928.

HERITAGE LISTINGS	
Heritage listing/s	None known.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 2494 Fol 79		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 8034 Fol 61/2		NSW Land Registry Services
Written	Delman Weingarth, Licenced Surveyor	Deposited Plan 13587	1925	NSW Land Registry Services
Written	Sydney Morning Herald	Mr JM Horne - 29 November 1927, p.12	1927	State Library of NSW / Trove



### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Include within the recommended extended boundary of the Moira Crescent Heritage Conservation Area under Part 2 of Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including brick fence, tiled path and edging, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Clovelly Road streetscape.</li> <li>- Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> <li>- Internal adaptations of individual units may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>- Retain original (c1928) building fabric and decorative elements. Adaptation to the rear of building or rear yard, including removal of garage, and minor upgrading of stair hall to address statutory requirements may be acceptable subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

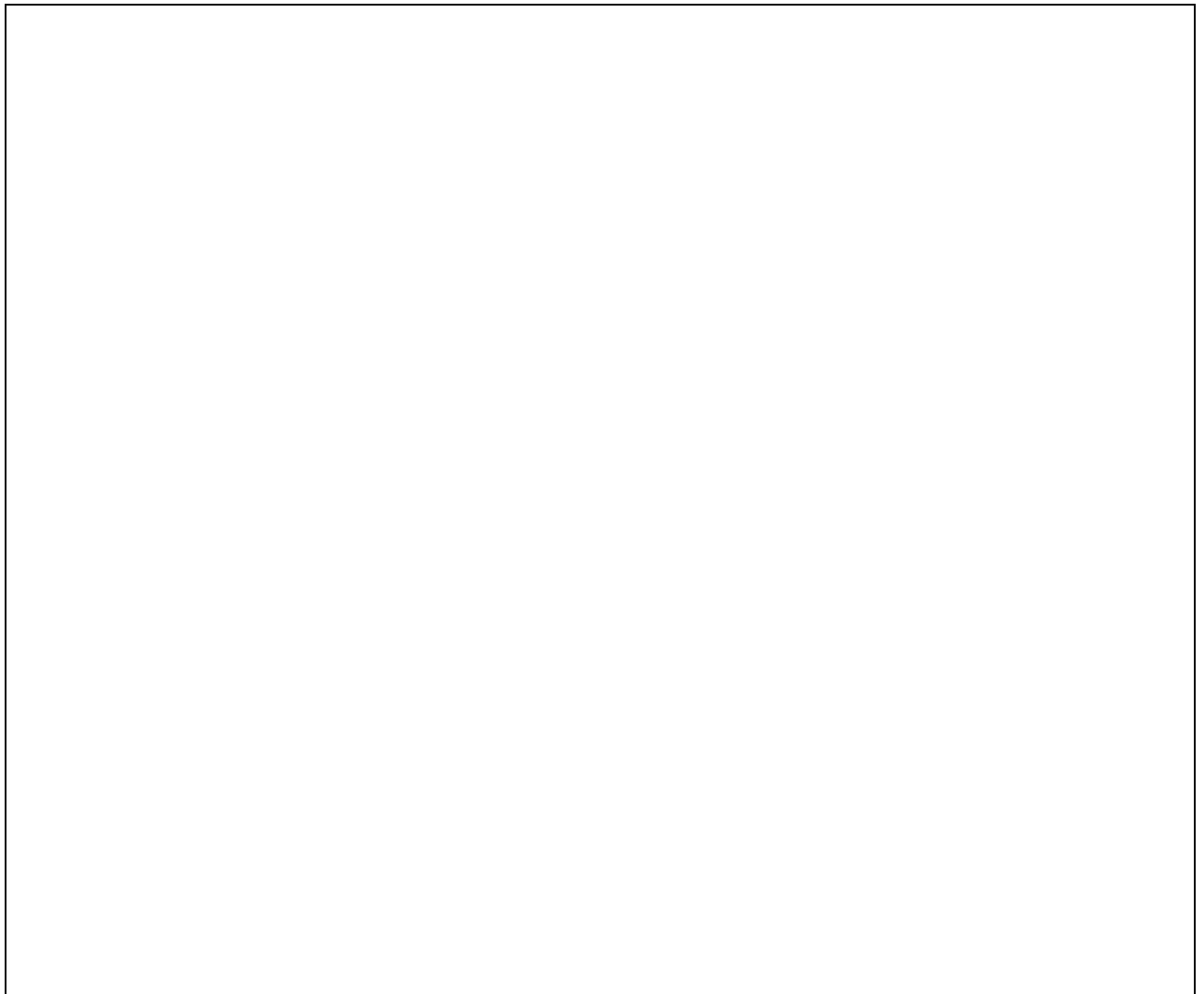
Image caption	View of 204 Clovelly Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption					
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



ITEM DETAILS									
Name of Item	Tolga Flats								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Residential buildings (Various)								
Item category (if known)	Flat building								
Area, Group, or Collection Name									
Street number	206								
Street name	Clovelly Road								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	SP 19866								
Location - Lat/long	Latitude	-33.911561077				Longitude	151.253045603		
Location - AMG (if no street address)	Zone		Easting	9692866.256		Northing	4418690.315		
Owner	Strata								
Current use	Residence (Flat)								
Former Use	Residence (Flat)								
Statement of significance	<p>Constructed in 1928 as part of the fourth subdivision of the Bishopscourt Estate and the subsequent suburbanisation of the area, Tolga Flats demonstrates historical value at the local level. The building is evidence of the suburbanisation of Randwick and speculative development of flats in the inner and middle suburbs of Sydney during the early twentieth century, as rental properties following the subdivision of the large nineteenth century estates and improvements in transport routes between Randwick and the CBD.</p> <p>Tolga Flats is of aesthetic significance demonstrating some of the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasis verticality, and restrained decoration. The scale and materiality of Tolga Flats reflects the covenant attached to the sale of the site in 1928 and contributes to the visually cohesiveness of the Moira Crescent Heritage Conservation Area.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			



DESCRIPTION						
Designer	Unknown					
Builder/ maker	Attributed to Hilton Reginald Torr					
Physical Description	A free-standing three-storey brick Inter-War flat building containing six apartments. The building is brick cavity construction, a hipped roof finished with terra cotta tiles, boxed eaves, and recessed balconies. The main façade is symmetrically arranged around the entrance door and stair hall, with brick engaged piers and balcony balustrade details. The building includes timber-framed doors and timber-framed double hung windows with decorative leadlight panels.					
Physical condition and Archaeological potential	Generally in good condition externally; localised evidence of wear to suspended canopy over entrance.					
Construction years	Start year	1928	Finish year	1928	Circa	<input type="checkbox"/>
Modifications and dates	Fire escape (south elevation) replaced;					
Further comments	-					

HISTORY	
Historical notes	<p>The site is located within the land granted to the Church of England in 1866 for a residence for the Bishop of Sydney (LRS v.4295 f35; v5149 f229). In the late nineteenth century section of the site was sold as residential allotments and, in 1905, the Sisters of the Good Samaritan purchased the remainder of the Bishops court Estate as a convent. The convent was destroyed by fire in February 1924, and the remaining Bishops court Estate site was subdivided and offered for sale in the late 1920s.</p> <p>Edward Roy Bowd an accountant of Clovelly, purchased Lot 3 shown in DP 13587 on 21 March 1928 (v.2494 f.79) and commissioned HR Torr to construct the flat building as an investment property containing six flats. Bowd was born at Wilberforce NSW in 1879, the son of Edward Thomas Bowd and Frances (nee Hall) the Hilton Reginald Alwin Torr (1894-1963) appears to have been awarded the contract for erecting the six flats in July 1928.</p> <p>Perpetual Trustees were appointed as Executors of his estate following his death on 1 October 1974, and they sold it to Metoka Pty Limited in 1977. A strata plan was issued in 1983.</p>

THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-war flat.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Tolga Flats has historic significance as evidence of the fourth subdivision of the Bishops court Estate and the subsequent suburbanisation of the area. The building demonstrates the speculative development of flats in the inner and middle suburbs of Sydney during the early twentieth century, as rental properties.

Historical association significance SHR criteria (b)	The research conducted to date does not indicate a significant historical association(s) for the building and the site.
Aesthetic significance SHR criteria (c)	Tolga Flats demonstrates some of the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasis verticality, and restrained decoration. The scale and materiality of Tolga Flats reflects the covenant attached to the sale of the site in 1928 and contributes to the visually cohesiveness of the Moira Street Conservation Area.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	Tolga Flats contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	The flat building is not rare within the Randwick LGA.
Representativeness SHR criteria (g)	Tolga Flats is representative of two and three storey flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	The exterior of the building is highly intact, despite minor works. The exterior of the building exhibits the building materials, form and detailing dating from its construction in 1928.

### HERITAGE LISTINGS

Heritage listing/s	N/A
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 2494 Fol 79		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4138 Fol 68		NSW Land Registry Services
Written	Delman Weingarth, Licenced Surveyor	Deposited Plan 13587	1925	NSW Land Registry Services
Written	The Sun	Private tenders accepted – 16 July 1928, p 2	1928	State Library of NSW / Trove

### RECOMMENDATIONS

	<ul style="list-style-type: none"> <li>List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>Include within the recommended extended boundary of the Moira Crescent Heritage Conservation Area under Part 2 of Schedule 5 of Randwick LEP 2012.</li> <li>Retain setback and garden area, including brick fence, tiled path and edging, between façade and street boundary.</li> </ul>
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	<ul style="list-style-type: none"> <li>- Retain and conserve street façade and presentation of the building within the Clovelly Road streetscape.</li> <li>- Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> <li>- Internal adaptations of individual units may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>- Retain original (c1928) building fabric and decorative elements. Adaptation of individual units may be acceptable subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 206 Clovelly Road, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





### ITEM DETAILS

Name of Item	Loree Court						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (Various)						
Item category (if known)	Flat building						
Area, Group, or Collection Name							
Street number	208						
Street name	Clovelly Road						
Suburb/town	Randwick				Postcode	2031	
Local Government Area/s	Randwick						
Property description	SP 13499						
Location - Lat/long	Latitude	-33.911627685			Longitude	151.253191539	
Location - AMG (if no street address)	Zone		Easting	9692880.913		Northing	4418684.78
Owner	Strata						
Current use	Residence (Flat)						
Former Use	Residence (Flat)						
Statement of significance	<p>Constructed in 1929 as part of the fourth subdivision of the Bishopscourt Estate, 'Loree Court' is of local heritage significance demonstrating historical value as an evidence of the suburbanisation and speculative development of flats as rental properties in Randwick, and the inner and middle suburbs of Sydney, in the first half of the twentieth century following the subdivision of the large nineteenth century estates and improvements in transport routes between Randwick and the CBD. Loree Court is of aesthetic significance as it demonstrates some of the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasis verticality, and restrained decoration. The scale and materiality of Loree Court reflects the covenant attached to the sale of the site in 1928 and contributes to the visually cohesiveness of the Moira Crescent Heritage Conservation Area.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Bertram Sydney Phelps					
Physical Description	A free-standing two-storey brick Inter-War flat building containing four apartments. The building is brick cavity construction, a hipped roof finished with terra cotta tiles, boxed eaves, with the main façade symmetrically arranged around the entrance door and stair hall with engaged piers. The building includes timber framed doors and timber-framed double hung windows with decorative leadlight in window sashes.					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1929	Finish year	1929	Circa	<input type="checkbox"/>
Modifications and dates						
Further comments	-					

HISTORY	
Historical notes	<p>The site is located within the land granted to the Church of England in 1866 for a residence for the Bishop of Sydney (LRS v.4295 f35; v5149 f229). In the late nineteenth century section of the site was sold as residential allotments and, in 1905, the Sisters of the Good Samaritan purchased the remainder of the Bishops court Estate as a convent. The convent was destroyed by fire in February 1924, and the remaining Bishops court Estate site was subdivided and offered for sale in the late 1920s.</p> <p>Bertram Sydney Phelps of Darlinghurst, a builder, purchased Lot 2, comprising 21 perches, on 28 December 1928, taking out a mortgage from the English, Scottish and Australian Bank Limited in February the following year.</p> <p>Phelps defaulted on the loan, and in February 1934 the Bank exercised its power of sale and sold the property to Robert Hay MacDonald of Bondi, another builder. MacDonald was a member of the <b>Master Builders' Association, and an Alderman on Waverley Council.</b></p> <p>Margaret Duggan and Mary Josephine McNamee purchased the building, as tenants in common, in June 1934. <b>Following Margaret's death in 1958 and Mary's death in 1966, the property passed to their Executors, and by mid-1975, Cecily Mary Long was the sole owner.</b></p>

THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-war flat.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Loree Court has historic significance as evidence of the fourth subdivision of the Bishops Court Estate and the subsequent suburbanisation of the area. The building demonstrates the speculative development of flats in the inner and middle suburbs of Sydney during the early twentieth century, as rental properties.
Historical association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	Loree Court demonstrates some of the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, vestigial pediment over the entry, the use of pilasters to emphasise verticality, and restrained decoration. The scale and materiality of Loree Court reflects the covenant attached to the sale of the site in 1928 and contributes to the visually cohesiveness of the Moira Street Conservation Area.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	Loree Court contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	Loree Court is representative of two and three storey flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	The exterior of Loree Court is highly intact and exhibits building materials and detailing dating from its original construction in 1929.

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 2494 Fol 79		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4244 Fol 187		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4632 Fol 35/36		NSW Land Registry Services
Written	Delman Weingarth, Licenced Surveyor	Deposited Plan 13587	1925	NSW Land Registry Services
Written	Sydney Morning Herald	Advertising - 28 Oct 1933, p.3	1933	State Library of NSW / Trove

## RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Include within the recommended extended boundary of the Moira Crescent Heritage Conservation Area under Part 2 of Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including brick fence, tiled path and edging, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Clovelly Road streetscape.</li> <li>- Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> <li>- Internal adaptations of individual units may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>- Retain original 1929 building fabric and decorative elements. Internal adaptation including minor upgrading of stair hall to address statutory requirements may be acceptable subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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## SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	Main elevation of Loree Court, located at 208 Clovelly Road, Randwick.				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick Council





### ITEM DETAILS

Name of Item	Douglass Buildings						
Other Name/s Former Name/s							
Item type (if known)	Group						
Item group (if known)	Shop and residence						
Item category (if known)	Shop and residence						
Area, Group, or Collection Name							
Street number	218-222						
Street name	Coogee Bay Road						
Suburb/town	Coogee				Postcode	2034	
Local Government Area/s	Randwick						
Property description	Lot 6, 7 & 8 DP 39445						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private						
Current use	Shop						
Former Use	Shop						
Statement of significance	<p>The Douglass Buildings are of local heritage significance as evidence of the early commercial development of Coogee Bay Road coinciding with the increase in population in the area in the early twentieth century. The building façade is part of a row of two and three storey buildings defining the northern side of Coogee Bay Road and exhibiting some architectural characteristics of the Federation Free style contributing to the streetscape presentation of the eastern section of Coogee Bay Road.</p> <p>The building is associated with William Douglass and his family who commissioned and owned the building from 1914 to the 1960s.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>A group of three three-storey (including basement level) shops located on the north side of Coogee Bay Road, with rear lane access from Alfreda Street. The upper levels originally accommodated three residential apartments, each associated with a specific shop. Both 220 and 222 have had additions to their north elevations.</p> <p>The building façade exhibits restrained detailing drawing on the Federation Free style including rendered brick with stucco panels located at parapet level and on the central section of the façade.</p> <p>The masonry building is constructed as three tenancies separated by party walls that continue through the height of the building and are expressed at roof level. All tenancies appear to have been re-roof with metal sheets and one original chimney is located above No. 218.</p> <p>Original windows were timber framed, double-hung with the upper sash divided into three glass panes. Desktop research indicates the upper levels of the buildings have been adapted for new uses and are no longer used as residential spaces.</p>					
Physical condition and Archaeological potential	The exterior of the group of buildings appears to be in a fair condition although previous modification have resulted in the loss of original building fabric. The site has low archaeological potential given the extent of excavation in 1914 to facilitate the construction of basement levels.					
Construction years	Start year	1914	Finish year	1914	Circa	<input type="checkbox"/>
Modifications and dates	<p>Re-roofed; new street awning to main façade; all shop frontages replaced. All properties altered and residence component removed from all three properties.</p> <p>218 - Internal changes including removal of internal wall; new internal stair; air conditioning, and fire services installed; ceilings replace; lighting replaced; carport added c2016.</p> <p>220 – Internal walls removed</p> <p>222 – Internal walls removed; plaster finishes removed from walls; new stair inserted; first floor structure and finishes replaced.</p>					
Further comments						

HISTORY	
Historical notes	<p>The site of 218-222 Coogee Bay Road is located within Section 6 of the Town of Coogee, spanning the boundary between Lot 5 granted to George Dodery and Lot 6 granted to Lewis Gordon by Crown grant on 22 September 1846.</p> <p>In September 1853 Gordon sold Lot 6 to Simeon Pearce and James Pearce (B.30 N.257). John Hogan acquired Lot 5 from Dodery on the 17 April 1856 (Bk.42 No.813) and the following January purchased Lot 6 from Simeon and James Pearce.</p> <p>Hogan, a publican of Coogee, was declared insolvent on 18 May 1860 and Alfred Toogood acquired the land comprising 3½ acres on 1<sup>st</sup> October 1861 (Bk.75 No.430) from John Piper Mackenzie, <b>Hogan's official assignee</b>. Alfred Toogood died in 1867 leaving his estate in Trust to his son William Alfred. William began selling the property as soon as he turned twenty-one and on 5 Sept 1877 his Trustees sold Lot 5 to James Godfrey of Oxford Street Sydney, Baker.</p> <p>In 1887 Godfrey borrowed £5000 from the Commercial Banking Company of Sydney using all his property holdings, including his land at Coogee as security. By 1897 he had defaulted on the loan and his land holdings were transferred to the Commercial Banking Company of Sydney.</p>

	<p>In December 1908 the Bank sold several lots, including Lots 4 and 5 to Sidney Edgar Pile, a solicitor, and William Day a Real Estate agent of Randwick, who in turn sold it to George Jesson.</p> <p>Between February 1912 and November 1913 William Douglass acquired lots 6,7 and 8 and commissioned the construction of the Douglass Building. It opened in 1914, containing a row of three shops and residences, with separate entrances from Coogee Bay Road.</p> <p>In July 1928 William appointed The Perpetual Trustee Company (Limited) and his son Herbert Macquarie Douglass as Trustees, for the benefit of Herbert, his son, and Doris MacLeod, his daughter, and his grandchildren. William passed away in 1946.</p> <p>The three shops continued to be leased throughout this period and in June 1960 the Trustees sold the three shops and residences to Jayton Enterprises Pty Limited. Jayton Enterprises sold Lot 7 to Max and Nela Mundell and Morris and Rachela Knoll as tenants in common in August 1961 and Lot 6 to Coogee Modern Furniture in March 1962.</p> <p><u>218 Coogee Bay Road (6/39445) 2615-373</u>  Rosetta Susan Rebecca Joseph purchased Lots 4 and 5 of the St Kilda Estate from James Godfrey in April 1885 for £627. Following her death, her Executors re-sold the property back to James Godfrey in 1889.</p> <p>In 1908 the Commercial Banking Company of Sydney Limited, Sidney Edgar Pile and William Day, sold the property to George Jesson, the owner of the Town Hall Coffee Palace. Jesson sold it to George Dan, a merchant, the following year (B.886 N.603). In 1912 Dan sold the site to William Douglass, a Wholesale Grocer. His family retained the property until 1935.</p> <p>Coogee Modern Furniture purchased 218 Coogee Bay Road on 23 March 1962 from Jayton Enterprises Pty Limited and the Mortgagees The Perpetual Trustees and Herbert Macquarie Douglass.</p> <p><u>220-222 Coogee Bay Road (7/39445 and 8/39445)</u>  James Godfrey sold lot 6 of the St Kilda Estate to Abraham and Matilda Garcia, shopkeepers, on 14 April 1884 (Bk.298 No.318). In November Matilda took out a mortgage with the Bank of New South Wales but having defaulted on the repayments, the property was auctioned in April 1889 and sold to James Godfrey, the highest bidder. James sold Lot 6 including buildings, fences and rights of way, to Walter George Parish on 24 June 1893.</p> <p>Parish continued to lease the site to others, eventually selling it in May 1908 to Sidney Edgar Pile, a solicitor, who in turn sold Lot 6 to Frederick Macdonald of Broken Hill on 17 February 1909. William James Dunk purchased Lot 6 from Frederick Macdonald of Broken Hill on 17 February 1912, who sold it to William Douglass on 25 November 1913 (B.1014 N.897).</p> <p>William passed away in 1946, and the family trust sold the three shops and residences to Jayton Enterprises Pty Limited in June 1960. On 10 August 1961 Jayton Enterprises Pty Limited acquitted its mortgage, and the following day sold Lot 7 to Max and Nela Mundell and Morris and Rachela Knoll as tenants in common (B.2592 N.239).</p>
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Developing local, regional and national economies	Commerce	Industry and commerce (Evidence of the development of the commercial precinct of Coogee Bay Road in the early twentieth century)

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Douglass Buildings have historical significance as evidence of the development of shops and services in Coogee during the early twentieth century, coinciding with an increase in population following the subdivision of large landholdings and improvements in public transport to Coogee Bay.
Historical association significance SHR criteria (b)	The Douglass Buildings has associated with William Douglass, who commissioned the construction of the building the Douglass family who retained the building until the 1960s.
Aesthetic significance SHR criteria (c)	The Douglass Buildings' façade is part of a row of two and three storey buildings defining the northern side of Coogee Bay Road and exhibiting some architectural characteristics of the Federation Free style and contributing to the streetscape presentation of the eastern section of Coogee Bay Road.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. However, Douglas Buildings have potential to provide a further sense of place and belonging to the local community as an example of commercial development from the Federation period.
Technical/Research significance SHR criteria (e)	The building contains representative examples of early twentieth century brick construction details and skills.
Rarity SHR criteria (f)	These buildings are not rare examples of the Federation period commercial development in Randwick LGA.
Representativeness SHR criteria (g)	The Douglass Buildings are representative of the scale and materiality of suburban shop development in the early twentieth century in Randwick LGA.
Integrity	Despite modifications, the exterior of the Douglass Buildings exhibit materials and detailing dating from its original construction in 1914.

HERITAGE LISTINGS	
Heritage listing/s	None known.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Archival record		PA31421		NSW Land Registry Services
Archival record		PA42778		NSW Land Registry Services
Survey	JE Stapleton, Surveyor	DP39445	1960	NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	– List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.

	<ul style="list-style-type: none"> <li>– Reconstruction of windows at first floor level in No. 218 and recovery of recessed balcony opening in No. 220.</li> <li>– Coordinate colour scheme for façade of Douglass Buildings.</li> <li>– Roof additions to be set back from the street boundary and not visible from pedestrian views from Coogee Bay Road.</li> <li>– Individual shop frontages below street awning can be replaced or reconstructed based on documentary and site evidence where possible, and to maintain the width/reflect the subdivision pattern of the original shop/residences.</li> <li>– A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>– An archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022



## IMAGES - 1 per page

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

Image caption	View of 218-222 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



ITEM DETAILS						
Name of Item	Former Savings Bank Chambers					
Other Name/s Former Name/s	Savings Bank Chambers; Government Savings Bank Flats					
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	Flat building					
Area, Group, or Collection Name						
Street number	230					
Street name	Coogee Bay Road					
Suburb/town	Coogee				Postcode	2034
Local Government Area/s	Randwick					
Property description	Lot B DP 302991					
Location - Lat/long	Latitude	-33.920421586			Longitude	51.255364884
Location - AMG (if no street address)	Zone		Easting	9693066.834	Northing	4417648.791
Owner	Private					
Current use	Residential/mixed use					
Former Use	Residential/mixed use					
Statement of significance	The former Savings Bank Chambers building is of local heritage significance demonstrating historical and associative values. The elevation of the former Government Savings Bank to branch status is evidence of the importance of Coogee as a commercial centre in the early twentieth century. The scale and design of the building is representative of the Inter-war Palazzo style flat development constructed in the suburb of Coogee.					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	<p>A freestanding three storey building designed in the Inter-war Palazzo style, containing five residential units, and a shop at ground and basement levels. Constructed with brick cavity walls, timber floors, and timber framed double-hung sash windows.</p> <p>The main façade is rendered and symmetrical above street awning level. The first and second floor windows contained in three recessed arched bays, with a decorative cornice supported on modillions, and surmounted with a rendered parapet with pediment between volutes. The decorative elements are</p>

	stripped of classical detailing. Rendered finishes return on side walls to the depth of the original recessed balconies. Other sections of the side and rear wall are face brickwork.					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1921	Finish year	1921	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Shop frontage replaced; exterior repainting; infill windows installed to enclose balconies. Roof additions and alterations. The ground floor has been adapted as a restaurant. Building interior not accessible at time of inspection.					
Further comments						

### HISTORY

Historical notes	<p>Part of the 2 roods contained in Allotment 8 of Section 6 (Town of Coogee) granted to George Dodery on the 22<sup>nd</sup> September 1846. Dodery sold the property to John Hogan, a publican of Coogee, on 17 April 1856 who immediately mortgaged it to Alfred Toogood. In May 1860 Hogan was declared insolvent owing Toogood £600 and arrears of interest. The subject site was one of several parcels of land transferred in compensation to Alfred Toogood in October 1861. Following his death in 1867 the property was left in Trust for his eldest son, William Alfred Toogood, until he turned twenty-one.</p> <p>On 25 September 1877 William sold the property to James Godfrey, who sold it to Joseph George Read 2 February 1885. The Sands Directory 1890 indicates there were three occupants in the northern section of the street bounded by Brook Street and Arden Street, suggesting the site was leased at that time, and the first post and telegraph dates from the mid-1890s.</p> <p>Following the death of Joseph George Read on 25 November 1908, and his wife Mary 10 July 1913, his executors sold Lots 7 and 8, containing 22¼ perches of land, to the Commissioners of the Government Savings Bank of New South Wales, together with all '...houses, buildings and improvements' in August 1919. The Sands Directory indicates a Post &amp; Telegraph Office and Commonwealth Savings Bank was already located to the east of Brook Street by 1914.</p> <p>In 1921 the Commissioners sold Lot 7 to William Douglass and commissioned the Government Savings Bank Chambers on Lot 8. The Chambers appear to have been completed by mid-1921, when Mr OW Owens was appointed in charge of the Coogee branch of the bank and Mr G Campling advertised his dentistry practice was operating from the site. In 1925 the post office transferred to a new building at Coogee, leaving the bank tenancy to continue at ground floor level.</p> <p>Clarence Michael Guiney, a Medical Practitioner of Sydney, purchased the site on 20 April 1948. It was subsequently purchased by the Rural Bank of New South Wales on the 16 July 1957. The ground floor continued to be used as a bank, and the upper levels continued to be leased as residential accommodation. The site was last sold in 2017.</p>
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### THEMES

<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Servicing the community	Supplying retailing and financial services.
Developing Australia's cultural life	Creative endeavour	Architectural styles in Randwick: Inter-war flat.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The former Government Savings Bank Chambers is evidence of the development of Coogee in the early twentieth century, and the importance of providing services to the community during the early twentieth century.
Historical association significance SHR criteria (b)	The building is associated with the Government Savings Bank of New South Wales during the period following the 1914 Savings Bank Amalgamation Act which provided for the dissolution of the Savings Bank of New South Wales and the vesting of its property in the Commissioners of the Government Savings Bank. The building is evidence of the bank
Aesthetic significance SHR criteria (c)	The building is representative of the Inter-war Commercial Palazzo architectural style applied to a flat building within suburban Coogee.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	The building contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	It is representative of flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	Despite changes, the exterior of the building contains materials and detailing dating from its original construction in the 1920s.

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Primary Application Number 22524		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 7321 Fol 108		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 5816 Fol 81 & 82		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3270 Fol 41		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Book 303 No. 873		NSW Land Registry Services

Written	NSW Land Registry Services	Certificate of Title Book 1159 No. 666		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Book 75 No.430		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Book 173 No.644		NSW Land Registry Services
Written	The Sun	Coogee Post Office – 7 January 1925, p.2	1925	State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain original (c1921-22) interior and exterior building fabric and decorative elements.</li> <li>- Retain and conserve street façade above street awning level; replace shop frontage, based on documentary and site evidence, when opportunity arises, and enhance presentation of the building within the Coogee Bay Road streetscape.</li> <li>- Removal of infill windows to recover recessed balconies on the main façade is supported.</li> <li>- Further adaptation of the building may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022



IMAGES - 1 per page

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

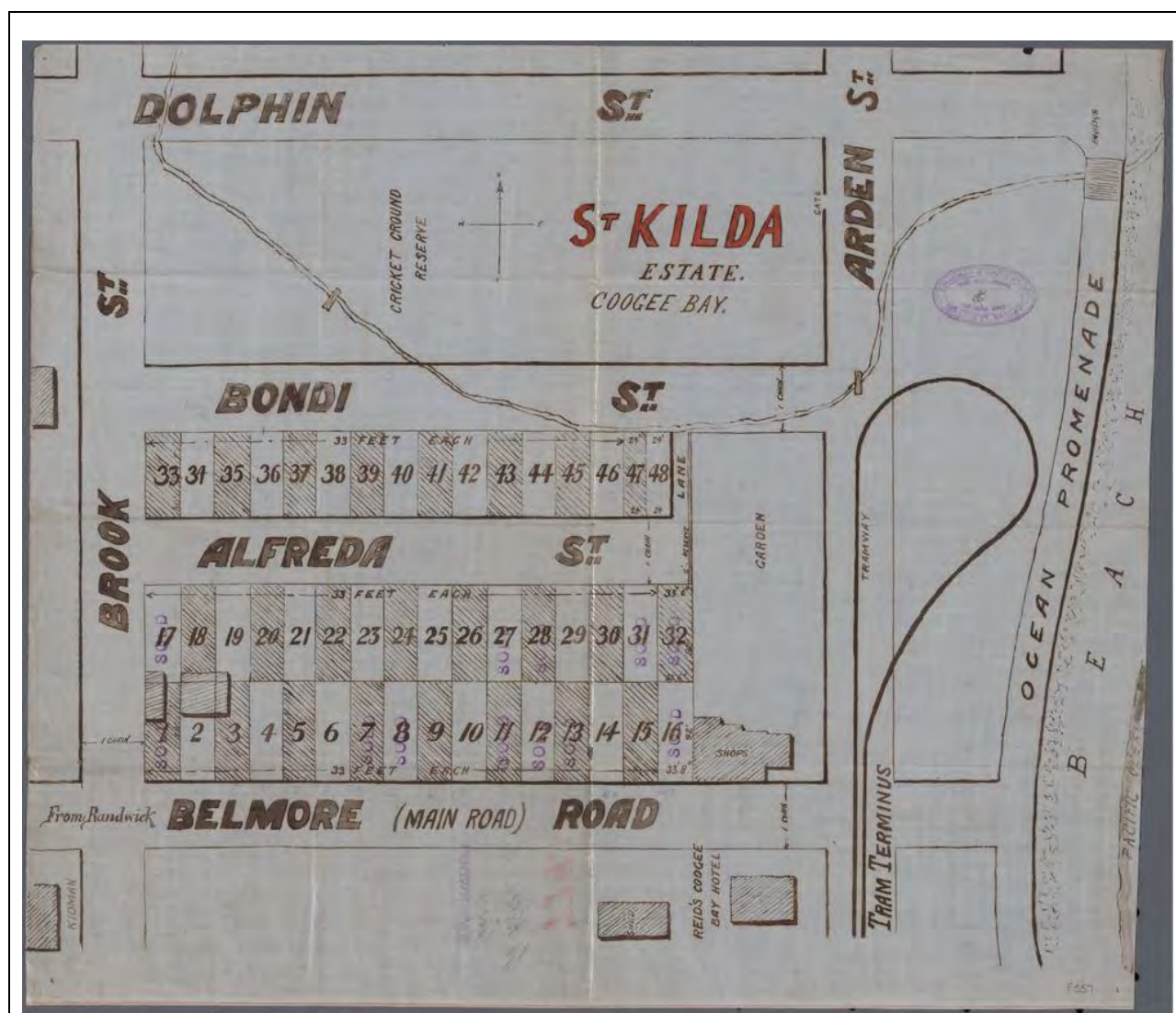
Image caption	View of 230 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	The St Kilda Estate Coogee Bay, 1887. (NLA, Ferguson collection)				
Image year	c.1889	Image by		Image copyright holder	National Library of Australia



ITEM DETAILS									
Name of Item	'Rostrevor Flats'								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Residential buildings (Various)								
Item category (if known)	Flat building								
Area, Group, or Collection Name									
Street number	231 (recommended to include no. 229)								
Street name	Avoca Street								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	SP 30157								
Location - Lat/long	Latitude	-33.918924				Longitude	151.241114		
Location - AMG (if no street address)	Zone		Easting	9691732.639		Northing	4417922.005		
Owner	Strata								
Current use	Residence (Flat)								
Former Use	Residence (Flat)								
Statement of significance	<p>Constructed in c.1925 under the ownership of the Rowan family, this double-storey Inter-War residential flat building, known as <b>'Rostrevor'</b> is of local heritage significance as it represents residential development in the Randwick area during the late 19th and early 20th centuries.</p> <p>The site has aesthetic significance associated with its Inter-War Free Classical architectural style, including symmetrical façade, flat roof, dark brown face brick construction with roughcast rendered elements, recessed vertical bays with semicircular classical elements and circular openings, and two faceted bay casement windows constructed in timber and glass.</p> <p><b>'Rostrevor' is also within the Spot heritage conservation area (C16), consisting of rows of houses and flat buildings in similar architectural styles along Avoca, Soudan, and Streets.</b></p> <p>Listing should include both 229 and 231 Avoca Street to maintain the twin-pair of flats together.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p><b>Located within the Spot HCA, 'Rostrevor' is a double-storey residential flat building reflecting Inter-War Free Classical style characteristics with a symmetrical façade and a flat roof. The Inter-War flat building is dark brown face brick construction with roughcast rendered elements underneath the windows at first-floor level. Both corners of the flat buildings have recessed vertical bays with semicircular classical elements and circular openings at the first-floor level to enhance the simple exterior. The ground floor has two faceted bay casement windows constructed in timber and glass.</b></p> <p>The building, which is built as a twin-pair with no. 229, is set back from Avoca Street with a garden area contained by a low height dark brown face brick retaining wall with capping. The entrance to the property has a suspended beam supported by two classical columns on each side that stand over the brick <b>boundary wall. The suspended beam in the gateway is engraved with 'Rostrevor'.</b></p> <p>The residential flat building at 229-231 Avoca Street was a part of the 'Captain Cook Estate' subdivision built at the corner of Avoca Street and Soudan Street.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1924	Finish year	1925	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1932: Part of Lot 11 (northern portion) transferred to Mary Theresa Ratcliffe.</p> <p>2016: Development Application approval for internal alterations to existing residential flat building to provide for an additional 4 units and increase size of first floor rear balconies (Heritage Conservation Area) (DA/293/2016).</p> <p>2018: Development Application approval for modification to development consent to retain existing rear access stairs to apartments 6 &amp; 7. Original consent: Internal alterations to existing residential flat building to provide for an additional 4 units and increase size of first floor rear balconies (Heritage Conservation Area) (DA/293/2016/A).</p>					
Further comments						

HISTORY	
Historical notes	<p><b>'Rostrevor Flats' at 229-231 Avoca Street, Randwick are located on land originally granted to Henry Lane on 12 December 1856 (Suburban allotment 19). As part of the subdivision sale of the 'Captain Cook Estate', Lots 11 and 12 in DP 1829 were on 30 March 1887 transferred to Eliza Stephens, the wife of George Stephens, Randwick produce dealer. Eliza Stephens transferred the property to Randwick horse trainer, Thomas Francis Scully, on 23 September 1910. Scully sold it two years later, on 29 July 1912, to Stephen Joseph Rowan, licensed victualler from Randwick. Steve Rowan, whose family was originally from Ireland, had from 1900 until 1920 been the licensee of the Royal Hotel at Belmore Road in Randwick and lived there with his sisters, Maggie, Susie and Ellie.</b></p> <p>From May 1924, Steve Rowan shared ownership of 229-231 Avoca Street with his sisters, Susie and Ellie Rowan. It was under their joint ownership that a block of flats was constructed at the corner of Avoca Street and Soudan Street, which was occupied by March 1925 at the latest, when No. 1 Rostrevor Flats at Avoca Street, Randwick, was given as the address of C. Small, who tried to sell a hupmobile.</p> <p><b>'Rostrevor Flats' was listed for the first time in the Sands Sydney Directory of 1926, with four occupants. It was initially listed at 175 Avoca Street. In 1929, five occupants were noted at what was now listed at 229 Avoca Street. In 1930, six occupants were noted, and the following year the property</b></p>

	<p>was the first time listed at 229-231 Avoca Street, with 4 occupants. In 1932-3, the buildings had 6 occupants. It is possible that the buildings were constructed in stages, given the site numbering.</p> <p>After the deaths of Stephen Rowan and Susie Rowan, Ellie Rowan became the sole owner of the property on 10 May 1932, transferring the northern portion of the site (part of Lot 11) to Mary Theresa Ratcliffe shortly later, on 12 August 1932. Ratcliffe's husband, Augustus Ratcliffe had been listed next door to the 'Rostrevor Flats' since the mid-1920s.</p> <p>After Ellie Rowan's death, the residue (Lot 11 and part Lot 12) was in July 1949 transferred to her niece, Elsie Corry who sold the remainder of Lot 11 to Mary Jane Ratcliffe on 23 June 1949. With that transfer, 229 Avoca Street came to be located on Lot A (formerly Lot 11), and 231 Avoca Street on Lot B (formerly Lot 12). A new Certificate of Title was issued to Elsie Corry for Lot B on 30 March 1962. After a further transfer in September 1979, Lot B was Strata titled on 22 October 1985 under SP 30157.</p>
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THEMES		
National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-war Free Classical style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Rostrevor Flat Building, constructed in c1925, is evidence of late 19 <sup>th</sup> and early 20 <sup>th</sup> Century growth and development in the Randwick local area. It further provides evidence of further changing urban growth during the Inter-War and Post-War periods.
Historical association significance SHR criteria (b)	The residential flat building was under the shared ownership of the Rowan family, including Steve Rowan and his sisters Susie and Ellie Rowan. Rostrevor also has its association with Mary Theresa Ratcliff, who owned a part of the land by the mid-1920s and was the sole owner by 1949.
Aesthetic significance SHR criteria (c)	<p><b>'Rostrevor' is a double-storey</b> residential flat building that demonstrates the characteristics of Inter-War Free Classical style, including symmetrical façade, flat roof, dark brown face brick construction with roughcast rendered elements, recessed vertical bays with semicircular classical elements and circular openings, and two faceted bay casement windows constructed in timber and glass.</p> <p><b>'Rostrevor' is also within the Spot heritage conservation area (C16), consisting of rows of houses and flat buildings in similar architectural styles along Avoca, Soudan, and Streets.</b></p>
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of construction details and skills common to Inter-War residential development in the Randwick Municipality. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The double-storey residential flat building is not a rare type within the Randwick LGA.



Representativeness SHR criteria (g)	231 Avoca Street is representative of Inter-War Free Classical architectural style and late 19 <sup>th</sup> and early 20 <sup>th</sup> -century residential development within the Randwick local area.
Integrity	The exterior of 231 Avoca Street is highly intact and exhibits building materials and detailing dating from its original construction in c1925. Interiors were not inspected at this time.

### HERITAGE LISTINGS

Heritage listing/s	As part of The Spot Heritage Conservation Area (C16) under Schedule 5 (Part 2) of the Randwick Local Environmental Plan 2012
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Certificate of Title Vol 807 fol 117		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 2283 fol 172		NSW Land Registry Services
Written	Sydney Morning Herald	Water Licensing Court v- 10 February 1900, p.7	1900	State Library of NSW / Trove
Written	Star	Poultry for Sunday – 30 May 1910, p.6	1910	State Library of NSW / Trove
Written	Catholic Press	Death of Miss Rowan – 8 July 1920, p.19	1920	State Library of NSW / Trove
Written	Sydney Morning Herald	Licensing Court – 10 December 1920, p.6	1920	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 10 March 1925, p.4	1925	State Library of NSW / Trove
Written	Sun	Big Estate for Sister – 16 March 1932, p.12	1932	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick - Avoca Street east		State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012 incorporating both 229 &amp; 231 Avoca Street.</li> <li>- Retain setback and garden area, including brick boundary wall and edging, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Avoca and Soudan Streets streetscapes.</li> <li>- No further subdivision should occur to the site.</li> <li>- No fencing should be installed above the existing original facebrick retaining boundary wall.</li> <li>- Retain original (1925) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			

Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 229-231 Avoca Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 229-231 Avoca Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Captain Cook Estate', Randwick, 11 July 1885				
Image year	1885	Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/47, 'Captain Cook Estate', Randwick, 11 July 1885	Image copyright holder	





## IMAGES - 1 per page

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

Image caption	1943 aerial photograph, 229 & 231 Avoca Street, Randwick				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



### ITEM DETAILS

Name of Item	'Crossley Court'					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	Flat building					
Area, Group, or Collection Name						
Street number	237-245					
Street name	Maroubra Road					
Suburb/town	Maroubra				Postcode	2035
Local Government Area/s	Randwick					
Property description	SP 3573					
Location - Lat/long	Latitude	-33.942089			Longitude	151.24129
Location - AMG (if no street address)	Zone		Easting	9691641.256	Northing	4415346.918
Owner	Strata					
Current use	Residential/mixed use					
Former Use	Residential/mixed use					
Statement of significance	<p>Constructed in c. 1934 to a design by architect, C. Reynolds Winter,, <b>'Crossley Court'</b> is of local significance as a representative of early to mid-20<sup>th</sup> century urban growth within the Maroubra local area. Subsequent changes in tenancy ownership and ground floor modifications to the building also reflect the changing urban environment within the greater Randwick LGA since the Inter-War period.</p> <p>The mixed-use building was constructed in c. 1934 at the behest of real estate agent John Charles <b>Crossley, director of 'J. C. Crossley and Co.'</b> The site has some association with real estate agent John Charles Crossley, director of 'J. C. Crossley and Co.' and maintains the moniker <b>'Crossley Court'</b> in reference to the building's original owner. In addition, the site also has association with its architect, C. Reynolds Winter, who was responsible for the designs of various buildings across Sydney, such as flats, shops and factories, and several suburban theatres, including the Orpheum Theatre in North Sydney (1924, demolished), the Lindfield Theatre (1925, demolished), and the Masonic Temple at Lindfield (1934). As such, it is a rare surviving example of his architectural works.</p> <p>The site has aesthetic significance with its Inter-War style architecture which features characteristics including the use of multi-coloured brick, timber-framed double-hung sash windows, and bleached masonry detailing also utilised to separate the primary façade to Maroubra Road into five sections. This Australian architectural style is representative of the Inter-War expansion of the local area during the early to mid-20<sup>th</sup> centuries.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	C. Reynolds Winter					
Builder/ maker	W. Gawne and Sons					
Physical Description	<p>Located on a rectangular site on the southern side of <b>Maroubra Road</b>, '<b>Crossley Court</b>' is a mixed-use, multi-storey residential and commercial/retail constructed during the Inter-War period and designed by architect C. Reynolds Winter. The building is confined to the northern section of the lot, with the rear (southern) section occupied by a rear car park with access to Garden Street (east).</p> <p>The building features a hipped roof comprised of terracotta tiling. The first and second stores are comprised of multi-coloured brick interspersed with decorative bleached masonry striping demarcating five sections to the Maroubra Road primary façade; the masonry striping is additionally comprised of stepped decoration along roofline. Double-hung, timber-framed sash windows are in varying widths are set across the first and second storeys in a symmetrical fenestration pattern, with one window to each outer section and sets of two to the three central sections of the façade.</p> <p>The ground floor has been modified and comprises a series of five shop tenancies with large shop front windows and doors in varying fenestration patterns. Hanging signage demarcates each tenancy and connect to a later addition awning which extends out onto the footpath. In addition, a single-wide entrance located in the north-western section of the Maroubra Road façade provides access to the upper levels.</p> <p>Interiors were not inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1934	Finish year	1934	Circa	<input checked="" type="checkbox"/>
Modifications and dates	1940 – property subdivided into two lots 1968 – property Strata titled.					
Further comments						

HISTORY	
Historical notes	<p>'<b>Crossley Court</b>' at 237-245 Maroubra Road, Maroubra, was constructed in 1934 to the design by architect C. Reynolds Winter, for John Charles Crossley. The building is located on part of Portions 1446, 1447 and 1968 originally granted to Frederick James Fuller by Crown Grant on 10 April 1923. All three portions were on 28 April 1923 transferred to Tooheys Ltd which subdivided the property and sold seven of eight allotments, being Lots 1 to 7 in DP 14676, to John Charles Crossley and Katherine Margaret Crossley as tenants in common on 17 October 1927. The new Certificate of Title issued to John Charles Crossley on 29 November 1927 noted him as a builder, however, he was from the <b>1930s better known as an estate agent and director of 'J. C. Crossley and Co.'</b></p> <p>The site remained undeveloped until August 1934, when C. Reynolds Winter, architect, called for <b>tenders "for the erection of a block of five shops and 10 flats at Maroubra Junction"</b> (<i>New Works, SMH</i>, 14 August 1934, 6). In October 1934, the <i>Sydney Morning Herald</i> announced that "a contract has been let for the building of a block of flats and five shops (illustrated) at the corner of Maroubra Bay-road and Garden-street, Maroubra. Each flat will contain a living-room, a dining-room, a kitchenette, either one or two bedrooms, and a large balcony. The flats will have entrances facing both streets. Three of the shops will be lock-up and the other two will have residences at the rear. The front elevation of the building is to be in face brick with coloured mortar joints and imitation stone dressings. The roof is to be of mottled tiles. C. Reynolds Winter is the architect under whose</p>

	<p>supervision the work is being carried out by W. Gawne and Sons, the contractors.” (Building and Construction, <i>SMH</i>, 23 October 1934, 6)</p> <p>The architect, C. Reynolds Winter, was responsible for various buildings across Sydney, such as flats, shops and factories, and several suburban theatres, including the Orpheum Theatre in North Sydney (1924, demolished) and the Lindfield Theatre (1925, demolished). In 1934, he designed the Masonic Temple at Lindfield, and in 1936 he was responsible for another block of four flats at Maroubra Bay Road.</p> <p>In April 1940, two years after the death of Katherine Margaret Crossley, the property was subdivided into two allotments, Lot A and Lot B. Both lots were sold to individual new owners, with Lot B, <b>containing ‘Crossley Court’, being transferred to Elsie Jean Purcell and Jean Emelda Evelyn Lawson</b> on 23 June 1941. Purcell and Lawson were tenants in common, and new, individual title certificates were issued to them for their share. Only one lease was recorded, to master butcher Kelvin Norman Harris for 243 Maroubra Road, on 18 October 1945. On 23 May 1946, the property was transferred to Cecil Aubert Finley, and on 18 March 1959, Crossley Court Pty Ltd became the owner of the site. The property was Strata titled on 7 November 1968.</p>
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation: subdivision of nineteenth century estates.
Developing Australia’s cultural life	Creative endeavour	Architectural style in Randwick: Inter-War Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<b>Constructed in c. 1934, ‘Crossley Court’ was constructed with design by architect, C. Reynolds Winter</b> , and is representative of early to mid-20 <sup>th</sup> century urban growth within the Maroubra local area. Subsequent changes in tenancy ownership and ground floor modifications to the building also reflect the changing urban environment within the greater Randwick LGA since the Inter-War period.
Historical association significance SHR criteria (b)	<p>The mixed-use building was constructed in c. 1934 at the behest of real estate agent John Charles <b>Crossley, director of ‘J. C. Crossley and Co.’</b> The site therefore has some association with Crossley and <b>maintains the moniker ‘Crossley Court’ in reference to the building’s original owner.</b></p> <p>In addition, the site also has association with its architect, C. Reynolds Winter, who responsible for various buildings across Sydney, such as flats, shops and factories, and several suburban theatres, including the Orpheum Theatre in North Sydney (1924, demolished), the Lindfield Theatre (1925, demolished), and the Masonic Temple at Lindfield (1934).</p>
Aesthetic significance SHR criteria (c)	The site has aesthetic significance with its Inter-War style architecture which features characteristics including the use of multi-coloured brick, timber-framed double-hung sash windows, and bleached masonry detailing also utilised to separate the primary façade to Maroubra Road into five sections. This Australian architectural style is representative of the Inter-War expansion of the local area during the early to mid-20 <sup>th</sup> centuries.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The research conducted to date does not indicate potential for archaeological relics.

Rarity SHR criteria (f)	The subject mixed-use residential and commercial/retail Inter-War building is not rare in the Randwick LGA. However, it is rare as a surviving evidence of the work of the architect C. Reynolds Winter.
Representativeness SHR criteria (g)	237-245 Maroubra Road is representative of the various mixed-use buildings constructed during the Inter-War period of the early to mid-20 <sup>th</sup> century and overall urban expansion in both the Maroubra local area and wider Randwick LGA.
Integrity	The mixed-use building retains a high degree of fabric integrity externally. Interiors were not inspected at this time.

### HERITAGE LISTINGS

Heritage listing/s	
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Crown Grant Vol. 3440 Fol. 109		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 4083 Fol. 102 and 103		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 5606 Fol. 68		NSW Land Registry Services
Written	Sydney Morning Herald	New Theatre - 24 January 1924, p. 10	1924	State Library of NSW / Trove
Written	Sydney Morning Herald	Tenders - 25 March 1925, p. 11	1925	State Library of NSW / Trove
Written	Sydney Morning Herald	Building and Construction - 23 October 1934, p. 6	1934	State Library of NSW / Trove
Written	Sydney Morning Herald	New Works - 14 August 1934, p. 6	1934	State Library of NSW / Trove
Written	Construction and Real Estate Journal	Opportunities for Business - 6 May 1936	1936	State Library of NSW / Trove
Written	Sydney Morning Herald	Maroubra Crown Lands - 28 August 1939, p. 7	1939	State Library of NSW / Trove
Written	Construction	Death of Reynolds Winter - 5 July 1950, p. 3	1950	State Library of NSW / Trove
Written		Maroubra Subdivision Plans, Z/SP/M8/72, 'Crown Lands, Maroubra Junction', 25 November 1922.	1922	State Library of NSW / Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- There should be no painting or rendering to the face brick finishes of the building.</li> <li>- Above façade configuration, façade detailing, and roof form and terracotta tiling should not be modified.</li> <li>- Entrance detailing to the upper floors complements the architecture of the building and should be retained.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Review (57 Items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 237-254 Maroubra Road, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 237-254 Maroubra Road, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 237-254 Maroubra Road, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 237-254 Maroubra Road, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 237-254 Maroubra Road, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 237-254 Maroubra Road, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Crown Lands, Maroubra Junction', 25 November 1922				
Image year	1922	Image by	SLNSW, Maroubra Subdivision Plans, Z/SP/M8/72, 'Crown Lands, Maroubra Junction', 25 November 1922	Image copyright holder	

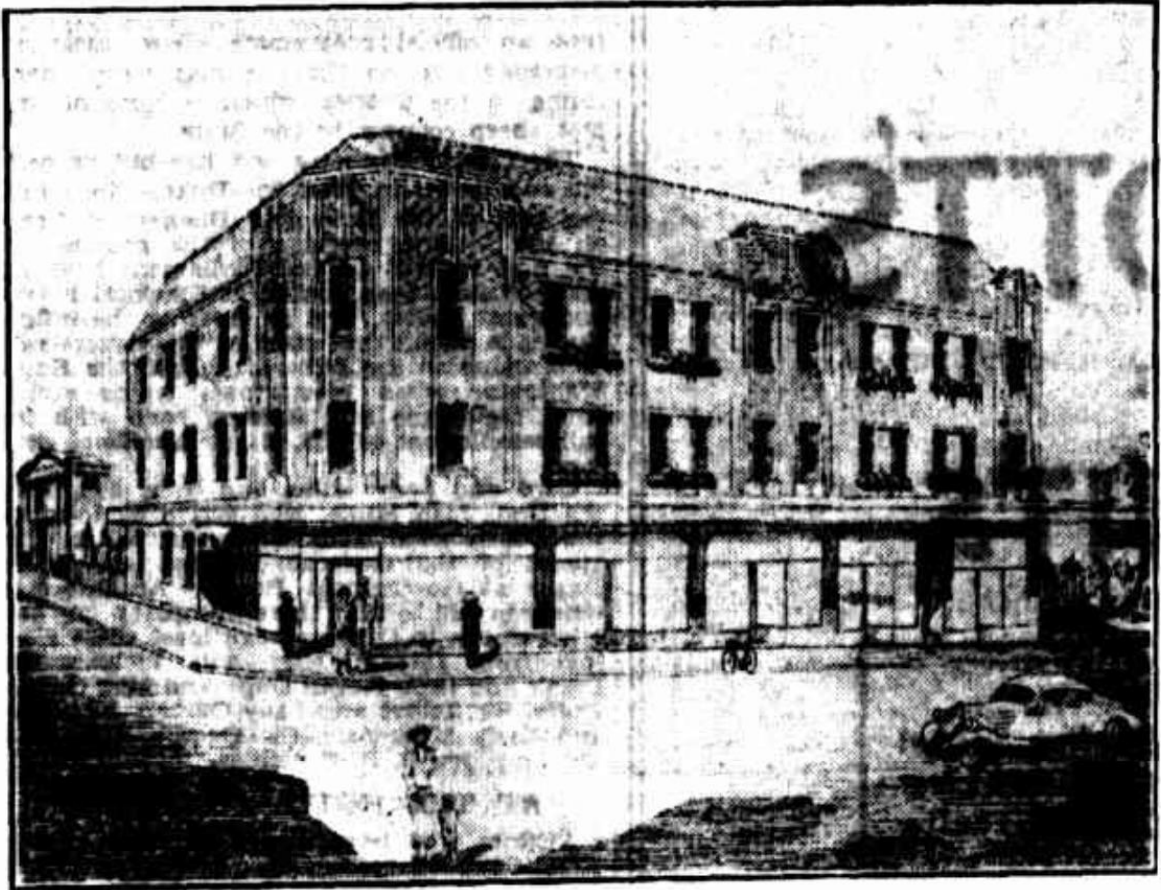




## IMAGES - 1 per page

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

Image caption	'New building of flats and shops at Maroubra', October 1934				
Image year	1934	Image by	Building and Construction, SMH, 23 October 1934, 6	Image copyright holder	



New building of flats and shops at Maroubra.

## IMAGES - 1 per page

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

Image caption	1943 aerial photograph				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS





ITEM DETAILS					
Name of Item	Federation Arts and Crafts Shops				
Other Name/s Former Name/s					
Item type (if known)	Group				
Item group (if known)	Shop and residence				
Item category (if known)	Shop and residence				
Area, Group, or Collection Name					
Street number	250-252				
Street name	Coogee Bay Road				
Suburb/town	Coogee		Postcode	2034	
Local Government Area/s	Randwick				
Property description	Lot 6 & 7 DP 12462				
Location - Lat/long	Latitude	-33.920585297		Longitude	151.25598805
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Shop				
Former Use	Shop and residence				
Statement of significance	Constructed in 1909, these two shops are of local heritage significance as evidence of the commercial development in Coogee dating from the Federation period reflecting the building stock when commercial buildings with shops on the ground floor and residences above were part of the townscape. The facades of 250 and 252 Coogee Bay Road demonstrate the architectural characteristics of the Federation Arts and Crafts style. The buildings are significant features of the Coogee Bay Road streetscape,				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Christopher Bidlake Rigney
Physical Description	A pair of two-storey commercial buildings constructed in 1909 as shops with first floor residences, with similar elevations. The street elevations are brick with pebbledash render details, and arched openings to recessed balconies at first floor level.

Physical condition and Archaeological potential	The two buildings appear to be in fair condition, however changes to the buildings have resulted in the loss of original exterior and internal building fabric.					
Construction years	Start year	1909	Finish year	1909	Circa	<input type="checkbox"/>
Modifications and dates	Nos. 250-252: Shop frontages replaced; street awnings replaced; re-roofed; repainted c2016 No.252 - residence removed c1960; balcony handrail replaced c2016. No. 250 – Internal changes 2008 DA/206/2008, 2009 DA/469/2008/A; fitout as convenience store c2011; carport added to the rear (north) of building c2020.					
Further comments						

## HISTORY

Historical notes	<p>The site is located within Allotment 10 of Section 6 in the Town of Coogee granted to George Dodery by Crown grant on 9 March 1846. On the 17 April 1856 Dodery conveyed several parcels of land including Allotment 10 of Section number 6 to John Hogan (Bk.42 No.813).</p> <p>John Hogan, a publican of Coogee, was declared insolvent on 18 May 1860 and Alfred Toogood acquired the land comprising 3½ acres on 1<sup>st</sup> October 1861 (Bk.75 No.430) from John Piper <b>Mackenzie, Hogan's official assignee.</b></p> <p>Alfred Toogood died in 1867 leaving his estate in Trust to his son William Alfred. Having reached twenty-one years of age William began selling his inherited property. On 5 Sept 1877 Lots 14 and 15 were conveyed from Robert Allan Hunt, William Alfred Toogood and Thomas Wilton Eady to James Godfrey of Oxford Street Sydney, Baker.</p> <p>On 5 September 1880 James Godfrey agreed to sell Lots 14 and 15 of the St Kilda Estate to Catherine Rolland, a widow and resident of Sydney, although the sale was not finalised until September 1885 by <b>Arthur Grave, the Executor of Godfrey's</b> estate. The two allotments were re-purchased by James Godfrey's <b>Executors</b> on 22 November 1888 (CT Bk.402 No.900). The property passed to William John Godfrey in May 1899.</p> <p>Godfrey sold the two Lots to Sidney Edgar Pile of Stanmore in August 1907, who in turn sold several lots, including Lot 14 containing 11¼ perches, to Christopher Bidlake Ridney on 9 March 1908. Rigney was a builder and, having taken out a mortgage in December of that year, appears to have constructed the two shops with residences during 1909, selling both premises to Theodore Charles Trautwein, a licenced victualler, in June 1910. In December 1915 Trautwein sold the two buildings to another victualler, Walter Richard Derbyshire of Sydney.</p> <p><b>Michael O'Riordan purchased the site on 27 December 1917.</b> Apart from serving as an alderman and mayor of Alexandria, he conducted a business as a tallow refiner and soap manufacturer at O'Riordan Street, Alexandria. Following his death in 1918 the property passed to his widow, Julia, to be held in trust for his sons.</p> <p>In July 1934 the subject site was transferred to <b>Michael's youngest son Timothy Clifford O'Riordan</b>, a law student. The following year the property was transferred to Moran Estates Limited and in 1955 that company subdivided the site and sold the two shop/residences to separate owners.</p> <p>250 Coogee Bay Road (Lot 6 DP12462) Lot 6 was transferred to Robert George Cornwall Wright and Mona Jessica Wright, as joint tenants, on 28 November 1955 (v.7111 f.235). The property was transferred to Mona Wright as the sole owner in August 1967 but following her death Robert again assumed sole ownership. The property <b>was transferred to William John Pitcher and George Edgar Pirani in 1987 following Robert's death.</b></p> <p>252 Coogee Bay Road (Lot 7 DP124620)</p>
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	<p>Lot 7 was transferred to Henry William John Vivian Edward of Lane Cove, a publisher, on 28 November 1955 (v.7148 f.85). He sold the property to William Caldwell of Coogee, a newsagent in April 1959. In August 1963 William leased the shop and residence as a delicatessen. Following Williams death, his widow Alice inherited the property and in 1973 passed it on to her son. The property continued to be leased</p>
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Building local economies	

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in 1909 these two buildings are evidence of the commercial development in Coogee dating from the Federation reflecting the building stock when commercial buildings with shops on the ground floor and residences above were part of the townscape.
Historical association significance SHR criteria (b)	The buildings are associated with Christopher Ridney, who owned the site and constructed the two shops and residences in 1908, and with subsequent owners Theodore Charles Trautwein, and Michael O'Riordan. However, their historical importance to the local area's history could not be ascertained.
Aesthetic significance SHR criteria (c)	The facades of 250 and 252 Coogee Bay Road demonstrate the architectural characteristics of the Federation Arts and Crafts style. The buildings are significant features of the Coogee Bay Road streetscape,
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of commercial development during the Federation period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The buildings contain examples of early twentieth century domestic brick construction details and skills
Rarity SHR criteria (f)	These former shops and residences are not considered rare in Randwick LGA
Representativeness SHR criteria (g)	The scale, materials and details are representative of Edwardian shop and residence development in Coogee.
Integrity	Despite modifications the street facades of 250 and 252 Coogee Bay Road exhibit building materials and details dating from their original construction in 1909.

HERITAGE LISTINGS	
Heritage listing/s	None known

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Archival record		PA 15401	1908	NSW Land Registry Services
Archival record		PA16166	1911	NSW Land Registry Services
Archival record		Old systems title Bk. 275 No.947	1883	NSW Land Registry Services

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain and conserve above awning street façade and presentation of the buildings within the Coogee Bay Road streetscape.</li> <li>- Remove later balcony railing and adapt a consistent railing to both shops in a more compatible manner aligning with the arched wall.</li> <li>- Coordinate a single colour scheme to both above awning facades.</li> <li>- Internal adaptations of individual shops and upper levels may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 250-252 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

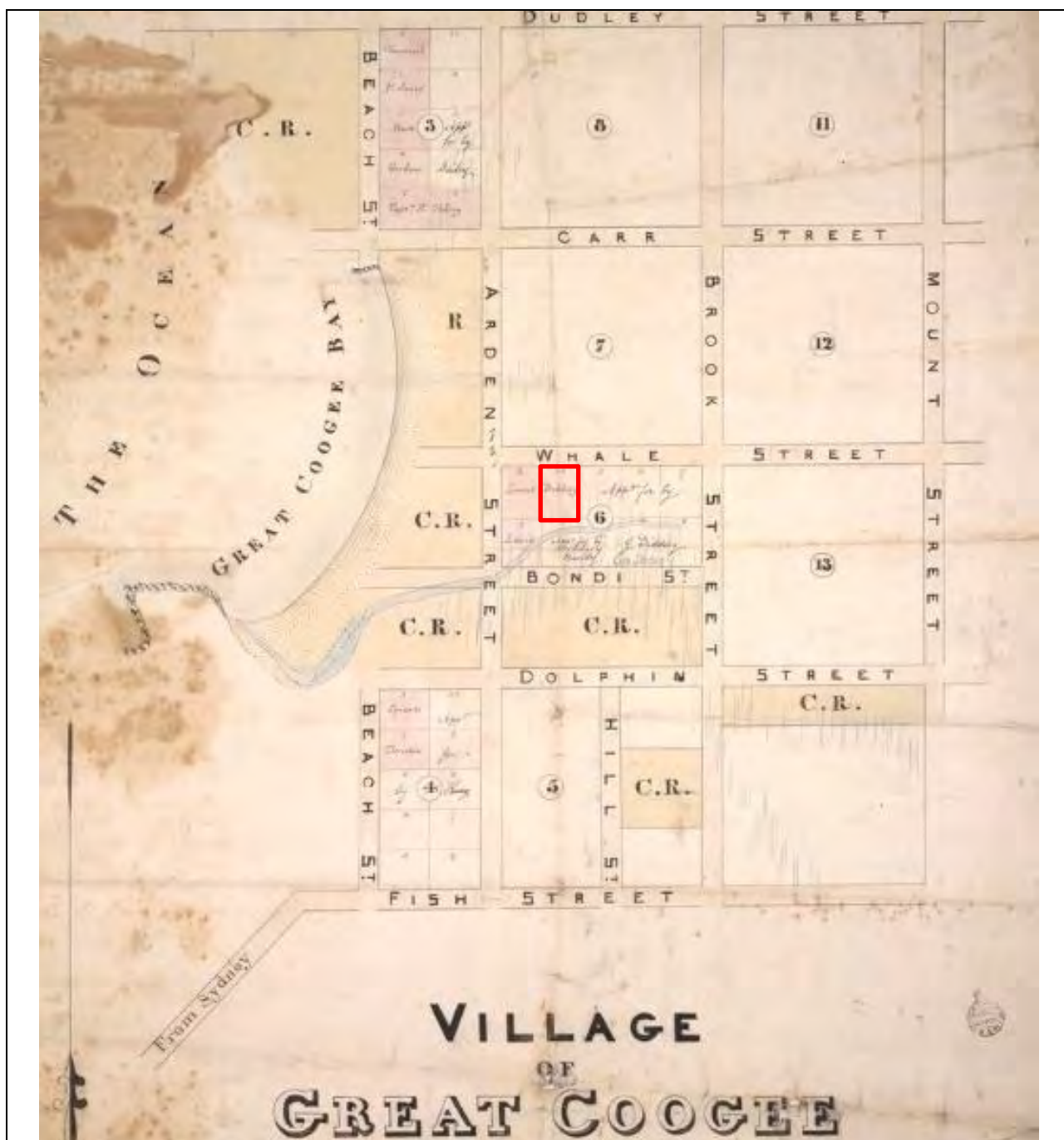
Image caption	View of 250-252 Coogee Bay Road, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

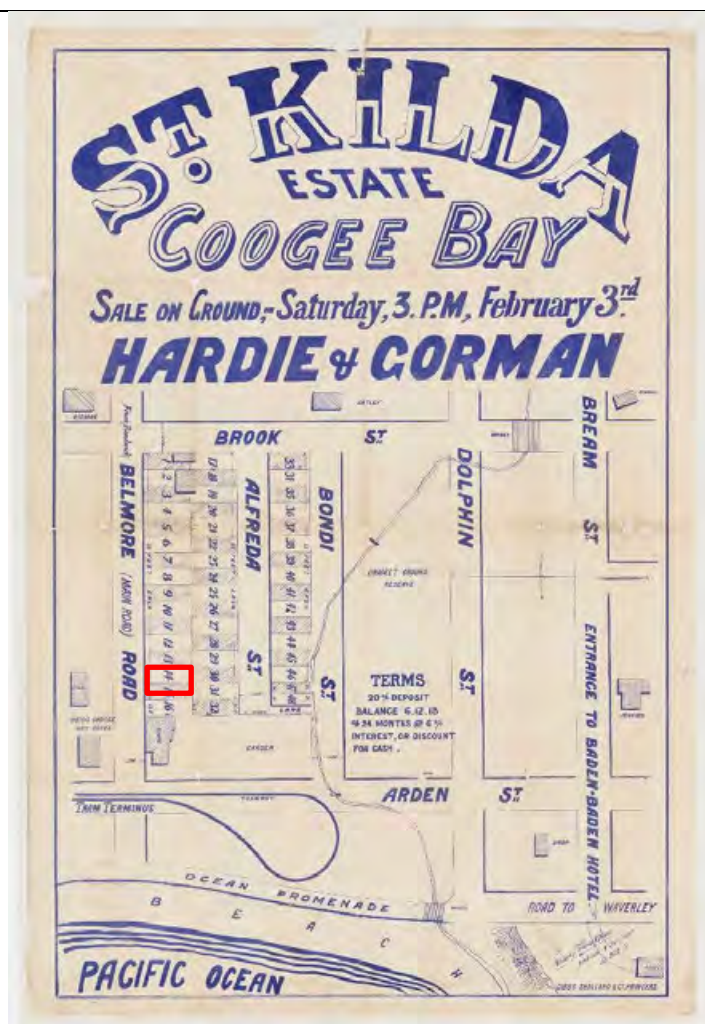
Image caption	Extract from map of the Village of Great Coogee showing the location of Allotment 10 of Section 6 granted to George Dodery on 9 March 1846. Note Whale Street was later renamed Belmore Road and is now known as Coogee Bay Road.				
Image year	1847	Image by	PL Bemi	Image copyright holder	Mitchell Library SLNSW



## IMAGES - 1 per page

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

Image caption	Auctioneers advertisement for the St Kilda Estate showing Lots 14 and 15 outlined in red. (Source: Mitchell Library, State Library of NSW Z/SP/C30, IE8944895)				
Image year	1883	Image by	Hardie & Gorman	Image copyright holder	Mitchell Library State Library of NSW



ITEM DETAILS									
Name of Item	Ambassadors Flats								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Residential buildings (Private)								
Item category (if known)	Flat building								
Area, Group, or Collection Name									
Street number	289								
Street name	Arden Street								
Suburb/town	Coogee						Postcode	2034	
Local Government Area/s	Randwick								
Property description	SP15225								
Location - Lat/long	Latitude	-33.924258813				Longitude	151.256441847		
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner	Private								
Current use	Residence (Flats)								
Former Use	Residence (Flats)								
Statement of significance	<p>Constructed in 1930, the Ambassador Flats building is of local heritage significance for its historic and aesthetic values as evidence of the residential development of Coogee in the period between World War 1 and 2. It is representative of the development of speculative apartment blocks constructed in the Randwick Municipality during the Inter-war period demonstrating the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, pairs of columns marking the entrance, the use of pilasters to emphasise verticality, and restrained decoration.</p> <p>The building is associated with the local builder Ernest Thompson, and with William Henry Trautwein, a publican and wine merchant who purchased the building in 1930.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION	
Designer	Unknown
Builder/ maker	Ernest Thompson
Physical Description	A three-storey brick Art Deco flat building with a terracotta hipped roof and boxed eaves. The main façade is symmetrical above the entrance and features decorative face brickwork with vertical emphasis

	created by engaged piers with fluted brick detailing. The centrally located ground floor entrance is supported by pairs of Tuscan order masonry columns. The street boundary is defined by a low-height rendered masonry fence with terrazzo steps. Windows are timber-framed double hung, with decorative lead light panels.					
Physical condition and Archaeological potential	The exterior of the building appears to be well maintained and in good condition in January 2022. The interior of the building was not inspected.					
Construction years	Start year	1930	Finish year	1930	Circa	<input type="checkbox"/>
Modifications and dates						
Further comments						

## HISTORY

Historical notes	<p>Ambassador Flats are located within Allotment 9 of Section 3 in the Town of Coogee originally granted to Richard Stubbs by Crown grant on the 3 November 1856 and July of 1857 Stubbs transferred the whole allotment containing 2 roods of land to his wife Ann and children, under the Trusteeship of John McLerie. Stubbs had previously purchased the adjoining land, Allotment 10 of Section 3 from its grantee, Simeon Pearce, transferring it to McLerie in Trust for Ann in January 1857.</p> <p>In June 1886 Ann, her daughter Isobel Campbell Stoddart and her son-in-law, Frederic William Stoddart took out a mortgage of £750 with the Bank of New South Wales coinciding with the re-subdivision of Allotments 9 and 10 into ten lots offered for sale by auction on 5 February 1887.</p> <p>Ellen Lorking, the wife of Robert Lorking of Coogee, purchased Lots 5, 6, 7, and 8 of the re-subdivision of Allotments 9 and 10 on 26 April 1907.</p> <p>In April 1912 Ellen sold the lot 8 and part of lot 7 to Alfred Edwards of Beach Street Coogee. Edwards appears to have intended to develop the site together with Sydney Richard Edwards, his brother and a builder. Sydney was declared bankrupt in 1920, and in 1924 Alfred gave the site to his sons, Ernest Arthur Edwards and Sydney Herbert Edwards.</p> <p>Ernest and Sydney sold the land (Lots 6, 7 and 8) to Ernest Thompson, a builder, on 14 November 1929. Thompson constructed the Ambassador Flats in 1930, with the building first listed in the Sands Directory in 1931. The site was brought under the Real Property Act in August 1931, and two new Certificates of Title issued for Lot A (v.4498 f.66) containing the Ambassador Flats, and Lot B (v.4498 f.67).</p> <p>William Henry Trautwein purchased Lot A on 24 August 1931. Trautwein held the publicans licence for several hotels in Sydney, Lidcombe and had an interest in the Coogee Bay Hotel.</p> <p>The property was transferred to Edith Mary Peters, from Camberwell (Victoria) in March 1954, who sold it to Bulasa Pty Limited in February 1980. A strata plan, SP15225, was issued for the building the following month.</p>
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## THEMES

National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Creative endeavour	Architectural style in Randwick (Inter-war flats).



APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in 1930, the Ambassador Flats building has historical significance as evidence of the suburbanisation of Coogee in the early twentieth century.
Historical association significance SHR criteria (b)	The building is associated with the local builder Ernest Thompson, and with William Henry Trautwein, a publican and wine merchant who purchased the building in 1930.
Aesthetic significance SHR criteria (c)	Ambassador Flats demonstrates the characteristics of the Inter-war Free Classical style applied to a flat building including symmetrical arrangement of the façade around a central entrance, pairs of columns marking the entrance, the use of pilasters to emphasis verticality, and restrained decoration.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	The Ambassador Flats contain examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	The Ambassador Flats building is not rare within the Inter-War building stock of Randwick LGA.
Representativeness SHR criteria (g)	Ambassador Flats is representative of two and three storey flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	The exterior of the Ambassador Flats building is highly intact and exhibits building material, finishes and details dating from its original construction in 1930.

HERITAGE LISTINGS	
Heritage listing/s	None known.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Archival record		PA21462		NSW Land Registry Services
Archival record		PA31127		NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> <li>- List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012.</li> <li>- Retain setback and garden area, including rendered fence, between façade and street boundary.</li> <li>- Retain and conserve street façade and presentation of the building within the Arden Street Avenue streetscape.</li> </ul>

	<ul style="list-style-type: none"> <li>- Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> <li>- Internal adaptations of individual units may be acceptable, subject to Consent Authority approval of detailed documentation.</li> <li>- Retain original (1929) building fabric and decorative elements; minor upgrading of stair hall to address statutory requirements, subject to Consent Authority approval of detailed documentation.</li> <li>- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>- Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Study	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

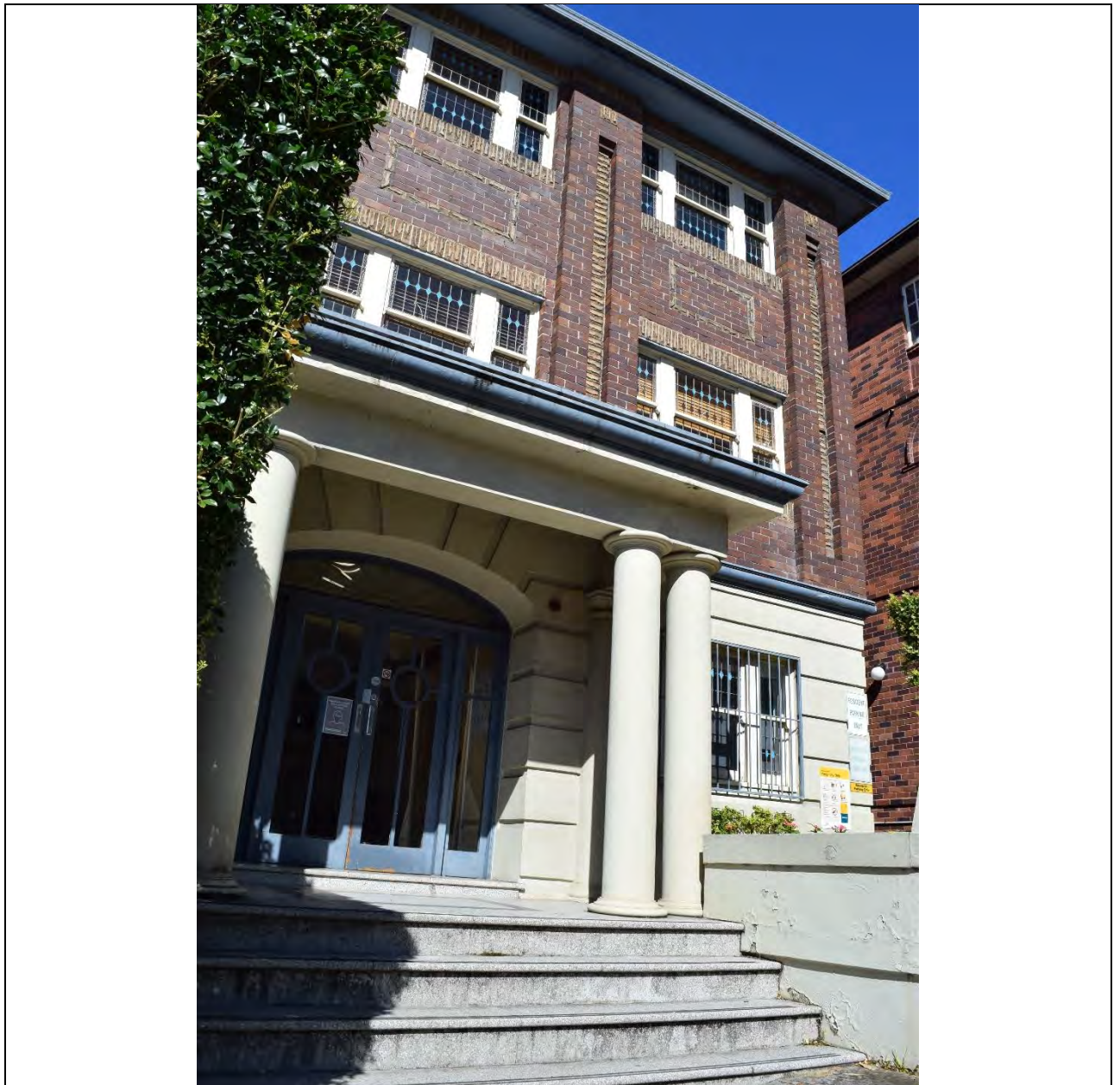
Image caption	View of 289 Arden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 289 Arden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





## IMAGES - 1 per page

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

Image caption	View of 289 Arden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council





ITEM DETAILS									
Name of Item	Verlilma Flats								
Other Name/s Former Name/s	Loretto								
Item type (if known)	Built								
Item group (if known)	Residential buildings (Private)								
Item category (if known)	Flat building								
Area, Group, or Collection Name									
Street number	293								
Street name	Arden Street								
Suburb/town	Coogee						Postcode	2034	
Local Government Area/s	Randwick								
Property description	Lot 5 DP 79451								
Location - Lat/long	Latitude	-33.924481376				Longitude	151.25631176		
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner	Private								
Current use	Residence (Flat)								
Former Use	Residence								
Statement of significance	<p>Constructed in 1930 and incorporating a Federation cottage dating from 1914, Verlilma Flats at 293 Arden Street, Coogee are of local heritage significance for demonstrating the increase in population in the Coogee area and demand for residential accommodation during the first half of the twentieth century.</p> <p>The building is of aesthetic significance as an example of restrained Inter-War Arts and Crafts style applied to a suburban flat building creating an unusual detailing due to its conversion from a Federation cottage contributing significantly to the streetscape of Arden Street.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION	
Designer	William de Putron
Builder/ maker	R Huxley
Physical Description	A freestanding two-storey brick building with a half floor basement, a hipped roof finished with terracotta tiles and exposed rafter details. The main façade is face brick with a projecting bay under a gabled roof, with a two-storey balcony and verandah located under a separate roof supported on timber columns.

Physical condition and Archaeological potential	The exterior of the building appears to be in good condition. The interior of the building was not inspected.					
Construction years	Start year	1930	Finish year	1930	Circa	<input type="checkbox"/>
Modifications and dates	Despite modification the building exhibits building materials and joinery details dating from its construction in 1914 and conversion to flat a building in 1930.					
Further comments						

### HISTORY

Historical notes	<p>The site is located with 2 roods of land originally granted to Simeon Henry Pearce by Crown grant dated 26 August 1856. In January of the following year, Pearce sold the land to Richard Henry Stubbs and John McLerie (b51 n668). Following Stubbs death in 1864, the estate passed in 1877 to his wife, Ann, and his daughter Isobel Campbell Stubbs, and Stephen Campbell Brown (b165-513)</p> <p>On 1 January 1907 Isobel sold the site to Ellen Lorking, and in 1911 she sold Lot 5 to Sarah Jane Redfern. Jane Fagan purchased the site in 1914 and appears to have constructed Loretto cottage at that time. She was residing at the cottage at the time of her death in 1924. Her Executors, Charles McKeown and Robert Irvin, sold the property to Lizzie Irvin in January 1928.</p> <p>In June 1928, architect William de Putron was commissioned to convert a building into four flats at Arden Street Coogee. R. Huxley of Willoughby was appointed as builder.</p> <p>By 1930 Verilima Flats, containing four apartments had been constructed and were occupied.</p> <p>In 1943 the block of units was transferred to Edith Phyllis Thompson, a widow of Mosman, and to Verilima Home Units Pty Limited on 21 March 1958.</p>
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### THEMES

<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation.

### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The original Federation cottage was adapted as four flats in 1930 and is evidence of the increase in population in the Coogee area during the first half of the twentieth century coinciding with improvements in public transport.
Historical association significance SHR criteria (b)	The building is associated with Jane Fagan who commissioned Loretto cottage in 1914, and with Robert and Lizzie Irvin who commissioned William de Putron to adapt the original house as four flats.
Aesthetic significance SHR criteria (c)	The building is of aesthetic significance as an example of restrained Inter-War Arts and Crafts style applied to a suburban flat building. With its unusual detailing, it contributes significantly to the streetscape of Arden Street.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to provide a further sense of place and belonging to the local community.

Technical/Research significance SHR criteria (e)	The building contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	Conversion of an early cottage to an aesthetically well executed flat building may be rare in the locality.
Representativeness SHR criteria (g)	The building is a representative example of Inter-War Arts and crafts flat buildings with unusual detailing due to its conversion from an earlier cottage dating from the late Federation period.
Integrity	The building exhibits building material, finishes and details dating from its adaption as a block of flats in 1930 and incorporates building fabric and details dating from 1914.

### HERITAGE LISTINGS

Heritage listing/s	None known.
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Archival record		PA29451	1930	NSW Land Registry Services
Archival record		CT v4381 f.179	1930	NSW Land Registry Services
Newspaper	Sydney Morning Herald	Sydney Morning Herald, Contracts, page 11	13 June 1928	Trove

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>List as a heritage item on Schedule 5 - Part 1 (Heritage items) attached to Randwick LEP 2012.</li> <li>Retain leadlight windows enclosing recessed balconies; reconstruct missing leadlight windows to match details on site.</li> <li>Retain brick boundary fence and garden setback between Arden Street and building.</li> <li>Retain and conserve street façade and presentation of the building within the Arden Street streetscape.</li> <li>Do not paint face brickwork or other surfaces originally intended to be unpainted.</li> <li>Retain original (1914 – c1930) building fabric and decorative elements. Adaptation of individual units may be acceptable subject to Consent Authority approval of detailed documentation.</li> <li>A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.</li> <li>Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.</li> </ul>
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### SOURCE OF THIS INFORMATION

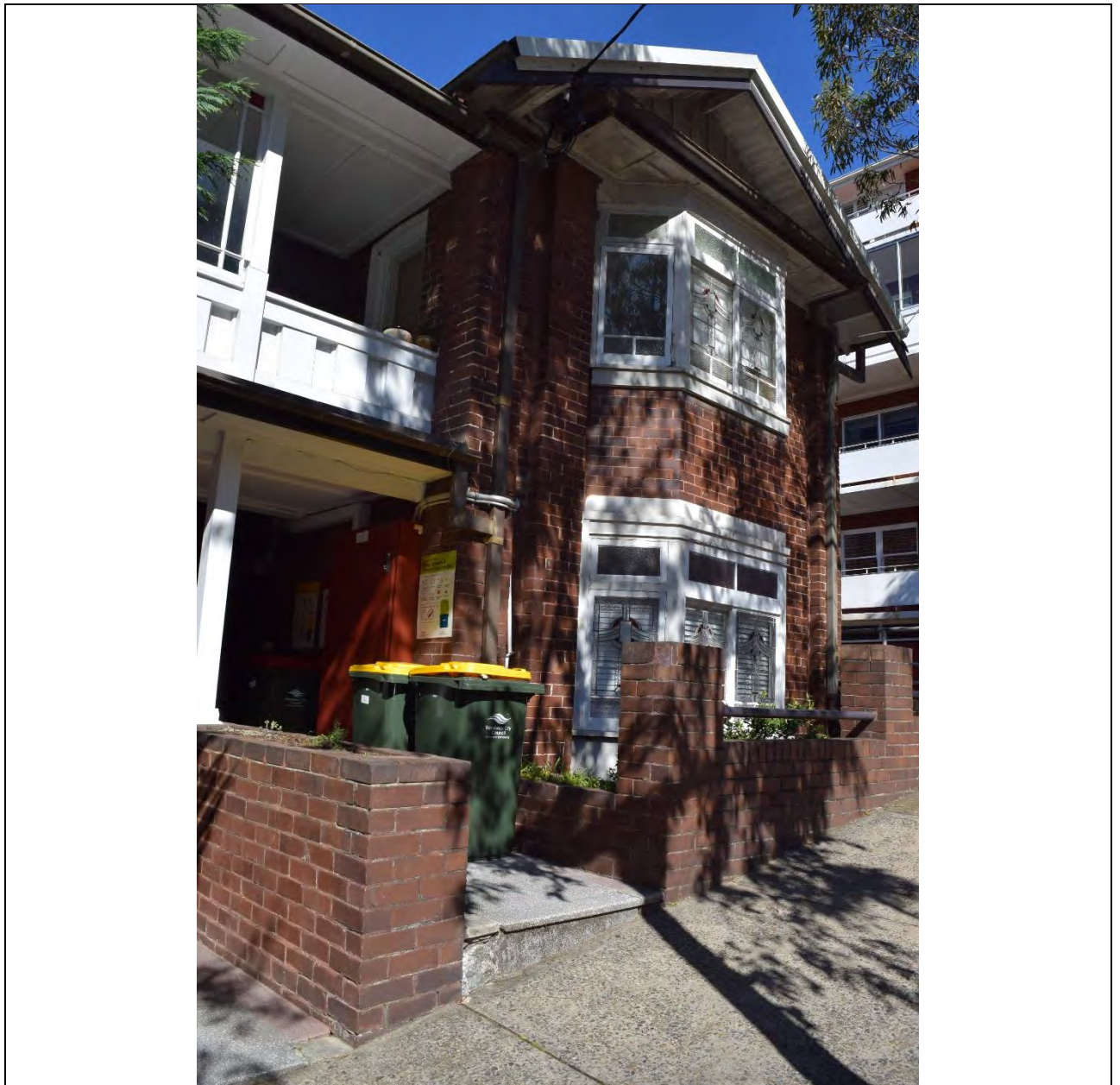
Name of study or report	Randwick Heritage Study	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		

Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	City Plan Heritage	Date	January 2022

## IMAGES - 1 per page

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

Image caption	View of 293 Arden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

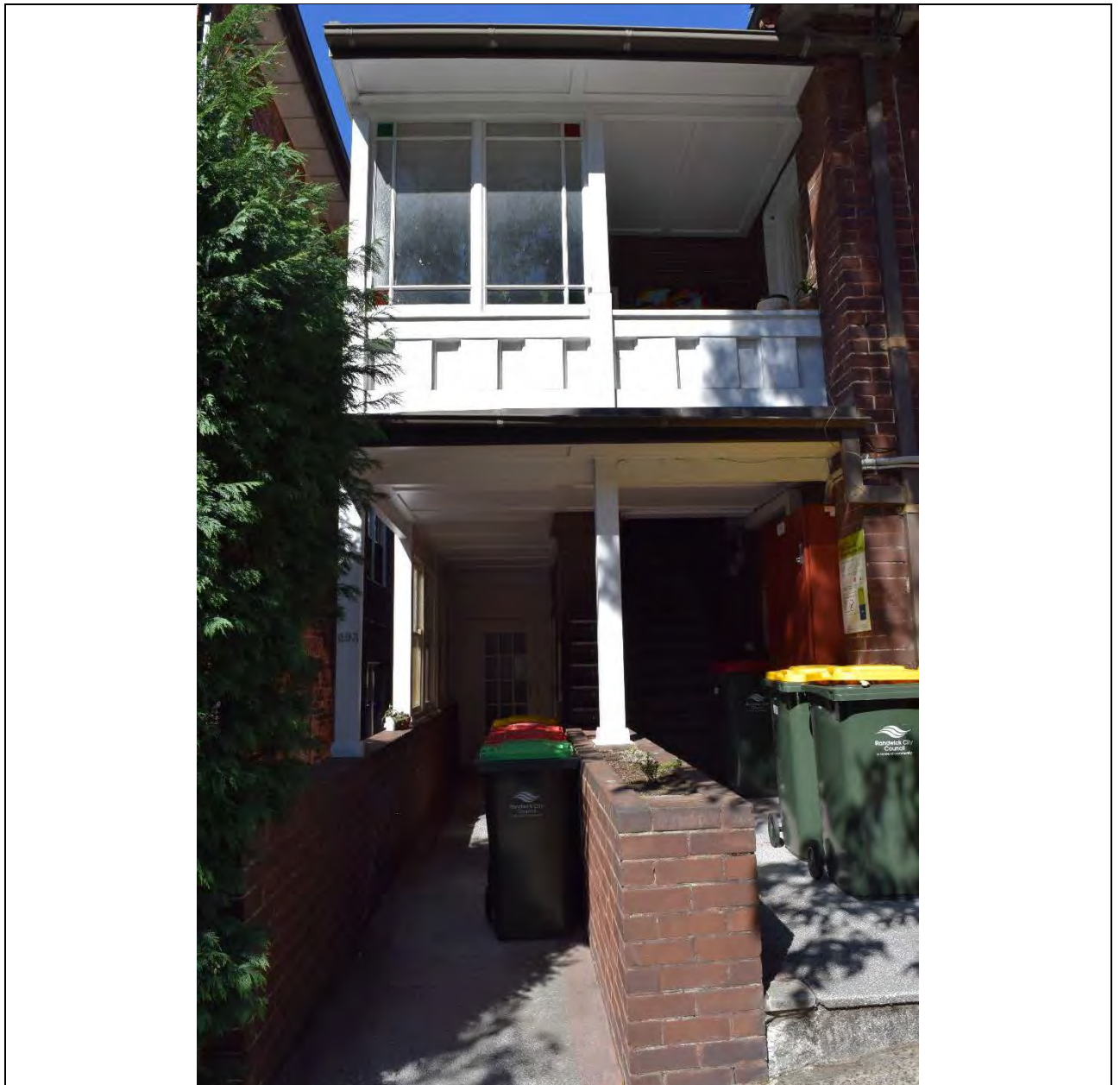




## IMAGES - 1 per page

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

Image caption	View of 293 Arden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



## IMAGES - 1 per page

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

Image caption	View of 295 Arden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

