

ATTACHMENT G(6) *Part 1*

Randwick Heritage Study Draft Heritage Items

Heritage Inventory Sheets

1 Thomas Street, Coogee - 27 The Corse, Maroubra

Heritage Inventory Sheets – Draft Heritage Items Part 1

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<i>293 Arden Street, Coogee</i>	<i>486</i>

ITEM DETAILS							
Name of Item	'Eastbourne'						
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	1						
Street name	Thomas Street						
Suburb/town	Coogee					Postcode	2034
Local Government Area/s	Randwick						
Property description	Lot 3 DP 201094						
Location - Lat/long	Latitude	-33.923986			Longitude	151.248679	
Location - AMG (if no street address)	Zone		Easting	338115.791		Northing	6244891.264
Owner							
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>This Federation Queen Anne style house, which was constructed in c. 1907 for John Charles Leete and his family, at 1 Thomas Street, Coogee and known as 'Eastbourne' is evidence of residential development and urban growth in the Coogee local area during the late 19th and early 20th centuries. Subsequent subdivisions in the 1920s, 1940s and 1950s additionally provide evidence of further changing urban growth during the Inter-War and Post-War period.</p> <p>The site has aesthetic significance associated with its Federation Queen Anne architectural style featuring an asymmetrical façade, three prominent street fronting gables with half-timbered and roughcast rendered gable ends, facebrick construction with decorative dark brown brick quoins, prominent tall chimneys with corbelled tops, pots and timber detailing; faceted bay with casement windows and decorative sills, a front veranda with timber turned posts and decorative valance, the use of red brick, and terracotta Marseilles roof tiles. The presence of tall chimneys, decorative gables and visible sandstone foundation are also distinctive. This Australian architectural style is representative of the Federation and pre-war expansion of the local area and wider Randwick LGA during the late 19th and early 20th centuries.</p> <p>'Eastbourne' is also within the Dudley Street heritage conservation area (C9) which consists of rows of houses in similar architectural styles along Thomas, Higgs and Dudley Streets facing Baker and Leete Parks.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	John Charles Leete					
Physical Description	<p>Located on a slightly elevated site within the Dudley Street HCA, 'Eastbourne' is a Federation Queen style house with asymmetrical façade featuring three prominent street fronting gables with half-timbered and roughcast rendered gable ends, facebrick construction with decorative dark brown brick quoins, prominent tall chimneys with corbelled tops, pots and timber detailing; faceted bay with casement windows and decorative sills. Other windows of the main facade are timber double-hung windows with the same decorative sills. The front veranda with timber turned posts and decorative valance runs between the squared projecting bay and the gabled porch defining the main entrance to the house.</p> <p>The veranda is accessed by a set of steps constructed of painted stone base as is the main foundation/base of the house. The site boundary is defined by a dark brown facebrick retaining wall with bullnose capping. The garden is also accessed by a set of stone steps leading up to the flagstone pathway. There is a circular brick and cement edged well-like structure within the front garden of the site suggesting a remnant archaeological resource. The gabled and pitched roof of the house is clad with terracotta Marseilles tiles.</p> <p>The house at 1A Thomas Street, which was subdivided and built at the corner of Thomas Street and Higgs Street of the site obscures the setting of 'Eastbourne' where once it was prominently overlooking Baker Park with extensive ocean views.</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	1928 – Subdivision of property to create 1 Higgs Street 1949 – Subdivision of property to create 1A Higgs Street 1959 – Subdivision to property to create 1A Thomas Street 1961 – Subdivision of property to create 3 Thomas Street					
Further comments						

HISTORY	
Historical notes	<p>'Eastbourne' was built in c1907 as the home of London born John Charles Leete, his wife Nita Leete and their two daughters. Leete Park was subsequently named after John C. Leete, who was the general manager of Rickards Tivoli Theatre Ltd, the firm of his brother 'Harry Rickards' (Leete). 'Eastbourne' was at that time located at the corner of Melody (now Higgs) and Dudley (now Thomas) Streets, on Suburban Allotment 1 in Section 16a, originally granted to Edward Henry Herring in 1856 and subdivided in 1897. Lot 1 of the subdivision was transferred to John Charles Leete, theatrical manager, on 30 July 1906.</p> <p>'Eastbourne', together with the neighbouring 'Willaroon', was described as 'new' when the nearby Hampstead Heights Estate was sold by auction in October 1907. The <i>Sydney Sands Directory</i> listed 'Eastbourne' for the first time at Dudley Street in 1908. After John C. Leete's death in 1934, the property was transferred to his wife, Nita Leete. Subdivision of the 'Eastbourne' property occurred in 1928 (creating 1 Higgs Street), and again after Nita Leete's death, in 1949 (creating 1A Higgs Street). The residue was transferred to Myra Kathleen Tancred in 1949. Further subdivisions occurred in 1959, when 1A Thomas Street was created, and in 1961, when the 3 Thomas Street allotment was subdivided.</p>

	Sources: NSW LRS, CT Vol 1244 fol 244; DP 3423; DP 201094; Weddings, <i>Daily Telegraph</i> , 18 March 1909, 7; Obituary, <i>SMH</i> , 6 April 1934, 15; Mr. J. C. Leete, <i>SMH</i> , 14 April 1934, 16; SLNSW, Coogee Subdivision Plans, Z/SP/C30/283a, The Hampstead Heights Estate, Coogee, 26 October 1907; <i>Sydney Sands Directory</i> , Randwick – Dudley Street west.
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THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c. 1907, ' Eastbourne ' at 1 Thomas Street is evidence of late 19 th and early 20 th Century growth and development in the Coogee local area. Subsequent subdivisions in the 1920s, 1940s and 1950s additionally provide evidence of further changing urban growth during the Inter-War and Post-War period.
Historical association significance SHR criteria (b)	The house was built for John Charles Leete in 1907 as a private residence with his wife and daughters and remained the home of the Leete family through to subdivision in 1949. The house therefore has association with the Leete family who were locals of the Coogee area during the early 20 th century.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Federation Queen Anne style architecture which features characteristics including the use of red brick, terracotta roof tiles, a multi-paned projecting bay window with leadlight detailing to the upper panes, and a decorative timber and post veranda. The presence of tall chimneys, decorative street fronting gables and visible sandstone foundation are also distinctive. This Australian architectural style is representative of the Federation and pre-war expansion of the local area during the late 19 th and early 20 th centuries. 'Eastbourne' is also within the Dudley Street heritage conservation area (C9) which consists of rows of houses in similar architectural styles along Thomas, Higgs and Dudley Streets facing Baker and Leete Parks.
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 research conducted to date does not indicate potential for archaeological relics. Notwithstanding, the existing circular brick and cement edged well-like structure within the front garden of the site suggesting a remnant archaeological resource.
Rarity SHR criteria (f)	The subject Queen Anne Federation architectural style dwelling is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	1 Thomas Street is representative of the Federation Queen Anne architectural style and late 19 th and early 20 th century residential development within the Coogee local area and wider Randwick LGA.
Integrity	The house retains a high degree of fabric integrity externally. Interiors were not inspected at this time.

HERITAGE LISTINGS

Heritage listing/s	As part of Dudley Street Heritage Conservation Area (C9) 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. 1244 Fol. 244		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 3423		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 201094		NSW Land Registry Services
Written	Daily Telegraph	Weddings – 18 March 1909, p.7	1909	State Library of NSW / Trove
Written	Sydney Morning Herald	Obituary – 6 April 1934, p.15	1934	State Library of NSW / Trove
Written	Sydney Morning Herald	Mr. J. C. Leete - 14 April 1934, p.16	1934	State Library of NSW / Trove
Written		Coogee Subdivision Plans - Z/SP/C30/283a, The Hampstead Heights Estate, Coogee, 26 October 1907	1907	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Dudley Street west.		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Schedule 5 of Randwick LEP 2012. - The house and its Federation Queen Anne architectural style detailing and materials should be retained and conserved. - No further subdivision should occur to the site. - Ensure there is no new structure within the front Thomas Street garden of the site that would obscure the views to and from the house. - No fencing should be installed above the existing original facebrick retaining boundary wall. - 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.
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SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2021
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	November 2021

IMAGES - 1 per page

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

Image caption	View of 1 Thomas Street, Coogee known as 'Eastbourne'				
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 1 Thomas Street, Coogee known as 'Eastbourne'				
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.

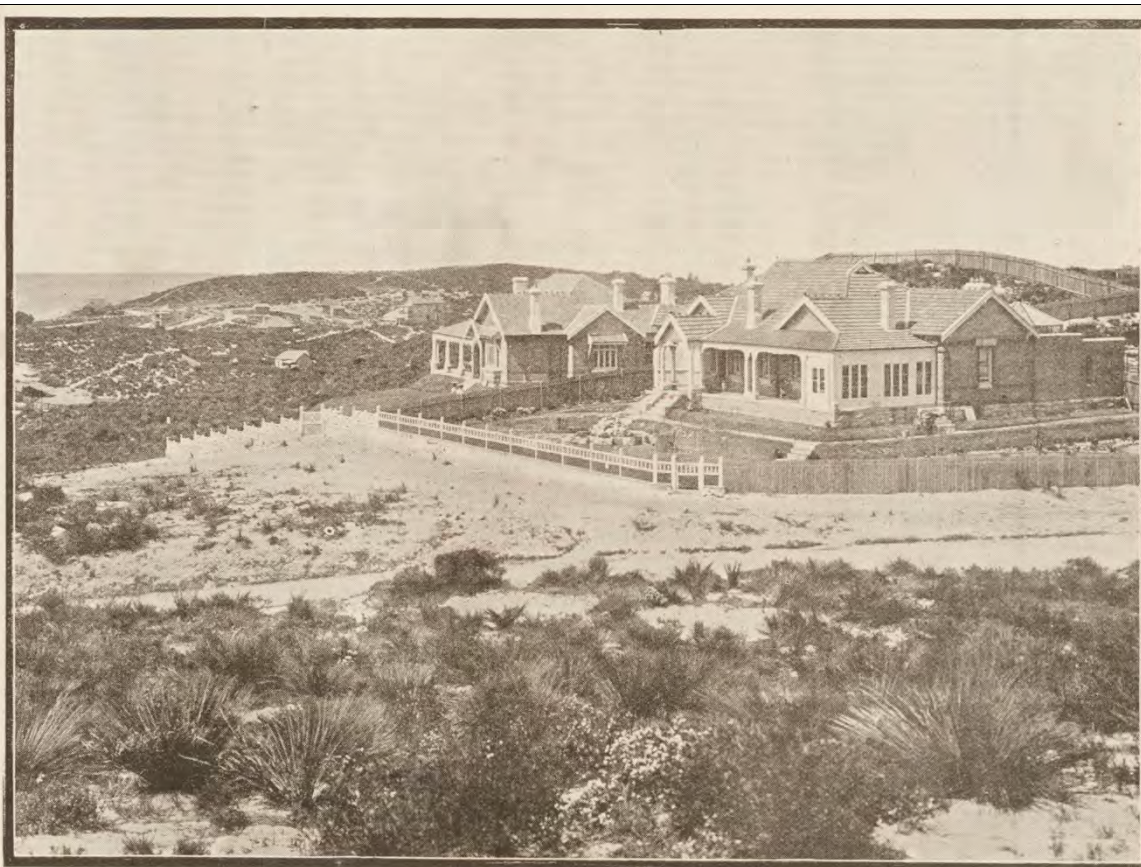
Image caption	View of 1 Thomas Street, Coogee known as 'Eastbourne'				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

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

Image caption	'Eastbourne', viewed from Hampstead Heights Estate, 1907				
Image year	1907	Image source	SLNSW, Coogee Subdivision Plans, Z/SP/C30/283a, The Hampstead Heights Estate, Coogee, 26 October 1907 (detail)	Image copyright holder	



View of "Eastbourne" and "Willaroon," two new Residences opposite the land.

IMAGES - 1 per page

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

Image caption	'Eastbourne' as noted on sales poster for Hampstead Heights Estate, 1907				
Image year	1907	Image source	SLNSW, Coogee Subdivision Plans, Z/SP/C30/74, The Hampstead Heights Estate, Coogee, 26 October 1907	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	Late Inter-War House						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential (Private)						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	1						
Street name	Winburn Avenue						
Suburb/town	Kingsford				Postcode	2032	
Local Government Area/s	Randwick						
Property description	Lot 213 DP 12382						
Location - Lat/long	Latitude	-33.917912			Longitude	151.217813	
Location - AMG (if no street address)	Zone	56	Easting	335250.645		Northing	6245515.683
Owner							
Current use	Private Residence						
Former Use	Private Residence						
Statement of significance	<p>1 Winburn Avenue, Kingsford is of local heritage significance as an evidence of a single-storey dwelling constructed in c. 1933-1943 with distinctive features of the Australian Inter-War architectural style. Significant aesthetic features include red brick finish, terracotta Marseilles tiled hip and valley roof, singular detailed tall brick chimney with decorative pot, and distinctively rounded projecting bay and entrance alcove to the primary (north) elevation. The latter is not typical to the majority of Inter-War residences in the local area and is considered to be of some significance.</p> <p>The site has some association with the former Kensington Estate and the Sampson family, who have been locals to the Kingsford area throughout the 20th century.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Grace and Thomas Sampson					
Physical Description	<p>Located on a moderate-sized corner block, 1 Winburn Avenue is a single-storey red-brick late Inter-War house with a low hip and valley roof comprised of terracotta Marseilles tiling, a detailed tall brick chimney with a decorative pot, and a distinctively rounded projecting bay window to the primary elevation (fronting Winburn Avenue on the north). An additional rounded alcove partially encloses the primary entrance to the dwelling.</p> <p>A combination brick and metal fence and gate border the site to the north and west, enclosing a front lawn bisected by a sandstone paved footpath. A rear semi-detached garage abuts the south-western corner of the dwelling with access via Tunstall Avenue. The garage also features red brick and double-hung sash windows in the same style as the dwelling, with a contemporary roller door fronting Tunstall Avenue.</p> <p>Interiors were not inspected at this time.</p>					
Physical condition and Archaeological potential	Generally in good condition externally					
Construction years	Start year	1933	Finish year	1943	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY	
Historical notes	<p>1 Winburn Avenue, Kingsford, was constructed during the late 1930s to early 1940s. The building is located on Lot 213 in DP 12382 which was transferred to Edward Charles Moore, builder from Kensington, on 14 April 1925 as part of George Frederick Todman's subdivision sale of Section 15 of the Kensington Estate. Moore acquired allotments 213 to 215 as well as several other allotments in the vicinity at that time, selling them to individual owners from late 1925.</p> <p>Lot 213 in DP 12382 was transferred to Mary McCarthy, an unmarried woman from Redfern, on 26 November 1927. However, the <i>Sands Sydney Directory</i> never listed 1 Winburn Avenue until its last edition in 1932-33. The property may have remained vacant until it was transferred to Grace Miriam Sampson, the wife of Sydney merchant Thomas Alfred Sampson, on 21 April 1941. A building was constructed by 1943 at the latest.</p> <p>After Thomas Sampson's death on 17 September 1964 at 1 Winburn Avenue, Kingsford, the property was in 1966 transferred to Grace Beryl Mossman, of Kingsford, possibly the daughter or granddaughter of Grace and Thomas Sampson. Their daughter, Bonnie, had married Eric Mossman in 1950. In April 1980, the property was transferred to Kingsford advertising executive, Paul Gordon Sampson and his wife, Rosalynne Ann Sampson, also likely a family relation. No further dealings were recorded in the Certificate of Title originally issued to Grace Sampson in 1941.</p> <p>Sources: NSW LRS, CT 4098 fol 102; Vol 3766 fol 159; Vol 3437 fol 156; Home garden reception for solicitor bride, <i>Daily Telegraph</i>, 15 January 1950, 41; Family Notices, <i>SMH</i>, 25 November 1940, 46; Family Notices, <i>SMH</i>, 18 September 1964, 28; SLNSW, Kensington Subdivision Plans, Z/SP/K1/37, 'Kensington Estate, Section 15'; <i>Sands Sydney Directory</i>, Randwick – Winburn Avenue (Kensington)</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.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c. 1933-1943, the house is representative of urban subdivision and growth within the Kingsford local area during the late Inter-War years of the 20 th century.
Historical association significance SHR criteria (b)	The site was part of lands held by Kensington Estate and later subdivided in 1925 by George Frederick Todman and transferred to Edward Charles Moore, builder, with several other allotments in the area. The house was not constructed until c. 1933-1943 by Grace and Thomas Sampson, remaining in the Sampson family until the present day. The house therefore has association with both the Kensington Estate and the Sampson family, who have been locals to the Kingsford area throughout the 20 th century.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Inter-War dwelling characteristics including red brick finish, terracotta Marseilles tiled hip and valley roof, singular detailed tall brick chimney with decorative pot, and distinctively rounded projecting bay and entrance alcove to the primary (north) elevation. This distinctive Australian architectural style is representative of early to mid-20 th 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 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 dwelling is not rare in the Kingsford local area; however, rounded protruding bays are not common and subsequently of significance.
Representativeness SHR criteria (g)	The house is representative of the brick dwellings/bungalows/cottages constructed in the Kingsford local area during the Inter-War years of the 20 th century.
Integrity	The house 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. 4098 Fol. 102		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 3437 Fol. 156		NSW Land Registry Services
Written	Daily Telegraph	Home garden reception for solicitor bride – 15 January 1950, p.41	1950	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 25 November 1940, p.46	1940	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 18 September 1964, p.28	1964	State Library of NSW / Trove
Written		Kensington Subdivision Plans - Z/SP/K1/37, 'Kensington Estate, Section 15'	1907	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Winburn Avenue (Kensington)		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Schedule 5 of Randwick LEP 2012. - The house and its distinctive Inter-War architectural style detailing should be retained and conserved. - Although the existing metal fencing above the brick boundary dwarf wall and pier fence is sympathetic a more appropriate period fencing should be installed when an opportunity and funding is available. - 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.
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SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Review (57 items)	Year of study or report	2021
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	November 2021

IMAGES - 1 per page

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

Image caption	View of 1 Winburn 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.

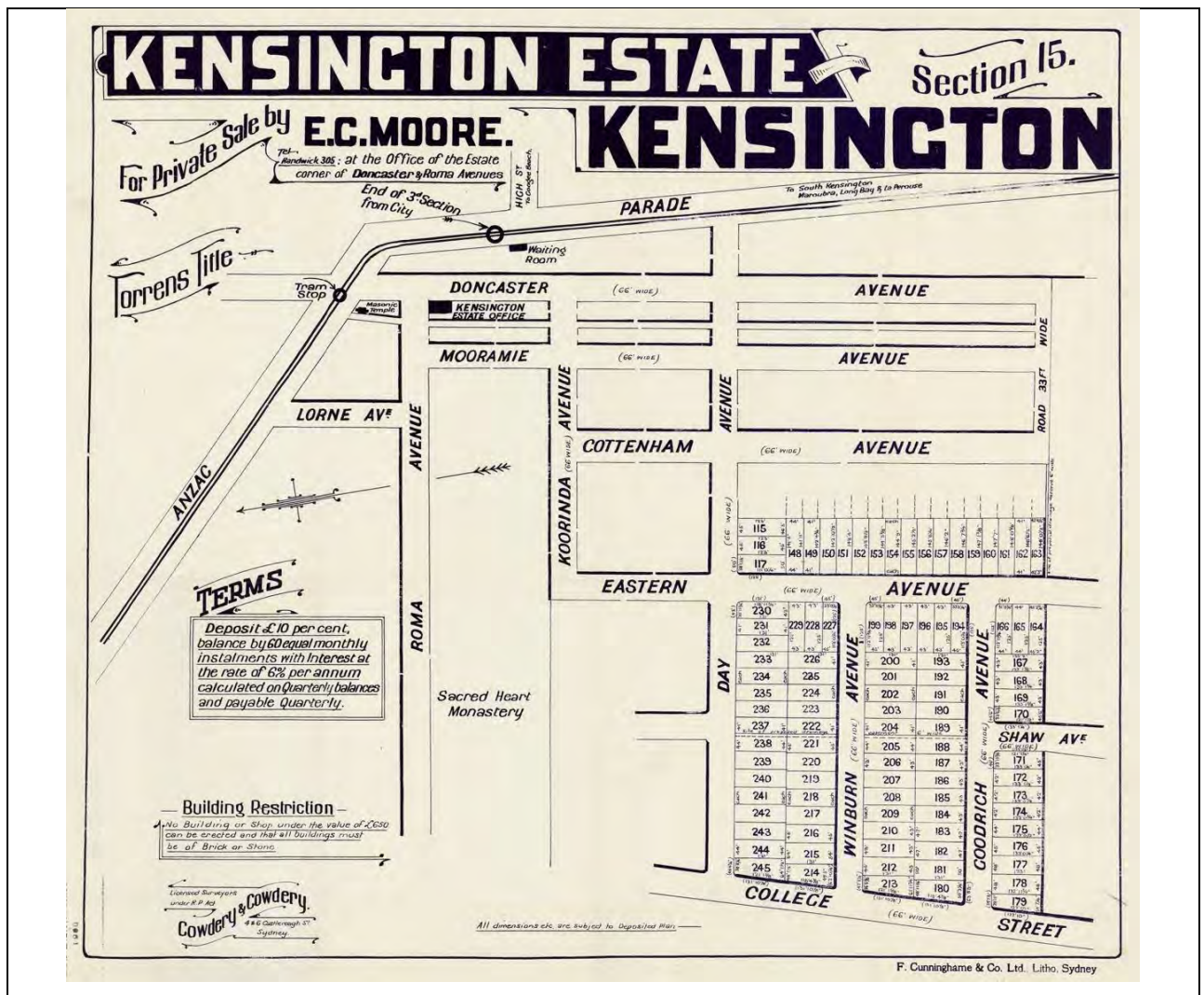
Image caption	View of 1 Winburn Avenue, Kingsford				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



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	'Hinemoa'								
Other Name/s Former Name/s	'Enright', 'Bowler'								
Item type (if known)	Built								
Item group (if known)	Residential buildings (Private)								
Item category (if known)	House								
Area, Group, or Collection Name									
Street number	3								
Street name	Bishops Avenue								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	Lot 52 DP 1189								
Location - Lat/long	Latitude	-33.908363				Longitude	151.254019		
Location - AMG (if no street address)	Zone	56	Easting	338580.006		Northing	6246632.142		
Owner	Private								
Current use	Residence								
Former Use	Residence (Flats)								
Statement of significance	<p>Constructed in c.1890, 'Hinemoa' is of local heritage significance as evidence of the suburban development of Randwick at the end of the nineteenth century and the first half of the twentieth century. It is of aesthetic significance as an intact representative example of Federation terrace architecture presenting the key characteristics of the style, including the asymmetrical façade, hip and valley roof with corrugated roofing, front-facing verandah with ornamented wrought-iron frieze and brackets, decorative wrought iron railings, corbelled chimneys with terracotta pots and hats, rectangular windows with curved edges, and low height rendered sandstone boundary wall with metal railing.</p> <p>The site has some association with Frank Amy, a builder from Waverley and the Gent family, especially Charles Bowler Gent, 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	Frank Amy					
Physical Description	<p>Constructed in the 1890s, 'Hinemoa' is a Federation bungalow with its primary elevation to Bishops Avenue and separate front-facing verandah with decorative wrought iron columns. The double-storey residence has an asymmetrical rendered façade with a hip and valley roof clad with corrugated sheets. The front-facing verandah has a roof with ornamented wrought-iron frieze and brackets. The first-floor balcony has a similar decorative railing. The north-western corner of the front elevation is hexagonal in form extended forward from the building line. The extended corner has two corbelled chimneys with terracotta pots and hats. The site has rectangular windows with metal grills and glass curved at the edges. The property has a driveway along the southwest boundary.</p> <p>A paved walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Bishops Avenue footpath. A low height rendered sandstone boundary wall with metal railing borders the site to the northwest, partially obscured by vegetation growth along Bishops 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		Finish year	By 1890	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>c. 1930 – Internal Subdivision of the house to create separate internal flats.</p> <p>1979 – Development application approval to make alterations and additions to existing RFB (2 storey) (DA/77/1979).</p> <p>2004 – Development application approved for internal and rear alterations to the existing dwelling to create new ground floor deck and pool and balcony at the first-floor level (CC/553/2004 & DA/371/2004).</p> <p>2019 – Development application approval for alterations and additions to dwelling, including partial demolition and construction of two storey addition at the rear (DA/425/2019).</p>					
Further comments						

HISTORY	
Historical notes	<p>'Hinemoa', constructed on Lot 52 in DP 1189, was standing by 1890. Lot 52 had been transferred from the Australian Mutual Investment and Building Co Ltd to Frank Amy, Waverley builder, on 31 October 1884. The site was located on land originally granted on 4 December 1856 to The Right Reverend Frederic Barker DD Lord Bishop of Sydney and was subdivided from the Bishop's Court property. Frank Amy took out a mortgage in 1884, and a building was subsequently constructed at the site, potentially by Amy himself, who had also acquired Lot 55 as part of the same subdivision sale and may have also erected the building on that site (the heritage listed 2-4 Bishops Avenue).</p> <p>'Hinemoa', occupied by Captain A. H. H. G. Douglas, was for the first time listed in the <i>Sands Sydney Directory</i> in 1891, suggesting that the building was constructed by 1890 at the latest. The building was not listed in 1892, but from 1894 to 1896, William Heron was the occupant. In 1893, the building was noted as 'Enright', but from 1894 onwards it was consistently noted as 'Hinemoa'. In 1898 and 1899, the building was occupied by Rev. H. Worrall (Wes.), and from 1900, Charles Bowler Gent was the occupant of 'Hinemoa'. He continued to live at 'Hinemoa' until his death in 1918, however, the Gent family remained connected with the property until 1953.</p>

	<p>Charles Bowler Gent died on 8 January 1918 and his son, Charles Joseph Gent, and Elizabeth Williams were executors of his estate. Lot 52 was on 31 July 1919 officially transferred from the mortgagees of the property to Charles Joseph Gent, who was noted as a contractor from Randwick in the title certificate.</p> <p>Charles Bowler Gent continued to be listed in the <i>Sands Sydney Directory</i> even after his death, noted as a builder, even though it was likely his wife, Elizabeth, who continued to live at the address until her own death in 1924, at age 87. Her death occurred at "her residence, Bowler, Bishop-avenue, Randwick," on 3 August 1924 (SMH, 5 August 1925, 8), suggesting she later renamed the house 'Bowler' after her late husband's middle name. No name is recorded for the building in later editions of the Sands.</p> <p>Even after Elizabeth's death, Charles B. Gent continued to be listed at the address until 1929, followed by Charles J. Gent in 1930. It appears that Charles Joseph Gent subdivided the house into flats, as he was listed at 3 Bishop's Avenue together with J. M. McGrath and Miss M. Parker. From 1931, Mrs. E. Day was also listed at the address. Charles died at his residence at 3 Bishops Avenue, Randwick, on 3 February 1951, just over a month after his wife, May Julia, had died on 28 December 1950. The property was transferred to Walter Herwig, architect, who was the executor of the estate of Charles Joseph Gent.</p> <p>In January 1953, the house was offered for sale as a 'Block of 4 Flats' by the executor of the Will of Charles Joseph Gent. The building was described as: "A two-storey building of brick (cemented and painted) on stone, slate roof. Two flats each contain 3 rooms, kitchen and offices. One flat has 2 rooms, kitchen and offices and the V.P. flat contains 4 rooms, kitchen, and offices. Garage under rear portion of budling" (SMH, 17 January 1953, 29). It was offered as vacant possession at that time. The property was transferred to new owners on 9 March 1953.</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: Federation Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Completed in c1890, 'Hinemoa' 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 Federation and Inter-War periods.
Historical association significance SHR criteria (b)	'Hinemoa' was built on the land associated with Frank Amy, a builder from Waverley. Many occupants occupied the residence, but it has a strong association with Charles Bowler Gent and his family (Charles Joseph Gent and Elizabeth Williams), who were associated with the property till 1953. The property was transferred to Walter Herwig, an architect after the 1950s but its association with 'Hinemoa' is unclear.
Aesthetic significance SHR criteria (c)	'Hinemoa' is a double storey terrace house (later used as flats) that demonstrates the characteristic of Federation style, including the asymmetrical arrangement of the façade, hip and valley roof with corrugated sheets, front-facing verandah with ornamented wrought-iron frieze and brackets, decorative wrought iron railings, corbelled chimneys with terracotta pots and hats, rectangular windows with curved edges, and low height rendered sandstone boundary wall with metal 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.

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 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 bungalow (later converted into flats) is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	'Hinemoa' is representative of Federation style terrace and late 19 th and early 20 th -century residential development within the Randwick local area.
Integrity	The exterior of 'Hinemoa' 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
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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 728 fol 229.		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices – 9 January 1918, p.9	1918	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 5 August 1925, p.8	1925	State Library of NSW / Trove
Written	NSW Government Gazette	Re will of Charles Bowler Gent, late of Hinemoa, No. 142, 2213 – 17 December 1943	1943	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices - 30 December 1950, p.22	1950	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 6 February 1951, p.18	1951	State Library of NSW / Trove
Written	NSW Government Gazette	No. 233, 3970 – 31 October 1952	1952	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 17 January 1953, p.29	1953	State Library of NSW / Trove
Written		Randwick Subdivision Plans, Z/SP/R2/30, '6 Splendid Blocks Bishop's Court, Randwick'.		State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Bishops Avenue east		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including low height rendered stone wall and fence, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Bishops Avenue streetscape.
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	<ul style="list-style-type: none"> - 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. - Retain original (c1890s) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 3 Bishops Avenue, 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 3 Bishops Avenue, 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 '6 Splendid Blocks, Bishop's Court, Randwick'				
Image year		Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/30, '6 Splendid Blocks Bishop's Court, 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



IMAGES - 1 per page

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

Image caption	Sales advertisement for 3 Bishops Avenue, Randwick, 17 January 1953				
Image year	1953	Image by	Advertising, SMH, 17 January 1953, 29	Image copyright holder	

RICHARDSON & WRENCH LTD.

(Continued from Previous Column)

Randwick

BLOCK OF 4 FLATS. ONE VAC. POSS.

Under Instructions from the Executor of the Will of the late Charles Joseph Gent.

NO. 3 BISHOPS AVENUE.

Two doors from Douglas St close to tram and shops.

A TWO-STORY BUILDING of brick (cemented and painted) on stone, slate roof.

TWO FLATS EACH contain 3 ROOMS, Kitchen, and Offices. **ONE FLAT** has 2 ROOMS, Kitchen, and Offices and the **V.P. FLAT** contains 4 ROOMS, Kitchen, and Offices. **GARAGE** under rear portion of building.

RENTS: Two at 30/ PER WEEK EACH. ONE at 27/6 per week. **ONE VACANT.**

LAND: 40ft x 145ft. **TORRENS.**

MESSRS. HAROLD T. MORGAN & SONS, Solicitors for Estate.

In Conj.: A. R. STONE, Bondi Junction

ITEM DETAILS						
Name of Item	Inter-War 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	3 (Units 1-12, 14-16)					
Street name	Nathan Street					
Suburb/town	Coogee				Postcode	2034
Local Government Area/s	Randwick					
Property description	Lots 1-15 SP 13341					
Location - Lat/long	Latitude	-33.918933			Longitude	151.249154
Location - AMG (if no street address)	Zone	56	Easting	338150.154	Northing	6245452.324
Owner	Various					
Current use	Residence (Flat)					
Former Use	Residence (Flat)					
Statement of significance	<p>This large residential flat building constructed in c. 1928 at 3 Nathan Street, Coogee, is of local heritage significance as a representative of population growth and urban expansion in the Randwick LGA during the Inter-War period. The flat building has some association with the former McLerie grant and Brighton Grove estate, as well as the Hawkins family who constructed the property and owned it until c. 1954.</p> <p>The residential flat building has a distinctive U-shaped symmetrical brick form with a central protruding bay, two primary entrances to the ground floor with column-supported awnings, a decorative strip of red brick along the top floor, and identical casement window fenestration patterns to the ground, first and second levels.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	William Richard Hawkins
Physical Description	A large multi-storey Inter-War flat building comprised of 15 private residential units. The flat building is a U-shaped symmetrical structure with a central protruding bay comprised of dark red brick, two primary entrances to the ground floor with column-supported awnings, and a decorative strip of red brick along the top floor connecting all windows directly below the roofscape. The primary frontage to Nathan Street

	<p>features several timber-framed, multi-paned casement windows with white lintels both above and below. The fenestration pattern to the windows is identical to the ground, first and second floors.</p> <p>The roof is primarily comprised of an open-air terrace, with four additional hipped roofs above the lift wells and western-most sections to the protruding bays. The roof terrace is paved with dark brick and is bounded to the north, south and east by safety balustrades.</p> <p>A small communal garden fronts the primary elevation to Nathan Street; with access from the street via a centrally located concrete staircase and footpath which branches off to each building entrance. A painted metal and wire fence bounds the site to the west, north and partially to the south.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1928	Finish year	1928	Circa	<input checked="" type="checkbox"/>
Modifications and dates	2021 – Construction of communal bicycle storage shed to the rear of the flat building (CCP/104/2021, DA/492/2020).					
Further comments	Unit 13 has been skipped.					

HISTORY

Historical notes	<p>The block of fifteen flats at 3 Nathan Street, Coogee, was built in c1928 by builder William Richard Hawkins, the owner of the site from 1919 to 1944.</p> <p>Hawkins had by 1919 acquired part of Lots 1 and 2 in Section 22 that had originally been granted to John McLerie in two Crown Grants dated 5 February 1852. The area had been offered for sale in c1885 as the 'Brighton Grove' subdivision in Coogee. The land acquired by Hawkins comprised all the land from Melody Street to Little Nathan Street (today Nathan Street), and from Brighton Road to Belmore Road (today Coogee Bay Road). Hawkins subdivided his property and offered it for sale as the 'Brighton Grove Estate' from 1920, with the subdivision registered in DP 11634. 3 Nathan Street was located on Lot 15 of that subdivision.</p> <p>In 1923, the entire Melody Street frontage was sold off, and in early 1928, Hawkins made changes to the subdivision, creating four new allotments on the Little Nathan Street frontage and selling Lot A to Francis Aloysius Hawkins. 3 Nathan Street was now located on Lot B in DP 11634.</p> <p>In late April and early May 1928, W. R. Hawkins was noted as the tenderer for 15 flats at Little Hawkins Street, Randwick, suggesting that the building at 3 Nathan Street was constructed on Lot B in DP 11634 soon afterwards. Hawkins was noted at Alexander Street, Coogee, at that time.</p> <p>W. R. Hawkins transferred Lot B to Francis Hawkins, also a builder, on 11 December 1944. In August 1952, the property was transferred to George Rupert Day, a watchmaker from Burraneer Bay, ending the Hawkins family ownership.</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.
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The residential flat building represents the subdivision of larger estates and allotments and urban growth in the Coogee local area during early 20 th century.
Historical association significance SHR criteria (b)	The site has some association with the Crown Grants made to John McLerie in 1852 and the former 'Brighton Grove' estate subdivided in c. 1885. William Richard Hawkins, builder, purchased the site in c. 1919, tendered for the construction of the existing residential flat building in c. 1928 and transferred the title to Francis B. Hawkins in 1944. The property remained under the ownership of the Hawkinses through to 1952 and has some association with the family prior to its sale to individual unit owners.
Aesthetic significance SHR criteria (c)	The residential flat building is typical of similar properties constructed in the local area during the Inter-War period. The residential flat building has a distinctive U-shaped symmetrical brick form with a central protruding bay, two primary entrances to the ground floor with column-supported awnings, a decorative strip of red brick along the top floor, and identical casement window fenestration patterns to the ground, first and second levels. This distinctive Australian architectural style represents a period of population growth within the Coogee local area at the beginning of the 20 th century.
Social significance SHR criteria (d)	The social significance of the flat building cannot be ascertained without undertaking community consultation. Notwithstanding, as evidence of the development of the local area during the Inter-War period, it has potential to provide a sense of place and belonging in 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 building type is not rare within the Coogee local area.
Representativeness SHR criteria (g)	The subject Inter-War residential flat building constructed in c. 1928 is representative of multi-residence development in the local area during the early 20 th century.
Integrity	The residential flat building has a high degree of exterior integrity and intactness. 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 3386 fol 181		NSW Land Registry Services

Written	NSW Land Registry Services	Certificate of Title Vol 5474 fol 41		NSW Land Registry Services
Written	NSW Land Registry Services	Primary Application Number 22540		NSW Land Registry Services
Written	Sun	Building, Engineering, Machinery and Industry - 30 April 1928, p 2	1928	State Library of NSW / Trove
Written	Construction and Local Government Journal	Advertising - 2 May 1928, p 2	1928	State Library of NSW / Trove
Written		Coogee Subdivision Plans, Z/SP/C30/95, 'Brighton Grove, Coogee', 24 October [1885] and	1885	State Library of NSW / Trove
Written		Coogee Subdivision Plans, Z/SP/C30/179, 'Coogee, Brighton Grove Estate', 17 April 1920.	1920	State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - The flat building and its distinctive Inter-War architectural style detailing should be retained and conserved. - 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.
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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 3 Nathan 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 3 Nathan Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

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Image caption	View of 3 Nathan 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 'Brighton Grove, Coogee', 24 October [1885]				
Image year	[1885]	Image by	SLNSW, Coogee Subdivision Plans, Z/SP/C30/95, 'Brighton Grove, Coogee', 24 October [1885]	Image copyright holder	



IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Coogee, Brighton Grove Estate', 17 April 1920				
Image year	1920	Image by	SLNSW, Coogee Subdivision Plans, Z/SP/C30/179, 'Coogee, Brighton Grove Estate', 17 April 1920	Image copyright holder	

COOGEE
BRIGHTON GROVE ESTATE
 AUCTION SALE ON THE LAND
 SAT. 17th APRIL 1920 AT 3 P.M.
HARDIE & CORMAN PROP LTD
 Auctioneers Ocean House 26 Moore St Sydney

TERMS
 10 per cent deposit
 balance 12 equal
 quarterly payments.
 Interest 6%

LOCAL SKETCH
 Surveyors to Order
WILLIAMSON & SON
 163 King St Sydney

TORRENS TITLE
 All measurements subject to Deposited Plan

HOWARD & CO
 Licensed Surveyors R.P.A.
 107 Pitt St Sydney

F. Cunningham & Co. Ltd., Litho, Sydney

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	Inter-War Bungalow					
Other Name/s Former Name/s	'Hebburn'; 'Hepburn'					
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	5					
Street name	Berwick Street					
Suburb/town	Coogee				Postcode	2034
Local Government Area/s	Randwick					
Property description	Lot C DP 313214 (Parish of Alexandria, County of Cumberland)					
Location - Lat/long	Latitude	-33.918933			Longitude	151.249154
Location - AMG (if no street address)	Zone	56	Easting	338150.154	Northing	6245452.324
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>5 Berwick Street is of local heritage significance as evidence of the re-subdivision of large landholdings, and subsequent suburban development of Randwick in the first half of the twentieth century and following the construction of a tram line. The house is a highly intact example of an Inter-war bungalow within the area featuring face brick walls, prominent gables supported on brick columns, half-timbered gable details, recessed verandah and entrance.</p> <p>It was constructed for John Thomas Donnison in 1925, a prominent hotel-owner and the first president of the Federal United Licenced Victuallers' Association. The house remained in the ownership of the Donnison family until 1972.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Attributed to Rowe and England, 17 Castlereagh Street Sydney: (Fred Silling Rowe (c1887-1959); Wilbert Osborne England (c1893-1930))
Builder/ maker	Attributed Karl Fagerland of Hurstville
Physical Description	The site contains a single-storey, freestanding brick residence with a hipped terracotta roof, with a prominent gable

Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1925	Finish year	1925	Circa	<input type="checkbox"/>
Modifications and dates	Internal changes/refurbishment to the rear (south) section of the house					
Further comments						

HISTORY

Historical notes	<p>The site is part of the land originally granted to Alfred Raymond Jones two Crown Grants, both dated 16 December 1856, comprising part of Lot 3 shown in DP5026, and allotments 18 and 19 of Section 11 of the Town of Coogee. In the 1880s the area was subdivided, with Thomas Edward Hall acquiring several parcels of land totalling 4a0r8½p between 1883 and 1893. Hall transferred part of his holdings to 'The Commissioner of Railways' on 19 October 1883 as a corridor for a tram line and the north-eastern allotment to Rosetta Evans on 3 January 1905, retaining an area of 2a3r 35p.</p> <p>On 23 April 1907 Hall sold the land to Clarice Emily Florence Berwick, of Enfield, who subdivided the land, and in December 1907 the 'Berwick Estate' was offered for sale by Messrs HW Horning and Co. Lot 3 of the Berwick Estate, containing 23½p, was purchased on 24 August 1910 by Thomas George Hill of Woollahra, described as a Master Plumber.</p> <p>Fifteen months later (28 Nov 1911) the site was transferred to the Roman Catholic Church, with The Most Reverend Michael Kelly (Archbishop of Sydney), Patrick Lewis Coonan of Forest Lodge, Vicar General Archdiocese of Sydney, and Peter Treand, Clerk in Holy Order, named as Joint Tenants. The site appears to have remained undeveloped, but was further subdivided in the early 1920s, and 10 April 1924 Arthur Ethelbert Bissaker of Croydon, Engineer purchased Lot 3 which at that time comprised a total of 14½p.</p> <p>On 22 December 1924 he transferred the property to John Thomas Donnison of Coogee, and by October 1926 the Donnison's were living in Berwick Street, Coogee. The house name was given as 'Hebburn' (also referred to as 'Holburn'). Donnison had run a hotel in Newcastle before moving to Sydney where he conducted the Metropolitan and Central House Hotels and was elected as the first president of the Federal United Licenced Victuallers' Association in c1918.</p> <p>In May 1925, Rowe and England, Architects, accepted a tender from K Fagerlund, of Hurstville, for the 'erection of a large residence' in Berwick Street, Coogee. Frederick Silling Rowe and Wilbert Osborne England formed an architectural partnership in about 1920, undertaking residential, commercial and hotel commissions including additions to Holyrood Hospital (Manly), the Australia Hotel (Sydney), Sydney Mechanics School of Arts (Sydney). Rowe retired from the firm in May 1928, and died in 1959, aged 72; England, died aged 39, in 1930.</p> <p>John Donnison died in 1938 leaving an estate valued at £35,688, bequeathing the house to his widow, Bessie Donnison. Following her death in August 1952, the property passed to her son, Donald Donnison. The Donnison family retained the house until September 1972, when it was sold to Harry Abby Abrahams of Coogee, Sewing Machine Mechanic, and his wife Anita Abrahams.</p>
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THEMES

National historical theme	State historical theme	Local historical themes
Building settlements, towns and cities	Accommodation	Suburbanisation (Inter-war residential development)

Developing Australia's cultural life	Creative endeavour	Suburbanisation (Architectural styles in Randwick)
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house demonstrates the suburbanisation of Coogee following the subdivision of the nineteenth century estates in the area, and the period of prosperity in the Municipality following World War 1.
Historical association significance SHR criteria (b)	5 Berwick Street was constructed for John Thomas Donnison in 1925, a prominent hotel-owner and the first president of the Federal United Licenced Victuallers' Association . The house remained in the ownership of the Donnison family until 1972.
Aesthetic significance SHR criteria (c)	5 Berwick Street is a good example of an Inter-War bungalow in Randwick. The house exterior includes face brick walls, prominent gables supported on brick columns, half-timbered gable details, recessed verandah and entrance.
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 early twentieth century domestic brick construction details.
Rarity SHR criteria (f)	The house is a highly intact example of an Inter-War bungalow including examples of interior fixtures and finishes dating from its construction in c1924.
Representativeness SHR criteria (g)	5 Berwick Street is representative of the Inter-war suburban residential development constructed in Randwick in the first half of the twentieth century.
Integrity	The exterior of the building is highly intact, exhibiting building materials and details dating from its initial construction in the 1920s.

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	Deposited Plan 5026		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 3579 Fol. 121		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 2081 Fol. 166		NSW Land Registry Services
Written	The Labor Daily	Mr JT Donnison - 6 April 1938, p.4	1938	State Library of NSW / Trove

Written	The Daily Telegraph	Death notice 'Donnison' - 6 April 1938, p.12	1938	State Library of NSW / Trove
Written	Real Estate		2019	https://www.realestate.com.au/sold/property-house-nsw-coogee-131078570

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - 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 bungalow. Utilitarian spaces including kitchen, laundry - Inter-war architectural features, materials, sandstone detailing, gable and eaves details, are to be maintained, including leadlight windows, timber shingle details. - Retain interior finishes constructed in c1925 including polished timber joinery, chimneypieces, decorative plaster ceilings and cornices, doors and windows (including original hardware). - Where possible retain original pendant lights. - Glass panels in internal doors can be replaced with safety glass to match the appearance of existing glass. Bevelled edge detail to be maintained. - Landscaped area, including sandstone fence and gate, between street boundary and house is to be retained. Brick garage can be removed. - 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.
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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 5 Berwick 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 5 Berwick 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.

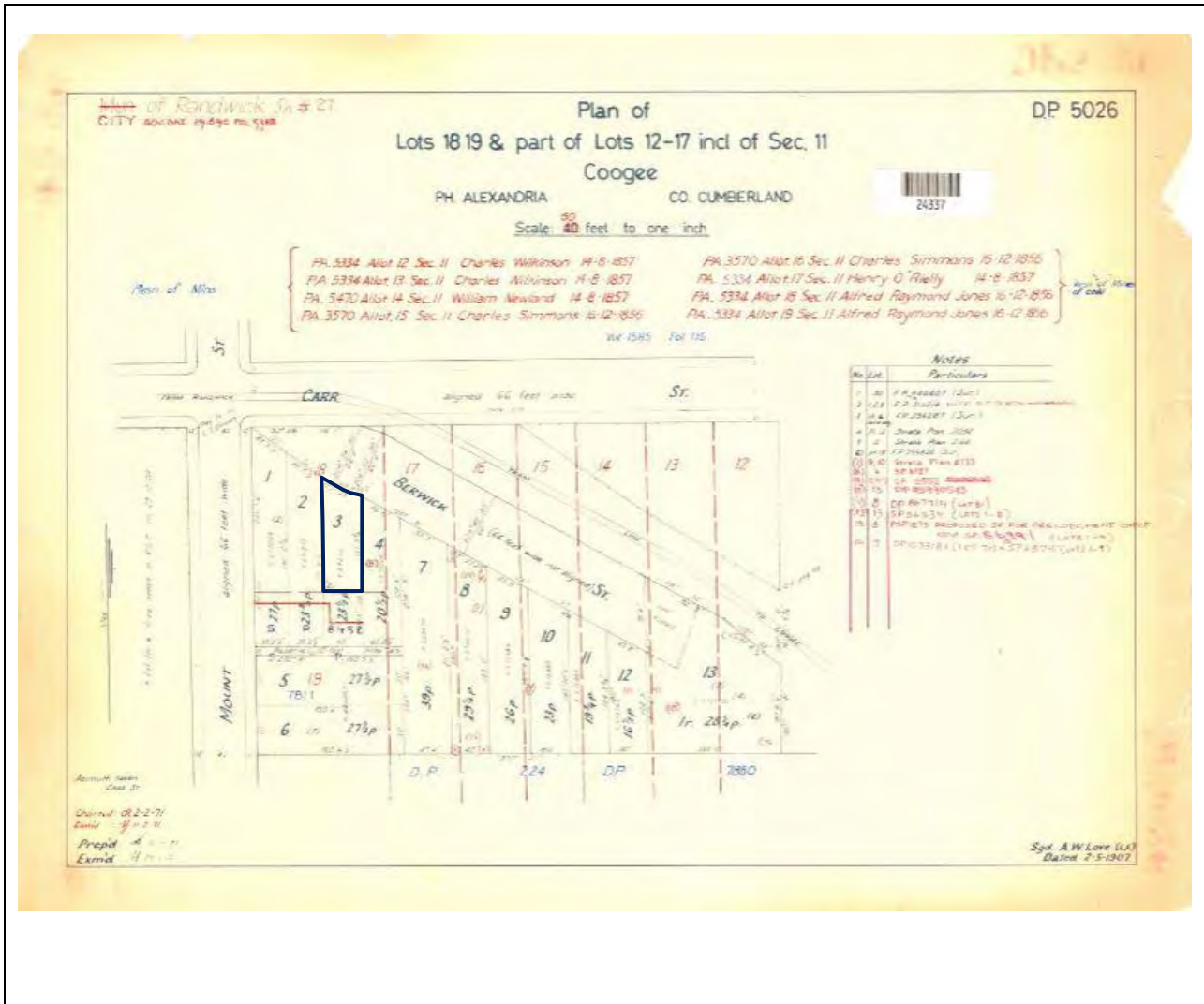
Image caption	Aerial image showing the residential context of the subject site in c1943.				
Image year	1943	Image by	SIX Maps, NSW Government	Image copyright holder	SIX Maps, NSW Government



IMAGES - 1 per page

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

Image caption	Diagram showing the Berwick Estate re-subdivision. The subject site is outlined in blue.				
Image year	1907, annotated 1971	Image by	AW Love (1907)	Image copyright holder	NSW Land Registry Services



IMAGES - 1 per page

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

Image caption	General view of entry hall showing original panelling and pendant light. https://www.realestate.com.au/sold/property-house-nsw-coogee-131078570?rsf=sem:rea:dsa:nsw&s_kwcid=AL!9953!3!544135303653!b!!g!&gclid=EAlalQobChMI6KGZxeO-9AIVD5ImAh1lwAk3EAAYASAAEgLYZfD_BwE				
Image year	2019	Image by	realestate.com.au	Image copyright holder	realestate.com.au



IMAGES - 1 per page

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

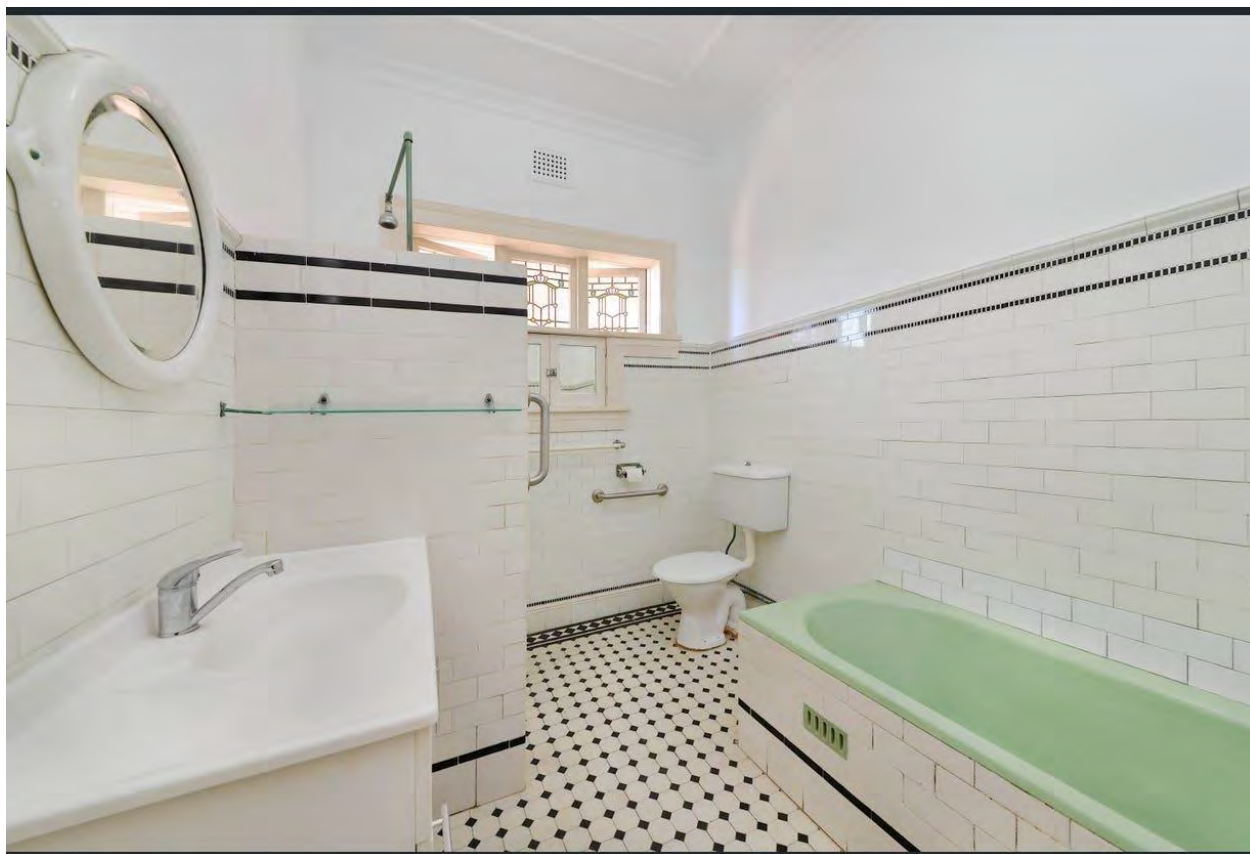
Image caption	General view of the sitting room and dining room. https://www.realestate.com.au/sold/property-house-nsw-coogee-131078570?rsf=sem:rea:dsa:nsw&s_kwcid=AL!9953!3!544135303653!b!!gl&gclid=EAlalQobChMI6KGZxeO-9AIVD5ImAh1lwAk3EAAYASAAEgLYZfD_BwE				
Image year	2019	Image by	realestate.com.au	Image copyright holder	realestate.com.au



IMAGES - 1 per page

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

Image caption	Existing bathroom. https://www.realestate.com.au/sold/property-house-nsw-coogee-131078570?rsf=sem:rea:dsa:nsw&s_kwcid=AL!9953!3!544135303653!b!!gl&gclid=EAlalQobChMI6KGZxeO-9AIVD5ImAh1lwAk3EAAYASAAEgLYZfD_BwE				
Image year	2019	Image by	realestate.com.au	Image copyright holder	realestate.com.au



ITEM DETAILS									
Name of Item	Myall 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	5 (alternative address is 146-152 Beach Street, Coogee NSW 2034)								
Street name	Kurrawa Avenue								
Suburb/town	Coogee						Postcode	2034	
Local Government Area/s	Randwick								
Property description	SP 12448								
Location - Lat/long	Latitude	-33.923842897				Longitude	151.257162585		
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner	Private								
Current use	Residence (Flat)								
Former Use	Residence (Flat)								
Statement of significance	<p>The Myall Court flat building is of local heritage significance as a 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. Walter Munro purchased the site in 1904 and constructed a stone and brick shop and dwelling on the southeast section of the site. In 1924 the site was purchased by William Jardine, a Grazier of Inverell NSW, who commissioned a new building near Kurrawa Avenue.</p> <p>The Myall Court flat building is of aesthetic significance for its unique but simple front elevation indicating the two units facing to the street accessed by external stairs wrapped around the piers with faceted rendered and painted balcony with geometric panels decorated in vermiculated render, and painted brick piers at two-storey height. The triangular parapet with inset panels and engaged piers at each end completes the front façade detailing while hiding the roof behind. The front painted brick fence with dwarf wall and piers complements the architectural detailing and adds to the aesthetic of the Myall Court flat building.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Painted building complex constructed in two separate construction stages, with the exterior of the two earlier buildings (facing Beach Street) adapted and painted in c1926 when the flats addressing Kurrawa Avenue were constructed.</p> <p>The eastern building (5 Kurrawa Avenue) is a two storey painted brick building while the northern building facing Beach Street (146 Beach Street) is a three -storey building with an asymmetrical façade comprising an entrance door and recessed verandah at ground floor level and open balconies located at first and second floor levels have been infilled in the late twentieth century. The roof is finished with terracotta tiles and features a prominent boxed eaves supported with bracket over the street elevation. An exposed section of the north elevation of the building indicates it was originally face brick with a sandstone coping detail to the gabled parapet at roof level.</p> <p>The southern building (152 Beach Street) is a two storey brick building with a centrally located gable, decorative bracket detail and projecting balcony at first floor level.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1903	Finish year	1926	Circa	<input checked="" type="checkbox"/>
Modifications and dates	1904, c1926, internal alterations					
Further comments	<p>The complex appears to have been constructed in two stages, the first building facing Beach Road was constructed c1904. The eastern section of the building, addressing Kurrawa Avenue, was constructed in c1926 and the Beach Street façade was adapted and partly reconstructed with similar detailing to the east elevation.</p>					

HISTORY	
Historical notes	<p>5 Kurrawa Avenue is part Allotment 3 of Section 3 of the Town of Coogee, granted to Phillip Hart on 6 August 1840.</p> <p>Paul Schreiterer of Sydney purchased the site on 6 May 1903, together with Allotments 2, 4, 5, 6, 7 and 8. Schreiterer, a wool buyer and native of Reichenbach Germany, had arrived in Adelaide in September 1893 aboard the Norddeutscher Lloyd liner 'The Salier'. Following his marriage in January 1895 to Ida Smith, of Melbourne, they took up residence at Parrawi Street, Mosman NSW.</p> <p>Within months Schreiterer had commissioned a re-subdivision of the seven allotments creating Paul Street (now Kurrawa Avenue) and Paul Lane and twenty-four residential lots. Messrs HW Horning and Co offered the Coogee Beach Estate for sale with Torren's Title on site on 14 November 1903, selling thirteen of the twenty-four lots on offer. Walter William Aird Munro, a tailor, of Randwick purchased Lot 19 of DP 4184, comprising 19½perches, taking out a mortgage in 1904.</p> <p>Munro discharge the mortgage in 1910 and having divided the site into two parcels of land, each containing 9¾p in 1909. He constructed a shop and residence on the southern allotment and by 1910 he, and his wife, Mary (nee Burton), were proprietors of refreshment rooms. Coogee was further developed with flats and hotels following the construction of a tram line, and Coogee Pier in c1927, enhancing the area as a seaside holiday destination.</p> <p>The shop and part of a dwelling known as 132 Beach Street were leased to Leo Daniel Whyte, of Coogee in November 1923, however the lease was surrendered the following February, and the property offered for sale.</p>

	<p>William Ralston Jardine (1878-1967), a Grazier, of Inverell NSW purchased the two lots comprising 132 Beach Street in May 1924 for £2100 (registered 20 June 1924). The site contained a shop and dwelling described as ‘...brick on stone, iron roof, having shop, living-room, kitchen (gas stove), 5 bedrooms, bathroom, balconette, etc, basement, laundry’ the northern and western sections of the site being vacant. In c1926 Jardine commissioned the construction of “Myall Court” (130b Beach Street) and rented 130a and 132 to Mrs Laid and Miss Erhart, both confectioners. The Kurrawa Avenue building appears to date from the late 1920s.</p> <p>Jardine was born in Bathurst, but at the time of his enlistment in the 7th Light Horse Regiment in 1916 he gave his address as “Myall”, Moree NSW, but following his return to Australia in September 1918 he purchased over 2000 acres ‘Birralelee’ (also known as the Bryden Estate) at Inverell. Jardine was familiar with area, having holidayed with other members of the Jardine family for annual holidays each January from 1919 to 1941.</p> <p>The building was transferred to Johanna Mary Kurtz, wife Frederick Alfred Kurtz of Maroubra Junction Engineer o 30 March 1959. Following her death in January 1970, her executors sold the property in September 1971 to Robin Georgina McLean married woman of Lane Cove, Charles William Robinson of Sydney solicitor and William John Ryan of Northbridge, engineer as tenants in common. Robin became the sole owner of the flats on 20 October 1972.</p> <p>George Bevan Enterprises Pty Ltd purchased the building, and on 17 October 1977 a strata plan was issued for the building.</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.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The development of the site 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)	<p>The site is associated with Walter William Aird Munro and his wife Mary Munro, who commissioned the construction of the original residence and refreshment rooms, and with William Rolston Jardine, who commissioned the conversion of the original building to flats and constructed the flat building addressing Kurrawa Avenue.</p> <p>The site has tenuous associations with Philip Hart, 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.</p>
Aesthetic significance SHR criteria (c)	The Myall Court flat building has a unique but simple front elevation indicating the two units facing to the street accessed by external stairs wrapped around the piers with faceted rendered and painted balcony with geometric panels decorated in vermiculated render, and painted brick piers at two-storey height. The triangular parapet with inset panels and engaged piers at each end completes the front façade detailing while hiding the roof behind. The front painted brick fence with dwarf wall and piers complements the architectural detailing and adds to the aesthetic of the Myall Court flat building.
Social significance SHR criteria (d)	
	The buildings contain examples of early twentieth century domestic brick construction details and skills.

Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	5 Kurrawa Avenue is representative of flat development constructed throughout the inner and middle suburbs of Sydney between World War 1 and World War 2.
Integrity	Despite modifications to the building, the exterior of the building facing Kurrawa Avenue exhibits detailing and masonry 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
Written	NSW Land Registry Services	Torrens Title, Certificate of Title Vol. 1466 Fol. 119		NSW Land Registry Services
Written	NSW Land Registry Services	Torrens Title, Certificate of Title Vol. 1502 Fol. 163		NSW Land Registry Services
Written	NSW Land Registry Services	Torrens Title, Certificate of Title Vol. 1514 Fol. 40		NSW Land Registry Services
Written	NSW Land Registry Services	Torrens Title, Certificate of Title Vol. 1917 Fol. 178/179		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 4184		NSW Land Registry Services
Written	Sunday Times	Lands Sales for November – 1 November 1903, p 3	1903	State Library of NSW / Trove
Written	Sunday Times	Yesterdays Land Sales – 15 November 1903, p 5	1903	State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain brick boundary fence and garden setback between Kurrawa Avenue and Myall Court building. - Recover open verandahs in Kurrawa Avenue facade by removal of infill windows. - Retain lead light windows. - Retain and conserve street façade and presentation of the building within the Kurrawa Avenue streetscape. - Do not paint face brickwork or other surfaces originally intended to be unpainted. - Retain original (1904 – c1926) building fabric and decorative elements. Adaptation if individual units may be acceptable subject to Consent Authority approval of detailed documentation.
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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 5 Kurrawa Avenue, 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 5 Kurrawa Avenue, 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 5 Kurrawa Avenue, 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	Street elevation of 146-152 Beach Street, which are contained in the site of 5 Kurrawa Avenue Coogee.				
Image year	Feb 2021	Image by	Google	Image copyright holder	Google



IMAGES - 1 per page

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

Image caption	Plan of the Coogee Beach Estate offered for sale in 1903 showing the subject site (Lot 19). https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8940747&change_lng=				
Image year	1903	Image by		Image copyright holder	State Library of NSW



IMAGES - 1 per page

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

Image caption	Advertisement for the Coogee Beach Estate offered for sale in 1903. https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8946507&change_lng=				
Image year	1903	Image by		Image copyright holder	State Library of NSW

**THE
"Coogee Beach" Estate,
COOGEE.**

Torrens' Title.

Easy Terms.

10 per cent. Deposit; 5 per cent. in 3 months; and the balance of purchase money in twelve equal quarterly instalments, with interest added at the rate of 5 per cent. per annum.

The Substantial Stone Cottage will be sold with the allotment it stands on. Terms, Cash.

H. W. HORNING & CO.,
AUCTIONEERS.
55 PITT STREET, SYDNEY.

**THE
"Coogee Beach" Estate,
COOGEE.**

A Rare Opportunity of securing an Allotment at a Price under Market Value in this Ideal Subdivision, which cannot be excelled for Beauty of Position and Picturesque Surroundings, almost at the water's edge, with a splendid well-laid Grassy Park (planted with Ornamental Trees on one side, and the Electric Tram on the other side, direct to Sydney).

TORRENS' TITLE

Every Block has a Double Frontage, and commands a View.



VIEW OF THE PARK, OPPOSITE THE LAND

TO BE SOLD BY AUCTION

On the Ground,
Saturday, 14th Nov., 1903,
AT 3 P.M.

H. W. HORNING & COY.,

**THE
"Coogee Beach" Estate,
COOGEE.**

This magnificent block of Land, subdivided into 25 Choice Villa Sites, is the Key of this Beautiful Marine Suburb. Purchasers for either speculative or residential purposes are reminded that land in this vicinity rapidly increases in value owing to the surroundings, which are unsurpassed for views, and the Splendid Tram Service direct to the City.

TORRENS' TITLE



VIEW OF THE LAND

TO BE SOLD BY AUCTION

On the Ground,
Saturday, 14th Nov., 1903,
AT 3 P.M.

H. W. HORNING & COY.,

ITEM DETAILS							
Name of Item	Louis 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	5						
Street name	Severn Street						
Suburb/town	Maroubra				Postcode	2035	
Local Government Area/s	Randwick						
Property description	SP 1813						
Location - Lat/long	Latitude	-33945301274			Longitude	151.256813161	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Private						
Current use	Residence (Flat)						
Former Use	Residence (Flat)						
Statement of significance	<p>Louis Flats building at 5 Severn Street, Maroubra, demonstrates historical and associative values but does not meet the threshold for listing on heritage schedules at the State or Local level.</p> <p>The building is associated with the Simon family, particularly the owner Joseph Elias Simon and the builder Elias Simon and the Maroubra Beach Estate. It is representative of the speculative residential flat buildings constructed in the Maroubra area during the Inter-War period and following the completion of the tramline to Maroubra Beach in 1921. Both the exterior and the interior of the building have however been compromised by modifications and the removal of interior joinery and details, to a degree that it no longer presents as an Inter-War building or reflect the characteristics of the styles of the period.</p> <p>The site is associated with George Wride who was responsible for the re-subdivision of the area as the 'Maroubra Beach Estate'. Wride was resident of Randwick from c1904 to 1915, founder of the Coogee Surf Club, a member of the Maroubra Surf Club, former licensee of the Coogee Hotel (also known as the Coogee Bay Hotel), and is commemorated locally with the re-naming of Palmerston Street as Wride Street. Notwithstanding, he has no direct connection to the existing building at 5 Severn Street.</p> <p>The site may be eligible for listing as an archaeological item for the surviving stone boundary wall and evidence of previous use (former stables and diary) in the rear yard.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Elias Simon					
Physical Description	<p>A two-storey rendered and painted building containing four flats, with a garage and laundry building located at the rear (south) of the residential building. External walls are brick cavity, with solid brick internal walls, timber floors and a flat, membrane roof surrounded by a brick parapet. Windows are generally double-hung timber framed, with the upper sash divided into six panes, and the lower sash a single glass pane. Internal floors are generally timber structure with timber boards; ceilings are fibrous plaster with decorative motifs that have been significantly compromised.</p> <p>The building is set back from the Severn Street boundary with a garden area contained by remnants of the original sandstone boundary fence.</p>					
Physical condition and Archaeological potential	Despite modifications, including rendering of its exterior, the building is in fair condition. Interiors not accessible at time of this assessment.					
Construction years	Start year	1926	Finish year	1926	Circa	<input type="checkbox"/>
Modifications and dates	Internal alterations; demolition of 4 garages; common areas to roof and garden allocated for private use; balcony enclosed. Photographs submitted to Randwick Council as part of DA/533/2021 indicate the removal of interior joinery.					
Further comments						

HISTORY	
Historical notes	<p>The site is located on 4275 acres of land reserved as for a 'Church and School', but in August 1869 the land was subdivided and on 26 April 1870 Allotment 1 of Section 5 containing 7a 2r 11p, was granted to William Wing, a compositor for the Sydney Morning Herald newspaper. The site remained undeveloped, although it may have been used for grazing as an unregistered lease, until it was sold to Captain William McKeon on 10 December 1874.</p> <p>In July 1880 the Mercury newspaper reported there had been no word of the colonial barque Marquis of Argyle, under Captain William McKeon, or his wife and family, since they had left Haiphong (now known as Haiphong, Vietnam) on 5 November 1879. In December 1886 a new Certificate of Title was issued to Ann McKeon, William's mother. Following her death in 1905 her Executors, The Perpetual Trustees Company of New South Wales Ltd, sold the site containing 7a 2r 11p to George Wride Jnr, described as an 'Advertising Expert', of Coogee. Wride also acquired the land adjoining the north of the Allotment 1, consolidating the site into the Maroubra Beach Estate. Despite selling 40 lots by the end of November 1908, the subject site remained undeveloped as part of a 'Temporary Recreation Ground'. In 1909 Randwick Council, in response to a petition from Maroubra Beach users, approached the Minister for Lands to acquire 1150 feet of water frontage, with a depth of 100 feet from Wride. The strip of land was acquired by the Crown at a cost of £1400- and dedicated for public use on 13 Oct 1909, providing public access to over 1½ miles of continuous sea frontage, including Maroubra Beach.</p> <p>In 1911 the recreation ground was re-subdivided, and Lot 13 was acquired by Philip Arthur Goulding a clerk of Sydney, on 4 March 1911. Goulding sold the undeveloped site to Joseph Elias Simon, a storekeeper of Cobar, NSW in March 1922. A building application was lodged with Randwick Council in 1925 (BA/1131/1925) for the construction of a residential flat building containing four flats and a garage, completed by 8 November 1926.</p>

	<p>In January 1930 Louis Flats was offered for sale noting all the flats were ‘<i>at present all let at low rentals</i>’, and in May 1930, Joseph defaulted on his mortgage, and George Abraham Montanjees exercised his power of sale and sold the property to Arthur Elias Simon, described as a manufacturer of Sydney. Arthur re-mortgaged the property, again to George Abraham Montanjees. Following Montanjees death in 1944, his daughter Beryl took over the mortgage and in December 1950, following Arthur’s default on repayments, sold the property to Matilda Pardey of Waterloo.</p> <p>In 1961 the building was purchased by Fouzy Malouf, a resident of Royal Street Maroubra, who sold it two years later to Joseph and Matilda Toth who applied to convert the title to a Strata Plan and proceeded to sell the four flats into separate ownership.</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.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Louis Flats building, constructed in 1926, is evidence of the speculative residential development of Maroubra in the Inter-War period following the construction of the tramline to Maroubra Beach in 1921. Meets criterion a) but it is numerous and therefore does not meet the threshold for listing under criteria a).</p>
Historical association significance SHR criteria (b)	<p>The building is associated with the Simon family, particularly Joseph Elias Simon who commissioned the building, and his father, Elias Simon, who constructed the building. The building appears to have been constructed as four rental flats to provide an income for Joseph Elias Simon.</p> <p>The site is also associated George Wride (1866 - 1931) who undertook a re-subdivision of the area as the ‘Maroubra Beach Estate’. Wride was one of the founders of the Coogee Surf Club, a member of the Maroubra Surf Club, and the owner of the Coogee Hotel in the early twentieth century. Wride resided at ‘Woolloowin’, at the corner of Dudley and St Paul Streets Randwick until 1915, when he moved to his new home, called ‘Maroubra’ at Gordon. Notwithstanding, he has no direct connection to the existing building at 5 Severn Street.</p> <p>Does not meet the threshold for criteria b)</p>
Aesthetic significance SHR criteria (c)	<p>While the exterior of the building exhibits some characteristics of Inter-War residential flat buildings constructed in Maroubra and the Randwick Municipality generally, 5 Severn Street has been compromised by irreversible rendering of the façade and the removal of interior details to a degree that it no longer can be attached to an architectural style of the period.</p> <p>Does not meet the threshold for criteria c)</p>
Social significance SHR criteria (d)	<p>The social significance of the site cannot be ascertained without undertaking community consultation. The building may have some potential to provide a further sense of place and belonging to the local community as an example of urban expansion during the Inter-War period.</p> <p>Does not meet the threshold for criteria d)</p>
Technical/Research significance SHR criteria (e)	<p>The building contains examples of construction and unadorned details common to Inter-War residential flat development in the Randwick Municipality. There is however potential for surviving remnants of former stables and dairy at the rear yard. The front stone boundary wall is the only clear evidence of early configuration of the site that would provide some archaeological resource.</p>

	Meets the criteria for archaeological listing of the wall and likely surviving remnants of former stables and diary at the rear yard.
Rarity SHR criteria (f)	The building is not a rare type within the Randwick Municipality. Does not meet the threshold for criteria f)
Representativeness SHR criteria (g)	The building appears to be one of numerous Inter-War Flat buildings constructed within the Randwick Municipality, including highly intact examples located in the Moira Crescent Heritage Conservation Area. Does not meet the threshold for criteria g)
Integrity	Louis Flats has been compromised by the removal and irreversible loss of building fabric including internal joinery. The integrity of the building is considered low regardless of the remnant examples of fibrous plaster ceilings and double-hung windows and some internal configuration.

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	Torren Title, Certificate of Title Vol. 2301 Fol. 35		NSW Land Registry Services
Written	NSW Land Registry Services	Torren Title, Certificate of Title Vol. 2136 Fol. 77		NSW Land Registry Services
Written	NSW Land Registry Services	Torren Title, Certificate of Title Vol. 101 Fol. 184		NSW Land Registry Services
Written	NSW Land Registry Services	Torren Title, Certificate of Title Vol. 818 Fol. 160		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 5760		NSW Land Registry Services
Written	The Sun	Maroubra Beach – 21 October 1909, p.4	1909	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 4 January 1930, p.22	1930	State Library of NSW / Trove
Written	Urbis	Heritage Assessment (Unpublished Report): 5 Severn Street Maroubra, Randwick Local Government Area, Gadigal Country – 19 July 2021	2021	Randwick Council (DA/533/2021)
Written	NBRS Architecture	Heritage Assessment (Unpublished Report): 5 Severn Street Maroubra – 21 July 2021	2021	Randwick Council (DA/533/2021)

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as an archaeological item on Part 3 (Archaeological sites) in Schedule 5 of Randwick LEP 2012 for the surviving stone boundary wall and possible remnants of former stables and diary in the rear yard. Any future DA should be accompanied by an Archaeological Assessment to ascertain the surviving remnants of the former stables and diary. - Conservation, adaptation, or demolition may be acceptable subject to consent approval of detailed documentation. - New development is to retain the existing setback from the Severn Street boundary, the stone boundary wall and front garden. - Further research be added on to the archaeological potential of the site.
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	<ul style="list-style-type: none"> - A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. - Photographic archival recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.
--	---

SOURCE OF THIS INFORMATION			
Name of study or report	Randwick Heritage Study (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 5 Severn 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 5 Severn 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 5 Severn Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



ITEM DETAILS						
Name of Item	'Don Juan'					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential building (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	7					
Street name	Mears Avenue					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	Lot B DP 372329					
Location - Lat/long	Latitude	-33.917136			Longitude	151.242199
Location - AMG (if no street address)	Zone		Easting	9691839.548	Northing	4418115.161
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed c. 1917-1918, this single-storey Federation brick bungalow at 7 Mears Avenue, Randwick, is of local heritage significance as a, typical of the war period urban expansion and subdivision in the Randwick local area during the 20th century. The site has some association with both the Callaghan and Duckman families, who were locals of the Randwick area.</p> <p>The site has aesthetic significance associated with its late Federation and early Inter-War Bungalow characteristics including sandstone foundations, timber and post verandah, half-timbered detailing to the gables, tessellated floor tiles within the verandah space, leadlight glazing, brick chimney and hip and valley roof.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	William H. Duckham
Physical Description	Single storey dark brick late Federation and early Inter-War Bungalow with a primary elevation to Mears Avenue and front-facing verandah comprised of sandstone foundation, tessellated floor tiling and timber columns. The residence has a hip and gable roof with dark tiling and north-facing gablet to Mears

	<p>Avenue featuring timber detailing and roughcast rendering. A single low brick chimney sits to the rear (south-west) corner of the roof, beyond the pitch.</p> <p>The primary elevation is comprised of timber-framed casement windows in sets of two and three. The western-most windows are comprised of a timber-framed protruding bay with decorative leadlight detailing inlaid to both the primary panes and smaller fanlights above. Three separate doors comprised of timber framing provide entry to the property, whilst the verandah is accessed from the west via a set of sandstone steps.</p> <p>A contemporary brick driveway bounds the site to the west providing access to the rear garage, whilst a combined timber and sandstone fence and gate bound the site 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	1917	Finish year	1918	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1951 – Subdivision of Lots A and B (now 5 and 7 Mears Avenue).</p> <p>2018-2021 – Works approved for alterations and additions to house with two-storey addition to rear, new garage and landscaping with rear terrace (DA/276/2018, DA/276/2018/A, DA/276/2018/B, DA/276/2018C, CCP/442/2021).</p>					
Further comments						

HISTORY

Historical notes	<p>'Don Juan' at 7 Mears Avenue, was constructed in c1917-18 for the family of William Henry Duckham. On 9 April 1914, William Henry Duckham, grazier from Randwick (originally from Turanville, Scone, NSW), had acquired 1 rood 33 ³/₄ perches on the south side of Mears Street, which had been part of the Mears Estate and part of Suburban Allotment 14 (14a on map) originally granted to Thomas Callaghan on 16 December 1853. Duckham acquired the land from Eliza Milford Callaghan and Mary Milford Jones.</p> <p>William H. Duckham was for the first time listed in the <i>Sands Sydney Directory of 1916</i>, at 'Pacific View Flats', suggesting that the flat building at 5 Mears Street had been constructed for Duckham by 1915. This was the only building on the south side of Mears Avenue at that time, together with Mrs. Beatrice Christie's 'Ballarat' which had been listed from 1914 at the corner of Ada Street. William Henry Duckham successively sold portions of his land to others, including the easternmost portion which he sold to Mrs. Christie in 1915, and another portion, which he transferred in May 1917 to John Dew who built 'Elouera' at 11a Mears Avenue by 1918.</p> <p>William H. Duckham died in June 1917, when his residence was still noted as 'Pacific View'. However, a new building was likely constructed that same year, being 'Don Juan' at 7 Mears Avenue. In 1918, W. H. Duckham was listed separately from 'Pacific View', and 'Don Juan' was listed for the first time in the <i>Sands Directory of 1919</i>, still noting 'W. H. Duckham' as the occupant.</p> <p>It was not until December 1924, that the property was officially transferred to William H. Duckham's wife Lilleah (Lilly) Duckham, Robert George Dundas Fitzgerald, and George Maitland Badgery as joint tenants. The following year, they sold another portion to John Leo Fox, who built 'Hughenden' at 9a Mears Avenue by 1926.</p> <p>From around 1928, 'Don Juan' at 7 Mears Avenue was tenanted, and Mrs. Duckham was from 1930 listed at 5 Mears Avenue. When Lilleah Duckham died on 5 May 1934, she resided at 5 Murray Street, Lane Cove. By then, the property had been transferred to the Perpetual Trustee Company Ltd (March 1927), and in October 1950, 5 and 7 Mears Avenue were offered for sale, with 7 Mears</p>
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	<p>Avenue noted as a “substantial brick cottage containing 5 rooms. Let at £3/4/6 per week” (Advertising, <i>Daily Telegraph</i>, 11 October 1950, 30).</p> <p>However, the 1950 sale appears to have been unsuccessful, and after another subdivision in 1951 which created Lots A and B (5 and 7 Mears Avenue, respectively), Lot B was transferred to Thomas Henry Duckham, clerk from Randwick, and Pearl Arbury Welling, wife of Herbert James Welling of Lane Cove, in half shares. In July 1960, Lot B was transferred to Nancy Effie Fraser from Randwick.</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: Federation & Inter-War Bungalow Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	‘Don Juan’ was constructed in c. 1917-1918 and is representative of the urban growth and subdivision of the Randwick area during the early 20 th century.
Historical association significance SHR criteria (b)	The site was originally part of the Mears Estate granted to Thomas Callaghan in December 1853 and acquired by William H. Duckman from Eliza M. Callaghan and Mary M. Jones in April 1914. The house has association with the Callaghan and Duckman families, the latter who retained the property into the 1950s, locals to the Randwick area during the 19 th and 20 th centuries.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its late Federation and early Inter-War Bungalow characteristics including sandstone foundations, timber and post verandah, timber detailing to the gablet, tessellated floor tiles within the verandah space, leadlight glazing, brick chimney 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 th 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 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.
Rarity SHR criteria (f)	The subject Bungalow is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	The house is representative of the brick Federation and Inter-War bungalows constructed in the Randwick area during the late 19 th – early 20 th century.
Integrity	The house retains a high degree of fabric integrity externally. Interiors were not inspected at this time.

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. 2575 Fol. 90		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 3771 Fol. 242		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 6486 Fol. 155		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices - 29 June 1917, p 5	1917	State Library of NSW / Trove
Written	Daily Telegraph	Advertising - 11 October 1950, p 30	1950	State Library of NSW / Trove
Written		Randwick Subdivision Plans - Z/SP/R2/229, 'Villa sites, Randwick', 20 June 1890;	1980	State Library of NSW / Trove
Written	John Sands	Sands Sydney Directory, Randwick – Mears Avenue south.		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - No further subdivision should occur to the site. - Ensure distinctive bungalow architectural elements described in the Statement of Significance are preserved. - 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.
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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 7 Mears Avenue, 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 7 Mears Avenue, 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 'Villa sites, Randwick', 20 June 1890				
Image year	1890	Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/229, 'Villa sites, Randwick', 20 June 1890	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 5 and 7 Mears Avenue, Randwick, <i>Daily Telegraph</i> , 11 October 1950				
Image year	1950	Image by	Advertising, <i>Daily Telegraph</i> , 11 October 1950, 30	Image copyright holder	

RICHARDSON & WRENCH LTD.

Will submit the undermentioned properties to

PUBLIC AUCTION

In the Rooms, 92 Pitt Street, on

FRIDAY, 20th OCTOBER, at 10.30 a.m.

RANDWICK.—No. 5 MEARS AVENUE. Two storey brick building containing 4 commodious self-contained flats, each having 4 rooms. To be sold together with furniture contained in Flat 4, and subject to vacant possession of Flat 4.

RANDWICK.—No. 7 MEARS AVENUE. Substantial brick cottage containing 5 rooms. Let at £3/4/6 per week.

ITEM DETAILS							
Name of Item	'Maroubra 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	10						
Street name	Broome Street						
Suburb/town	Maroubra				Postcode	2035	
Local Government Area/s	Randwick						
Property description	Lot 1547 DP 752015						
Location - Lat/long	Latitude	-33.949137			Longitude	151.252593	
Location - AMG (if no street address)	Zone	56	Easting	338525.14		Northing	6242108.227
Owner	Private						
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>Constructed in the late 1930s, 'Maroubra House' is of local significance as a rare and intact evidence of Inter-War (mid-20th century) subdivision and growth in the Maroubra local area representing distinctive characteristics of the Inter-War Spanish Mission architectural style. 'Maroubra House' was likely constructed by prominent Sydney architectural firm Peddle, Thorp & Walker either for Alfred Edwin Dakingsmith or his family, and remained under Dakingsmith family's ownership until 1975. The house therefore has association with both the firm of Peddle, Thorp & Walker and the Dakingsmith family, who were locals of the Maroubra area.</p> <p>The site has aesthetic significance associated with elements of the Spanish Mission Inter-War architectural style featuring key characteristics of the style including the use of stuccoed masonry finishes, terracotta roof tiling, rounded arches, Juliet balconies and partially enclosed verandahs comprised of open arches. This Australian architectural style is representative of the Inter-War expansion of the local area during the early to mid-20th century.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Peddle, Thorp & Walker (?)					
Builder/ maker	Alfred Edwin Darkingsmith (?)					
Physical Description	<p>Located on a prominent corner lot with a moderate downward slope to the north-east, 10 Broome Street is a large multi-storey Inter-War with aspects of the Spanish Mission architectural style. The building has a primary elevation to Broome Street (east) featuring bleached white stucco finishing, a terracotta tiled hip and valley roof, first floor Juliet balcony facing Bridges Street to the north, double-hung sash windows to both floors and arched partially enclosed verandah. The existing slope is utilised by the architecture of the dwelling with a lower-ground dual garage fitted with arched entryways fit with roller garage doors and access via Bridges Street.</p> <p>Primary entry to the site is at the north-east corner of the site, at the corner of Bridges Street and Broome Street. An enclosed front garden comprises the northern section of the site within the confines and a contemporary swimming pool is sited within the south-east. A stuccoed masonry fence bounds the entirety of the site along Broome and Bridges Streets somewhat obscuring visibility of the site from the streetscape.</p> <p>Interiors have not been inspected at this time.</p>					
Physical condition and Archaeological potential	Generally on good condition externally.					
Construction years	Start year	1938	Finish year	1938	Circa	<input checked="" type="checkbox"/>
Modifications and dates	2001 – Alterations and additions to interior and exterior including landscaping (DA/43/2001).					
Further comments						

HISTORY	
Historical notes	<p>10 Broome Street was constructed in the late 1930s and evidence suggests it may have been built in c1938 to the design by prominent Sydney architects, Peddle Thorp & Walker. The building is located on Portion 1547 in DP 752015, which was on 15 March 1923 granted to John Westacott from Rozelle, as part of the 1918 auction sale of Crown Land at Maroubra. On 20 April 1925, Westacott transferred Portion 1547 to Katoomba decorator William Ward, who in turn transferred it to Surry Hills hotel keeper Daniel Minogue on 6 January 1928. Neither of these owners appears to have developed the site, as no buildings were listed at Broome Street in the <i>Sands Sydney Directory</i> between 1923 and 1932-3.</p> <p>On 22 April 1937, the property was transferred from Daniel Minogue to Alfred Edwin Dakingsmith, Sydney merchant. In November 1937, Peddle, Thorp and Walker were preparing plans for “erection of a duplex residence at Broome and Bridges Streets, Maroubra” (Contracts Let, <i>SMH</i>, 2 November 1937, 5), suggesting that the prominent Sydney architectural firm was responsible for the design of the building at the corner of Broome and Bridges Streets. The architects called for tenders later that month for “erection of two residences, Bridges and Broome Sts” (Tenders called, <i>Construction and Real Estate Journal</i>, 24 November 1937, 9). The tender for the ‘two residences’ was awarded to A. L. Hogg and Son, Rockdale in April 1938, suggesting that construction took place in 1938. It is possible that the tender was indeed for 10 Broome Street, however, it is also possible that the tender did, in fact, relate to two different buildings, one on Broome Street and one on Bridges Street. Further research would be required to confirm Peddle, Thorp & Walker as the architects for the building at 10 Broome Street.</p>

	<p>It is unclear if the property was built for Alfred Edwin Dakingsmith himself, or his family. He acquired Portion 1528 (8 Broome Street) on 16 June 1938, and the adjacent Portion 1548 (12 Broome Street) on 28 February 1939, but only appears to have developed 10 Broome Street.</p> <p>Dakingsmith lived in Bowral when he died on 7 August 1943, and the property was transferred on 8 May 1944 to his daughter, Dorothy Merle Drew, who also resided in Bowral. She transferred the property later that same year, on 20 October 1944, to Alfred Edwin Dakingsmith, her brother who lived in the USA, and Florence May Manwaring. In 1945, separate title certificates were issued to Manwaring and Dakingsmith, who jointly owned the three portions. 8 Broome Street was in 1948 transferred into Manwaring's sole ownership. 10 Broome Street appears to have remained in the ownership of the Dakingsmith family until 4 April 1975, when Portion 1547 was transferred to Peter and Christa Satouris.</p> <p>When the property was offered for sale again in September 1984, the advertisement noted it as a "stately 2 storey Mansion, superb position, magnificent views, elegant inclusions, pool, spa. Plus separate 2 storey 3 bedrm residence" (SMH, 29 August 1984, 43).</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: Spanish Mission Inter-War Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in the late c. 1930s , 'Maroubra House' is evidence of Inter-War (mid 20 th century) subdivision and growth in the Maroubra local area.
Historical association significance SHR criteria (b)	The house was likely constructed by prominent Sydney architectural firm Peddle, Thorp & Walker either for Alfred Edwin Dakingsmith or his family and remained under Dakingsmith family's ownership until 1975. The house therefore has association with both the firm of Peddle, Thorp & Walker and the Dakingsmith family, who were locals of the Maroubra area.
Aesthetic significance SHR criteria (c)	<p>The site has aesthetic significance associated with elements of the Spanish Mission Inter-War architectural style which feature characteristics including the use of stuccoed masonry finishes, terracotta roof tiling, rounded arches, Juliet balconies and partially enclosed verandahs comprised of open arches. This Australian architectural style is representative of the Inter-War expansion of the local area during the early to mid 20th century.</p> <p>The property is also bound by a masonry fence in the same finishes with side garage access via a set of dual arches fit with roller doors via Bridges Street.</p>
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of the urban expansion of the Maroubra area 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	The subject Inter-War mansion with elements of the Spanish Mission architectural style is rare in the Randwick LGA.

SHR criteria (f)	
Representativeness SHR criteria (g)	10 Broome Street is representative of the Inter-War Spanish Mission architectural style constructed within the Maroubra local area and greater Randwick LGA during the early to mid 20 th century.
Integrity	The house retains a high degree of fabric integrity externally. Interiors were not inspected at this time.

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	Crown Grant Vol. 3451 Fol. 229		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 5497 Fol. 94 and 95		NSW Land Registry Services
Written	Sydney Morning Herald	Contracts to Let - 2 November 1937, p. 5	1937	State Library of NSW / Trove
Written	Construction and Real Estate Journal	Tenders Called - 24 November 1937, p. 9	1937	State Library of NSW / Trove
Written	Sydney Morning Herald	Contracts to Let - 12 April 1938, p. 6	1938	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices - 9 August 1943, p. 8	1943	State Library of NSW / Trove
Written	Sydney Morning Herald	29 August 1984, p. 43	1984	State Library of NSW / Trove
Written		Maroubra Subdivision Plans - SP/M8/161, 'Auction Sale, Crown Lands, Maroubra', 16 March 1918	1918	State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Maroubra – Broome Street		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - The house and its Inter War architectural style with its elements of the Spanish Mission and Italianate subtypes. - No further subdivision should occur to this site. - Ensure there is no new structure within the front Broome Street garden or to the secondary Bridge Street elevation that may obscure views further to and from the house. - The existing masonry fencing should be preserved in its current form and should aesthetically continue to match the finish of the house. - A Heritage Impact Statement should be prepared in accordance with Heritage Council guidelines prior to any major works being undertaken. - Archival Photographic Recording, in accordance with Heritage Council guidelines, should be prepared for the site prior to any 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 10 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 10 Broome Street, Maroubra				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

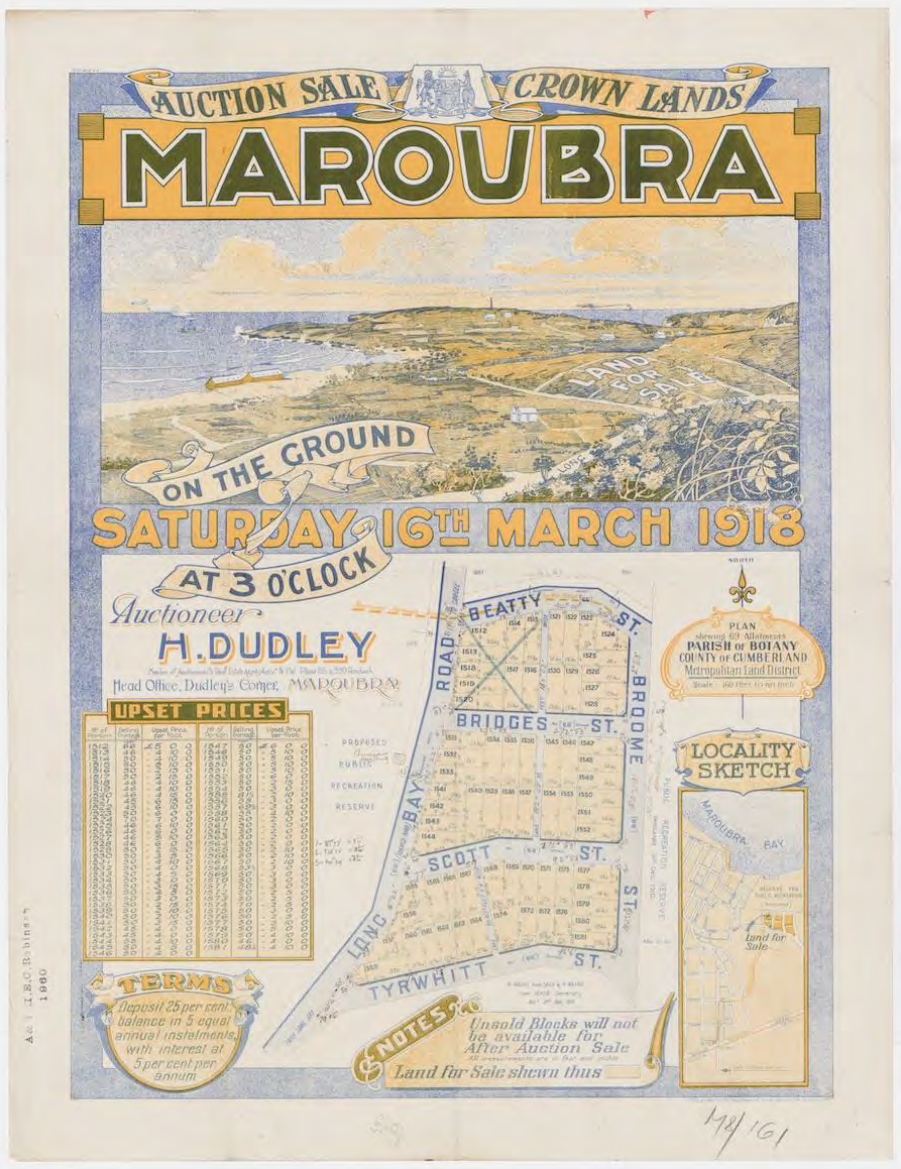
Please supply images of each elevation, the interior and the setting.

Image caption	View of 10 Broome Street, Maroubra				
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	Subdivision sales poster for 'Crown Lands, Maroubra'				
Image year	1916	Image by	SLNSW, Maroubra Subdivision Plans, Z/SP/M8/161, 'Auction Sale, Crown Lands, Maroubra'	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	10								
Street name	Cottenham Avenue								
Suburb/town	Kensington						Postcode	2033	
Local Government Area/s	Randwick								
Property description	Lot 148 Section 14 DP 7698								
Location - Lat/long	Latitude	-33.914465				Longitude	151.221653		
Location - AMG (if no street address)	Zone	56	Easting	9689956.16		Northing	4418487.411		
Owner	Private								
Current use	Residence								
Former Use	Residence								
Statement of significance	<p>Constructed in c1926 with distinctive features of the Australian Inter-War California Bungalow architectural style at 10 Cottenham Avenue, Kensington, this house is of local heritage significance as an intact example of the style and as an evidence of 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.</p> <p>The site has aesthetic significance associated with its intact California bungalow architectural style, including the symmetrical arrangement of the façade, hip and valley roof with terracotta Marseilles tiling, half-timber detailed gablet partially rendered, face brick columns with tapered round masonry columns over and brick walls along the verandah, brick chimneys with terracotta pots and hats, well-maintained terraced front garden with brick steps, and bay windows with rendered lintels and decorative leadlight glazing. The elevated setting of the bungalow together with its terraced garden and brick decorative boundary fencing contributes significantly to the streetscape of Cottenham Avenue</p> <p>The site has some association with the former Kensington Estate and the Donohoe family, who have been locals to the Kensington area throughout 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>Constructed in c1926, the residence is an example of a single-storey Inter-War California bungalow style brick house with its primary elevation to Cottenham Avenue and separate front-facing verandah with dark coloured face brick columns, partially rendered and brick retaining wall. The residence is located at an elevated level with sufficient setback from Cottenham Avenue, accessible through brick steps running across the front garden. The car garage is located at lower ground level, directly accessible through a driveway connected with Cottenham Avenue. The residence has a symmetrical façade with a hip and valley roof clad with terracotta Marseilles tiling. The primary elevation along Cottenham Avenue has a gablet featuring timber detailing and rendering. Two brick chimneys (one at the front and the other in the northwest) sit over the hipped roof with terracotta chimney pots and hats. The brick columns partially rendered in the front-facing verandahs have niches with the rendered sill. The residence has two symmetrical bay windows, one on each side with rendered lintels and leadlight glass.</p> <p>The brick staircase connects the residence with the Cottenham Avenue footpath. A face brick boundary wall with brick piers and niches borders the site to the east.</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 checked="" type="checkbox"/>
Modifications and dates	<p>2004 – Development application approved to put in a new front deck and two dormer windows for first floor attic study (DA/1124/2004).</p> <p>2006 – Development application approved to install an inclinor from the front of the property to the entry of the dwelling (DA/179/2006).</p>					
Further comments						

HISTORY	
Historical notes	<p>10 Cottenham Avenue, Kensington, is located on Lot 148 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>Lot 148 was transferred from George F. Todman to William ('Bill') Patrick Donohoe on 31 January 1924, with a new Certificate of Title issued to Donohoe on 29 February 1924. The building was constructed in c1926, as the <i>Sydney Sands Directory</i> listed Donohoe for the first time at 10 Cottenham Avenue in 1927, one year after his marriage to Elizabeth Josephine Dwyer on 6 March 1926. The couple had two daughters.</p> <p>Bill Donohoe was the Secretary of the Victoria Park Racing Club from 1923, and later managing director of Stadiums Ltd, Victoria Park and Canterbury velodrome. He also became director of 'Truth' and 'Sportsman' Ltd and managing director of the Arcadia and Carrington hotel companies. After W. P. Donohoe's death in 1954, at age 61, the property remained in Donohoe family ownership until October 1979, when it was offered for sale by auction as a "gracious family residence featuring the elegance and charm of yesteryear." Situated "on large block of land with rolling lawns and outstanding views," the house contained "3 bedrooms, lounge (with overhead beams), large comfortable family</p>

	room, formal dining-room", and a lock-up garage. The property was transferred to new owners in April 1980.
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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: California Bungalow Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c1926, 10 Cottenham Avenue 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)	The site was part of lands held by Kensington Estate and later subdivided by George Frederick Todman and transferred to William ('Bill') Patrick Donohoe, the Secretary of the Victoria Park Racing Club from 1923, and managing director of Stadiums Ltd, Victoria Park and Canterbury Velodrome. He also became director of 'Truth' and 'Sportsman' Ltd and managing director of the Arcadia and Carrington hotel companies. The house, therefore, has an association with both the Kensington Estate and the Donohoe family, who have been locals to the Kensington area throughout the 20th century.
Aesthetic significance SHR criteria (c)	10 Cottenham Avenue is a single storey brick residence that demonstrates the characteristic of the Inter-War California Bungalow Style, including the symmetrical arrangement of the façade, hip and valley roof with terracotta Marseilles tiling, timber detailed gablet partially rendered, face brick columns (partially rendered) and retaining walls along the verandah, brick chimneys with terracotta pots and hats, sloped front garden setting with brick steps, and bay windows with rendered lintels and leadlight glass.
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 house 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 residence is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	10 Cottenham Avenue is representative of Inter-War California Bungalow architectural style and late 19 th and early 20 th -century residential development within the Kensington local area.
Integrity	The exterior of 10 Cottenham Avenue is highly intact and exhibits building materials and detailing dating from its original construction in c1926. Interiors were not inspected at this time.

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 3565 fol 88		NSW Land Registry Services
Written	Truth	Vale, Bill Donohoe – 8 August 1954, p.34	1954	State Library of NSW / Trove
Written	Daily Telegraph	Funeral of Mr. Donohoe – 10 August 1954, p.9	1954	State Library of NSW / Trove
Written	Sydney Morning Herald	13 October 1979, p.108	1979	State Library of NSW / Trove
Written		Kensington Subdivision Plans, Z/SP/K1/7, 'Kensington Estate, Section 14'		State Library of NSW / Trove
Written	Chris Cunneen, ADB	'Donohoe, William Patrick (1894–1954)', Vol 8.	1981	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Cottenham Avenue west (Kensington).		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain existing setback and garden area with access using brick staircase, including low height brick wall and piers, between façade and street boundary. - Retain and conserve street façade and presentation of the residence within the Cottenham Avenue streetscape. - 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. - Retain original (c1926) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 10 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 10 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	Semi-detached Federation Cottages					
Other Name/s Former Name/s	'Alderney' (13 Abbotsford Street)					
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name	11 Abbotford Street and 13 Abbotford Street is significant as a pair and should be managed together, especially externally to retain the presentation of the streetscape.					
Street number	11 & 13					
Street name	Abbotford Street					
Suburb/town	Kensington				Postcode	2033
Local Government Area/s	Randwick					
Property description	Lot 1 & 2 DP 786825					
Location - Lat/long	Latitude	-33.904433			Longitude	151.224833
Location - AMG (if no street address)	Zone		Easting	9690294.692	Northing	4419587.587
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed in 1908, these semi-detached Federation cottages are of local heritage significance as evidence of the suburban development of Randwick in the first half of the twentieth century. The semis are highly intact examples of Federation style brick cottages, presenting decorative elements such as roughcast rendered gables, tessellated floor tiles, brick chimneys with corbels, and two terracotta chimney pots with hats, splayed corner façade, double casement leadlight windows and hip and valley roofs. 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>'Alderney' has a strong association with Edward/Henville Family as it remained in their ownership until 1980 (more than 70 years).</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	Constructed in 1908, these semi-detached cottages are examples of Federation style residences constructed in dark coloured brick with their primary elevation towards Abbotford Street with splayed corners. Each cottage has two front-facing verandahs in the southeast and southwest corners of the

	<p>principal façade with tessellated floor tiling and timber columns. The verandah is covered using a curved corrugated metal sheet that runs along the front and side elevation. The residence has a symmetrical façade with a hip and gable roof clad in dark terracotta tiles, and two steeply pitched gable ends face out on both corners of the principal façade. These gablets have roughcast rendering over them. A low brick chimney sits on the roof's ridge with brick corbels and two terracotta chimney pots with hats. Both the corners of the façade are tapered and are protruded outwards with double casement leadlight windows.</p> <p>Both 11 Abbotford Street and 13 Abbotford Street has separate entrance doorway comprised of timber framing accessible through the verandah facing Abbotford Street. In addition, two brick car garages are located in the rear yard (northeast corner) of the property, accessible through Abbotford Lane.</p> <p>A brick wall along with a boundary hedge runs in the front of the property while a timber paling fence bound the site on the side. A small front garden provides a setback from the footpath.</p> <p>Interiors were not inspected; however, the real estate images indicate relatively intact Federation detailing and finishes.</p>					
Physical condition and Archaeological potential	Generally in good condition externally					
Construction years	Start year	1908	Finish year	1908	Circa	<input type="checkbox"/>
Modifications and dates	<p>27 February 1989: The property was subdivided into Lots 1 and 2 in DP 76825.</p> <p>Internal changes/refurbishment to the rear (northeast) section of the house.</p> <p>Addition of two brick garages to the rear (northeast) section of the house.</p>					
Further comments						

HISTORY

Historical notes	<p>'Alderney' was constructed in the first half of 1908 on Lot 27 of the 'Centennial Park Lands' subdivision of 26 October 1907. Located on what was initially known as Abbott Street, Lot 27 in Section 28 of DP 4601 was on 4 May 1909 transferred from the Chief Minister (as defined by the Centenary Celebration Act No. 526 561) to Robert Buik Edward, a Gentleman from Glebe Point. The building was likely constructed for Edward's daughter Annie who had married Reginald B. Henville on 10 August 1907 and who gave birth to a daughter at 'Alderney', Abbott Street, Kensington, on 1 July 1908. Reginald B. Henville was for the first time listed at 'Alderney' in the <i>Sands Sydney Directory</i> of 1909.</p> <p>The Henville family only occupied 'Alderney' until around 1912, with subsequent occupants including Gregory Austin (listed in the <i>Sands Directory</i> of 1914) and John White (from 1915). From the late 1910s until the early 1930s, William Mayze was listed at 'Alderney' at 13 Abbotford Street, Kensington.</p> <p>The property remained in Edward/Henville family ownership even after January 1965, when it was transferred to Robert Buik Edward Henville and Rose Marie Waugh. It was not until February 1980 that the family ownership appears to have ended. New Certificate of Titles were created when the property was subdivided into Lots 1 and 2 in DP 76825, as registered on 27 February 1989.</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: Federation Style.
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	'Alderney', at 13 Abbotsford Street, Kensington was constructed in 1908 and is representative of urban growth and subdivision of Randwick area (Centennial Park Lands) during the early 20 th century.
Historical association significance SHR criteria (b)	Alderney has a strong association with Edward/Henville Family as it remained in their ownership until 1980 (more than 70 years).
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Federation residence characteristics, including front-facing verandah with timber columns, tessellated floor tiles within the verandah space, brick chimney with corbels and two terracotta chimney pots with hats, tapered corner facade, double casement leadlight windows 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 th 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 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 Residence is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	'Alderney' is representative of the brick Federation cottages constructed in the Randwick area during the late 19 th – early 20 th century.
Integrity	The exterior of 'Alderney' is highly intact and exhibits building materials and detailing dating from its original construction from c.1908. 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 1972 fol 242		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 4601		NSW Land Registry Services

Written	Sydney Morning Herald	Family Notices – 11 September 1907, p 13	1907	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 4 July 1908, p 12	1908	State Library of NSW / Trove
Written		Kensington Subdivision Plans, Z/SP/K1/55, 'Centennial Park Lands'.		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Abbotford Street north (Kensington)		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - 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 Federation style residence. - Retain setback and garden area, including brick and hedge fence, tiled path and edging, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Abbotford streetscape. - Retain original (c1908) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 11 Abbotford Street, 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 13 Abbotford Street, 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 11 & 13 Abbotford Street, 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 11 Abbotford Street, Kensington https://www.realestate.com.au/property/11-abbotford-st-kensington-nsw-2033				
Image year	2021	Image by	Realestate.com.au	Image copyright holder	Realestate.com.au



IMAGES - 1 per page

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

Image caption	View of 13 Abbotford Street, Kensington https://www.realestate.com.au/sold/property-house-nsw-kensington-133086618				
Image year	2021	Image by	Realestate.com.au	Image copyright holder	Realestate.com.au



IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Centennial Park Lands', 1907				
Image year	1907	Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/55, 'Centennial Park Lands'	Image copyright holder	

AUCTION SALE
By order of the Premier and Colonial Treasurer: the Hon. J.H. Carruthers, M.L.A.

CENTENNIAL PARK LANDS

ON THE GROUND
AT 3 O'CLOCK P.M.
SATURDAY 26TH OCTOBER 1907

AUCTIONEERS
HARDIE & GORMAN
IN CONJUNCTION WITH
RICHARDSON & WRENCH LTD.
AND
BATT, RODD & PURVES LTD.

TERMS
DEPOSIT - 20 per cent.
BALANCE by three equal annual instalments
with interest at 5 per cent. per annum.

NOTES
All Lanes are 20 Feet wide
All Dimensions are in feet and inches
Scale, 100 feet to an inch

LOCAL SKETCH
SCALE 100 FEET TO AN INCH
CENTENNIAL PARK
LACHLAN ST
BUNNERONG ROAD
RANDWICK ROAD
ABBOTT STREET
DONCASTER AVENUE
KENSINGTON ESTATE

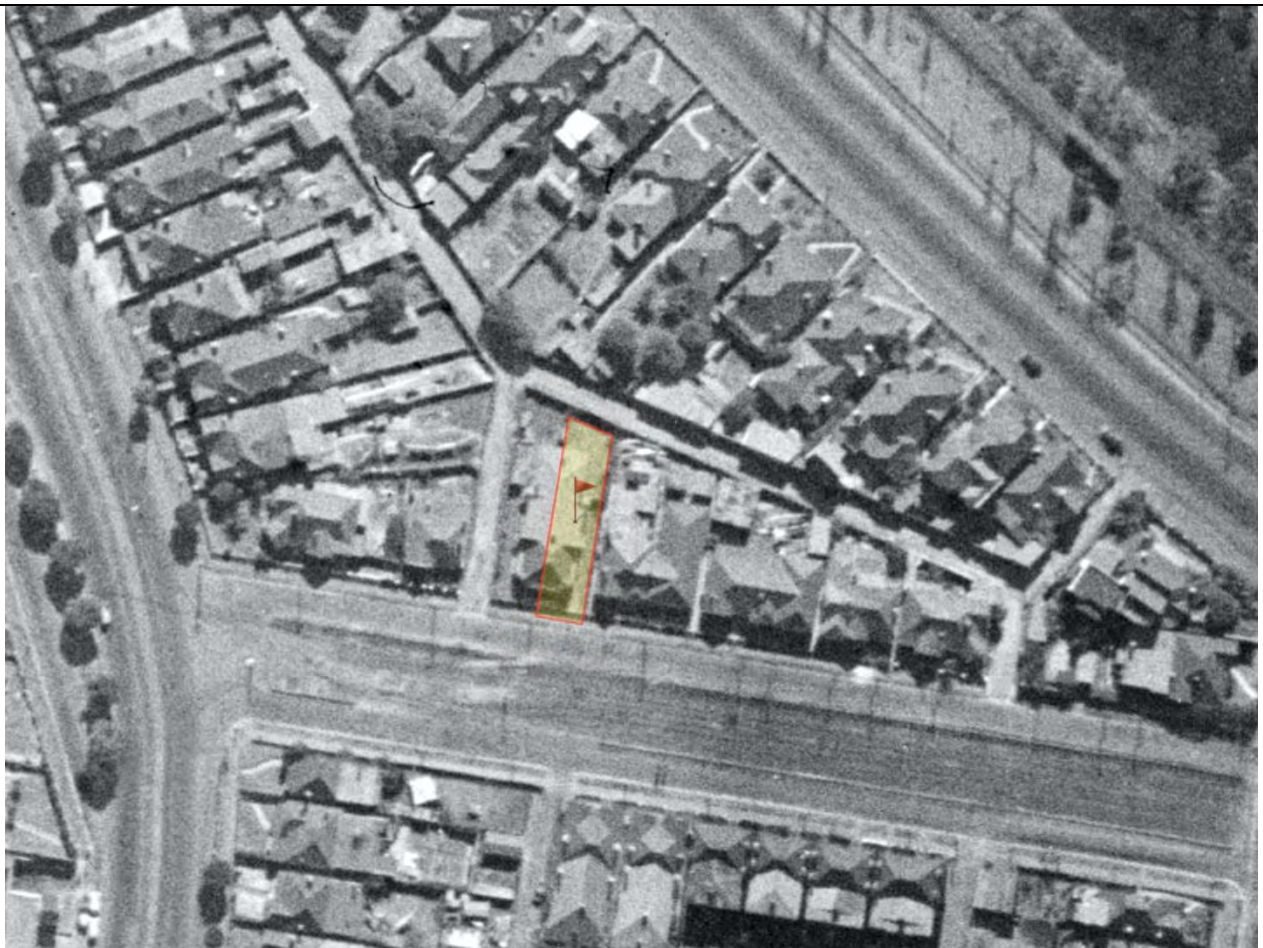
NOTE
Land for Sale shewn thus.
Land Sold

Lithographed and Printed at the Department of Lands Sydney, 807

IMAGES - 1 per page

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

Image caption	1943 aerial photograph, 11 Abbotford Street, Kensington				
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	1943 aerial photograph, 13 Abbotford Street, Kensington				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS									
Name of Item	'Islington'								
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	16								
Street name	Bishops Avenue								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	Lot 62 DP 1189								
Location - Lat/long	Latitude	-33.908806				Longitude	151.253353		
Location - AMG (if no street address)	Zone		Easting	9692908.841		Northing	4418997.22		
Owner	Private								
Current use	Residence								
Former Use	Residence								
Statement of significance	<p>Constructed by 1890, 'Islington' at 16 Bishops Avenue, Randwick, is of local heritage significance as evidence of the suburban development of Randwick in the late nineteenth century, and as an intact example of Victorian Filigree free-standing terrace featuring distinctive and key architectural characteristics of the style, including a front-facing porch with tessellated tiling, decorated metal columns, spandrels, and brackets, projecting bay with arched windows and decorative keystones, balconies with wrought-iron posts, railings, and brackets, decorative finials to the apex of the flying gable with decorative timber frieze, chimneys with terracotta pots and hats, and decorative quoins.</p> <p>This distinctive Australian architectural style is representative of the transitional period from Victorian to Federation period expansion of Randwick during the early 20th century.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Constructed by 1890, 'Islington' is a Victorian-style double-storey residence, asymmetrical in form. It has a hip and valley roof clad with terracotta tiles with primary frontage at Bishops Avenue (southeast). The residence has a front-facing porch with tessellated tiling, decorated metal columns, spandrels, and brackets. The front porch is partially visible through Bishops Avenue but is obscured by vegetation growth in the front setback garden. The southeast corner of the front-facing façade has protruded bays at both ground and first-floor level with three arched windows dressed using decorative keystones on the ground floor and a balcony on the first floor. The first-floor balcony has ornamented metal columns, railings, and brackets. The protruded balcony is covered with a half hexagonal roof dressed in corrugated metal sheet. The pediment also has a decorative finial at the top end. The Victorian residence has three chimneys located along the south of the roof with terracotta pots and hats. Both corners of the front elevation have decorative quoins that add to the ornamentation of the residence.</p> <p>A paved walkway provides access to the porch and primary dwelling entrance, connecting the residence with the Bishops Avenue footpath. A low height rendered brick retaining wall with decorated metal fence borders the site to the southeast.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year		Finish year	By 1890	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Internal changes/refurbishment to the rear (west) section of the house.</p> <p>2011 – Development Application for Conversion of the existing roof space to an attic study space including new internal staircase, and new dormer windows (DA/759/2011).</p>					
Further comments						

HISTORY	
Historical notes	<p>'Islington' at 16 Bishops Avenue, Randwick, on Lot 62 in DP 1189, was constructed by 1890. Lot 62 was transferred from the Australian Mutual Investment and Building Co Ltd to James Rowe, engineer from Forest Lodge, on 6 September 1892. The site was located on land originally granted on 4 December 1856 to The Right Reverend Frederic Barker DD Lord Bishop of Sydney and was subdivided from the former Bishop's Court property.</p> <p>James Rowe was listed for the first time at 'Islington' on the western side of Bishop's Avenue in the Sands Sydney Directory of 1894, however, a building of that name was already noted in the right location in the 1891 <i>Sands Directory</i>, occupied by William Conolly. This suggests that the building, which was listed immediately adjacent to the south of John A. Ferguson's 'Artney' at 14 Bishops Avenue (today heritage listed), was standing by 1890. Given there were earlier <i>Sands</i> entries for this location, it is possible that the building was constructed prior to 1890, potentially even during the late 1880s, or that it replaced earlier buildings on the site. William Connolly was noted at 'Islington' in 1891 and 1892, but there was no entry for the site in 1893.</p> <p>Having acquired the property in late 1892, James Rowe moved to 'Islington' in 1893 and lived there until c1914, being noted in the <i>Sands Directory</i> for the last time in 1915. On 14 May 1913, Rowe had officially transferred the property to departmental manager Richard McCoy, who was listed at 'Islington' from 1916. Richard McCoy still lived at Bishops Avenue when he died on 7 1946, aged 76.</p>

	<p>After his death, the property was occupied by William McCoy and remained in family ownership, being on 16 June 1960 transferred to Francis Kevin McKeon and his wife, Margot McKeon.</p> <p>It appears that the McKeons were also related to Richard McCoy, as the sales advertisement for the property, published in the <i>Sydney Morning Herald</i> of 11 March 1989, noted the following: "Victorian Classic, 16 Bishops Avenue ... Once in a lifetime opportunity to purchase a magnificent architectural example of this splendid bygone era. Built in the late 1880's and in the same family since 1913 the property retains the charm and grace of those times. 5 bedrooms, lovely double living areas, separate dining, Garage from rear lane. 'Islington' as it was named is in sound condition and ideal for restoration. Auction on site on 17/3/1989." (Advertising, <i>SMH</i>, 11 March 1989, 141)</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: Victorian Filigree Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed around the late c1880s, 'Islington' is representative of the urban growth and subdivision of the Randwick area during the late 19 th and early 20 th century.
Historical association significance SHR criteria (b)	The terrace has an association with three different owners: James Rowe, an engineer from Forest Lodge who moved to the property in 1893; departmental manager Richard McCoy who was listed at the house from 1916 until 1946; the McKeon family who acquired the property in the 1960s.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its intact Victorian Filigree terrace detailing featuring distinctive and key architectural characteristics of the style, including a front-facing porch with tessellated tiling, decorated metal columns, spandrels, and brackets, projecting bay with arched windows and decorative keystones, balconies with wrought-iron posts, railings, and brackets, decorative finials to the apex of the flying gable with decorative timber frieze, chimneys with terracotta pots and hats, and decorative quoins. This distinctive Australian architectural style is representative of the transitional period from Victorian to Federation period expansion of Randwick during the early 20 th 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 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 late nineteenth-century construction details.
Rarity SHR criteria (f)	The house is a highly intact example of Victorian Filigree terrace, including examples of interior fixtures and finishes dating from its construction around the c1880s. However, the subject Victorian-style residence is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	Islington is representative of the Victorian Filigree free-standing terraces and suburban residential development in Randwick in the late nineteenth century.

Integrity	The exterior of the building is highly intact, exhibiting building materials and details dating from its initial construction in the 1880s.
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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 1032 fol 84		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 1072 fol 93		NSW Land Registry Services
Written	Truth	Saved from Harbor by Mate 8 September 1946, p.35	1946	State Library of NSW / Trove
Written	NSW Government Gazette	Re Will of Richard McCoy, late of Randwick, No. 130 – 15 November 1946, p.2682	1946	State Library of NSW / Trove
Written	Catholic Weekly	Short Story Competition Results – 12 June 1947, p.5	1947	State Library of NSW / Trove
Written		Randwick Subdivision Plans, Z/SP/R2/30, '6 Splendid Blocks Bishop's Court, Randwick'		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Bishop's Avenue west		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including low height brick wall with metal fence, tiled path and edging, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Bishops Avenue streetscape. - Retain original (c1890) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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.

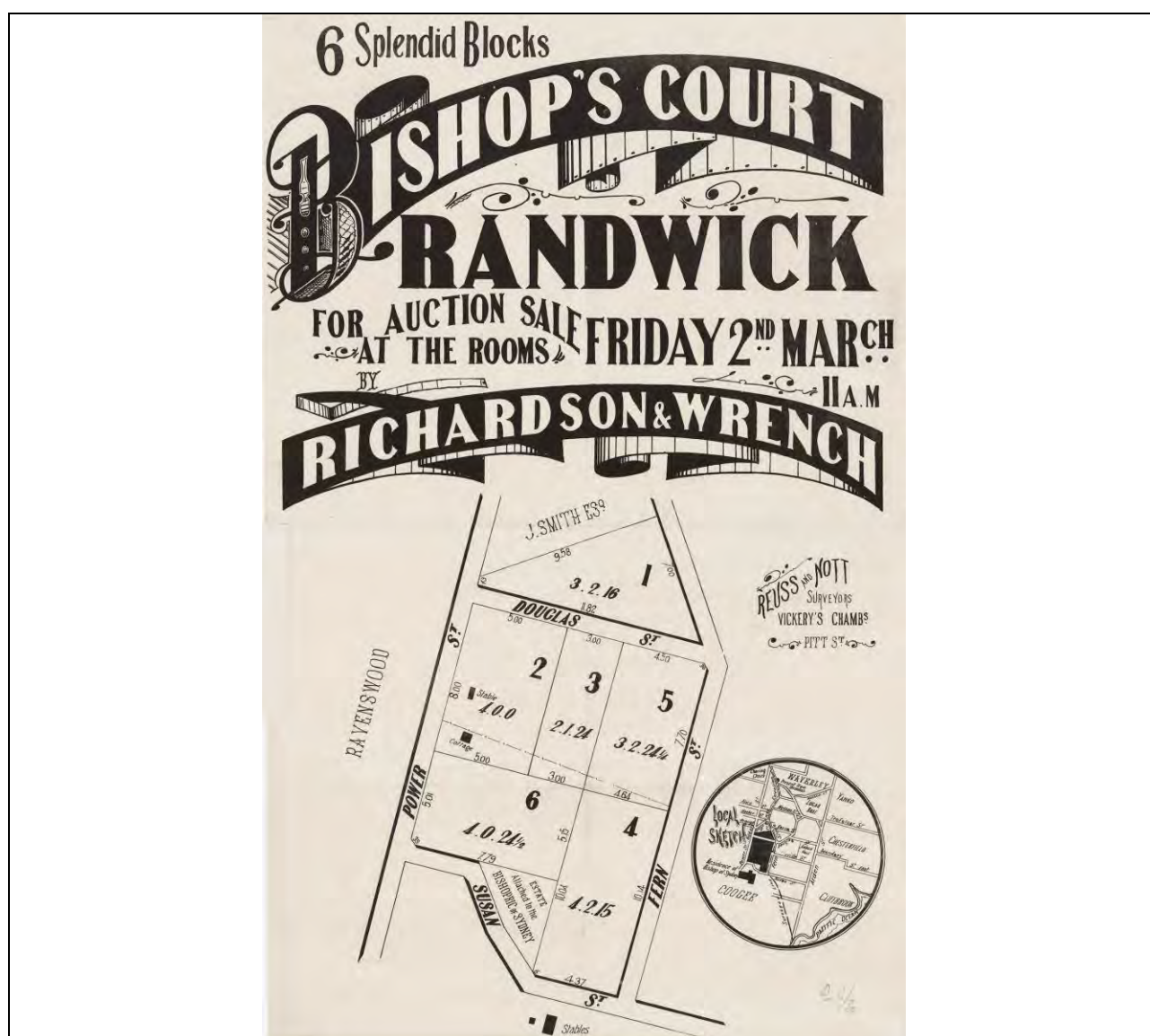
Image caption	View of 6 Bishops Avenue, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

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

Image caption	Subdivision sales poster for '6 Splendid Blocks, Bishop's Court, Randwick'				
Image year		Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/30, '6 Splendid Blocks Bishop's Court, 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	Remnants of former Diary								
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	16								
Street name	Carey Street								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	Lot 19 DP 1208								
Location - Lat/long	Latitude	-33.908723186				Longitude	151.252753942		
Location - AMG (if no street address)	Zone		Easting	9692853.551		Northing	4419007.468		
Owner	Private								
Current use	Residence								
Former Use	Residence/Diary								
Statement of significance	<p>The site at 16 Carey Street, Randwick, has some historical and associative significance as evidence of dairying within the Randwick Municipality in the late nineteenth and early twentieth centuries but does not meet the threshold for listing as a heritage item at the State or Local level. Surviving dairy building fabric has been compromised by irreversible changes including the removal of original masonry and no longer demonstrates the configuration of the former dairy complex or an understanding of how it operated.</p> <p>The site could be considered as part of archaeological resource within Randwick and should be considered for listing as an archaeological item and recorded when opportunity arises for future research purposes.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input type="checkbox"/>			

DESCRIPTION						
Designer	Stubbs Design Tribe (Architect - Fredric Kakish) – New development					
Builder/ maker	Grover Constructions – New development					
Physical Description	A freestanding, two-storey residence constructed in c2015/16 incorporating surviving masonry (face brick) walls of the former dairy on the site.					
Physical condition and Archaeological potential	The site contains masonry (face brick) walls associated with the former dairy located on the site in the late nineteenth century. The walls have been compromised by previous changes including the removal of original building fabric and the relocation of bricks to form walls in new locations.					
Construction years	Start year	2015	Finish year	2016	Circa	<input type="checkbox"/>
Modifications and dates	Remnant dairy walls dating from between 1891 and 1929. Site redeveloped for freestanding residence in 2015/16.					
Further comments	The site could be considered as part of archaeological resource within Randwick and should be recorded when opportunity arises for future research purposes.					

HISTORY	
Historical notes	<p>16 Carey Street Randwick is located within the 4 acres of land granted to Alfred Fairfax on 22 July 1853. Alfred (1824-1901) arrived in Sydney in 1837, and was employed by his uncle, James Fairfax, to work on the Sydney Morning Herald prior to embarking on other commercial pursuits. Alfred suffered financial losses in the early 1880s following his investment in the 'Star of Peace' goldmine at Hill End, and in 1844 he sold his land holdings at Randwick.</p> <p>The whole 4 acres were purchased by William Carey, a Gentleman of the City of Sydney on 24 March 1884. Carey re-subdivided the site, creating Carey Street and twenty-seven parcels of land and selling Lot 19, containing 14½ perches, to Cornelius Gordon, of Paddington, on 28 May 1884. Gordon sold the site to Albert Hamlyn Warner of Paddington, Plumber and Gasfitter 27 September 1886.</p> <p>George Best carried out a dairying business in the area from the mid-1880s having previously purchased the lot (Lot 20) adjoining the northern boundary of 16 Carey Street. On 11 November 1891 Best purchased Lot 19 consolidating his land holdings to 29 perches (v.7512 f.90). Following Best's death in December 1913, the Public Trustee was appointed Executor of his estate, in trust for his widow, Elizabeth Best. The site was sold on 10 October 1917 to a local builder, James Greening, initially remaining a dairy, but by 1920 leased as stables by Laing & Dickson, a firm of carriers.</p> <p>The site was purchase in January 1924 by Mary Josephine Molloy, the wife of Patrick Malloy, a dairyman of Waverley, and sold again in December 1929 to Ellen Mary Smith, the wife of Cornelius Smith. The Sands Directory indicates C Smith, a contractor, was already resident at the site in 1925. Following Ellen's death in 1951, the property passed to her son William Richard Smith a Company Director of Kingsford and Harold Victor Wilkins of Maroubra, retired, as joint tenants.</p> <p>The house currently located on the site was designed as a family house by Stubbs Design Tribe in 2015-16. It won a commendation award from Randwick Council in its Architecture and Urban Design Awards 2017. The architect, Fredric Kakish, incorporated the walls of the former dairy located on the site into the design.</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 local, regional and national economies	Agriculture	Dairying

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The site at 16 Carey Street, Randwick, has some historical and associative significance as evidence of dairying within the Randwick Municipality in the late nineteenth and early twentieth centuries. However, the structures associated with the dairy are no longer in existence, and therefore it does not meet the threshold for criteria a).
Historical association significance SHR criteria (b)	The research conducted to date does not reveal any historical associations of note that would be important in the local history of Randwick. Does not meet the threshold for criteria b).
Aesthetic significance SHR criteria (c)	The remnant face brick boundary wall is the only publicly visible early fabric of the site that provide utilitarian side wall presentation to the site. It is not considered to be aesthetically significant within the streetscape of Carey Street or wider Randwick locality. Does not meet the threshold for criteria c).
Social significance SHR criteria (d)	The subject site does not meet the requirements of this criterion.
Technical/Research significance SHR criteria (e)	Surviving dairy building fabric may have potential to provide information on the early use of the site as a former dairy; however, it has been compromised by irreversible changes including the removal of original masonry and no longer demonstrates the configuration of the former dairy complex or an understanding of how it operated. The scattered remnant masonry fabric could be considered as part of archaeological resource within Randwick. Meets the threshold for criteria e) for archaeological listing.
Rarity SHR criteria (f)	The surviving remnant fabric of the former dairy is not considered to be rare within the local area. Does not meet the threshold for criteria f).
Representativeness SHR criteria (g)	The remnant fabric does not provide any complete information in order to enable comparison with similar structures for representativeness criterion. Does not meet the threshold for criteria g).
Integrity	The former dairy walls were stabilised and retained as part of the current redevelopment of the site as a detached, single-family dwelling.

HERITAGE LISTINGS	
Heritage listing/s	N/A

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Torrens Title, Certificate of Title Vol. 704 Fol.18		NSW Land Registry Services
Written	NSW Land Registry Services	Torrens Title, Certificate of Title Vol. 690 Fol.63		NSW Land Registry Services
Written	NSW Land Registry Services	Torrens Title, Certificate of Title Vol. 7512 Fol.90		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 1208		NSW Land Registry Services

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as an archaeological item on Part 3 (Archaeological sites) in Schedule 5 of Randwick LEP 2012. - Retain and conserve remanent walls dating from the occupation and use of the site as a dairy. - Archival recoding of the surviving remnant fabric should be undertaken for future research purposes whenever a future development application (DA) is lodged. Any future DA should be accompanied by an Archaeological Assessment to ascertain the surviving remnants of the former dairy.
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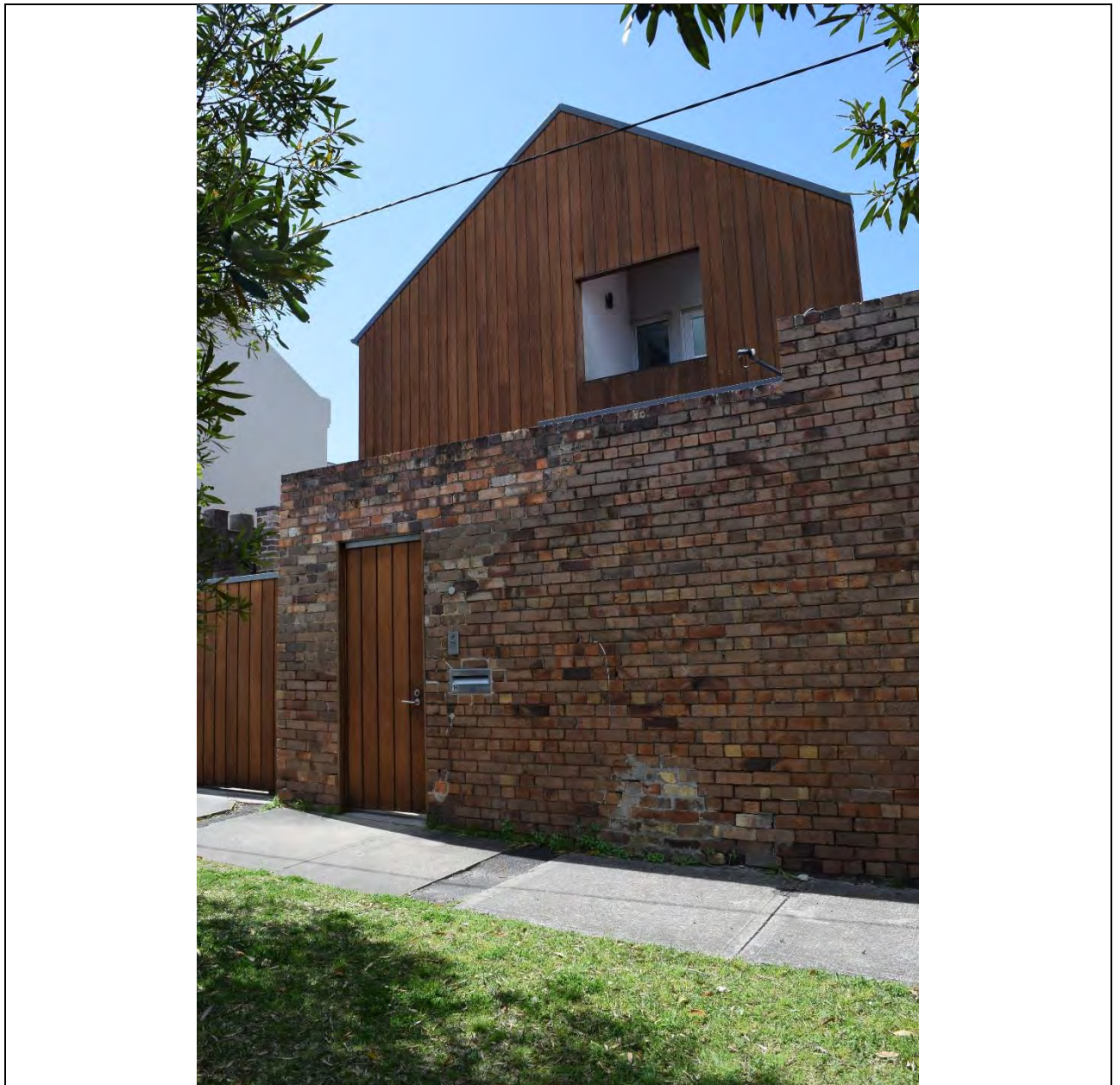
SOURCE OF THIS INFORMATION

Name of study or report	Randwick Heritage Study (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.

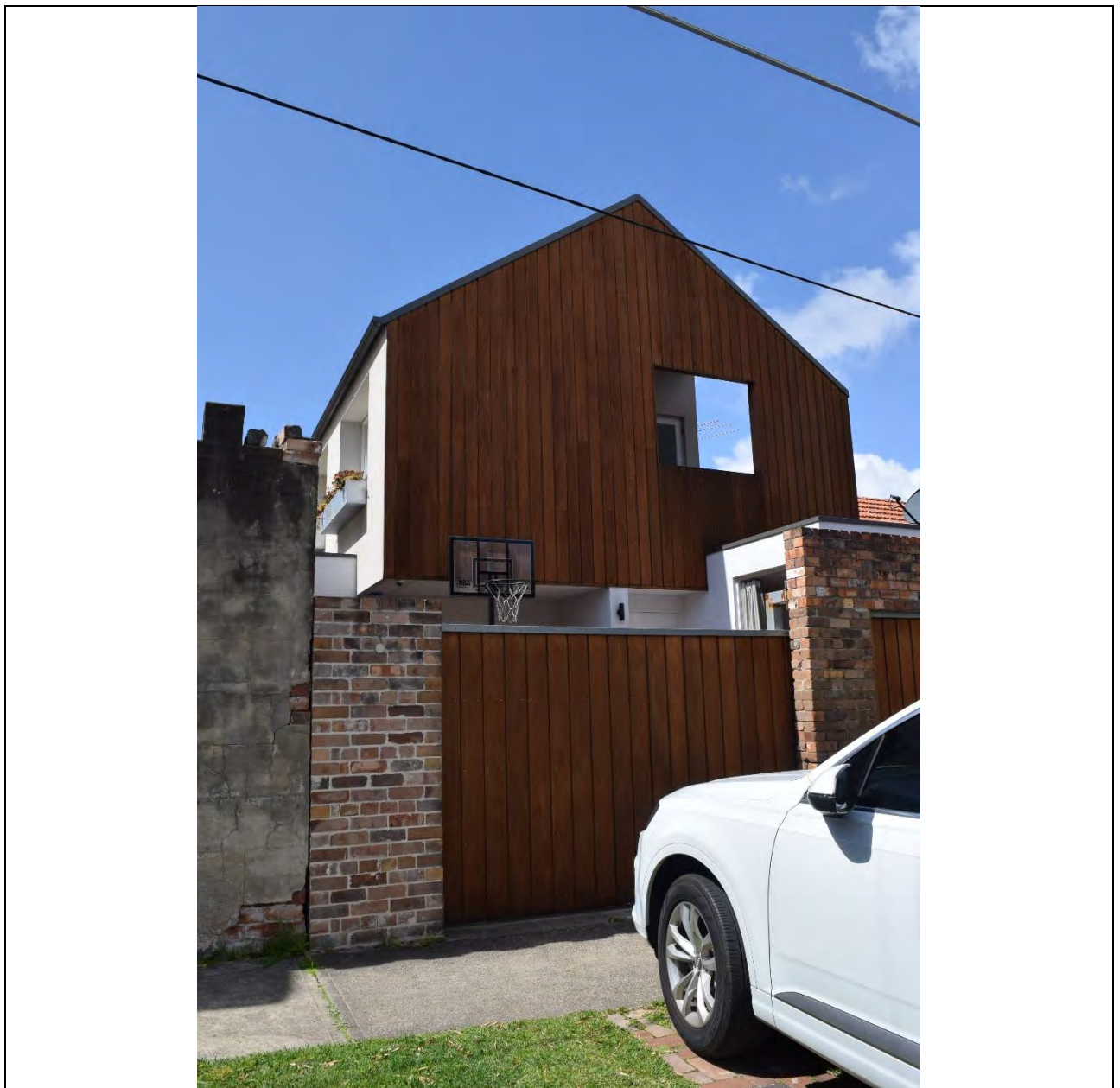
Image caption	View of 16 Carey Street, Randwick – Remnant stabilised face brick wall of the former dairy forms the street boundary				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

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

Image caption	View of 16 Carey Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



ITEM DETAILS						
Name of Item	'Corona' (no. 16) & 'Yamboon' (No. 18)					
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	16 – 18 (nominated as 14 & 16 Glebe Street by error)					
Street name	Glebe Street					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	Lots 1 to 10 in SP 15654 (16 Glebe Street) Lots 1 to 8 in SP 10118 (18 Glebe Street)					
Location - Lat/long	Latitude	-33.910328 (No. 16) -33.910512 (No. 18)			Longitude	151.249019 (No. 16) 151.249058 (No. 18)
Location - AMG (if no street address)	Zone		Easting	9692501.244	Northing	4418844.247
Owner	Strata Corporation					
Current use	Residence (Flat)					
Former Use	Residence (Flat)					
Statement of significance	<p>Constructed in c1937 by Ernest Bligh, these two almost identical Inter-War Stripped Classical flat buildings at 16 and 18 Glebe Street, Randwick also known as 'Corona' and 'Yamboon' respectively, are of local heritage significance as representative of residential flat developments in the Randwick local area during the late 19th and early 20th centuries.</p> <p>The buildings have aesthetic significance associated with their Inter-War Stripped Classical architectural style, including the symmetrical arrangement of the façade around a central entrance with vertical timber-framed distinctive Art-Deco motif leadlight window over the entry extending as a decorative brick pediment with corbelled string course and piers, hipped roof with terracotta tiles, the use of rendering at the edges of building elements, projecting curvilinear balconies and restrained decoration, including horizontal brick bands underneath the windows.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Ernest Bligh					
Physical Description	<p>16 Glebe Street</p> <p>Built around c1937, 'Corona' at 16 Glebe Street is a multi-storey residential flat building of Inter-War Stripped Classical architectural style in face brick construction. The flat building has a symmetrical brown face brick façade with light colour detailing along the windows and balconies. It has a hipped roof comprised of terracotta tiles and a primary frontage to Glebe Street (east). The building has a regular arrangement of building elements. A vertical bay runs along the central axis with the main entrance doorway at the ground level and a vertical single casement leadlight window along the first and second floor. The building has four protruded curvilinear balconies (two on each side) with rendered edges. A series of single and multi-paned timber-framed double-hung sash windows are visible adjacent to the balconies. The windows are slightly protruded outwards, with three horizontal brick bands running underneath the windows.</p> <p>The street boundary is defined by a low-height brick wall with a timber picketed fence with an entrance gate in the middle. The building maintains a setback from glebe street and is connected via a short pathway with a handrail on both sides. The name of the building, 'Corona,' is carved in metal on the façade of the building at ground floor level.</p> <p>18 Glebe Street</p> <p>Also built around c1937, Yamboon is a multi-storey residential flat building of Inter-War Stripped Classical architectural style in face brick construction. The flat building has a symmetrical brown face brick façade with light colour detailing along the lintels of the balconies and the entrance doorway. It has a hipped roof comprised of terracotta tiles and a primary frontage to Glebe Street (east). The building has a regular arrangement of building elements. A vertical bay runs along the central axis with the main entrance doorway at the first-floor level and a vertical single casement leadlight window featuring Art-Deco motif to the first floor stairwell. The ground floor of the building is connected to the street via a suspended walkway with a metal handrail on both sides and a metal staircase leading to the ground floor. The building has four recessed balconies (two on each side) with rendered edges, with one modified with a glass sliding window at the top level and the other altered with a metal grill at the lowermost level. A series of single and multi-paned timber-framed double-hung sash windows are visible adjacent to the balconies. The windows are slightly protruded outwards, with three horizontal brick bands running underneath the windows. Similar brick bands run at the roof level of the flat building.</p> <p>The street boundary is defined by a low-height brick wall with an entrance gate in the middle. The building maintains a setback from glebe street and is connected via the suspended walkway. The name of the building, 'Yamboon,' is carved in metal on the façade of the building at the first-floor level.</p>					
Physical condition and Archaeological potential	Both flat buildings are generally in good condition externally.					
Construction years	Start year	1937	Finish year	1937	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>16 Glebe Street</p> <ul style="list-style-type: none"> - Rendering of the lintels. - Picket fence at the boundary of the site. - c1941 - Bligh's Subdivision for 18 Glebe Street and 16 Glebe Street <p>18 Glebe Street</p> <ul style="list-style-type: none"> - c1941 - Bligh's Subdivision for 18 Glebe Street and 16 Glebe Street - Two balconies have been modified: one at the top level with a sliding glass window, two at the lower level with metal grills. - Rendering of the lintels. 					
Further comments						

HISTORY

Historical notes	<p>'Corona' at 16 Glebe Street and 'Yamboon' at 18 Glebe Street, Randwick, were built in c1937, most probably by Ernest Bligh, the owner of the site. The two flat buildings were located on land originally granted on 3 June 1857 to Thomas Whistler Smith, Thomas Sutcliffe Mort, John Croft, Robert Tooth and James Norton junior, the Trustees of the Church of England. Lots 29 to 32 and part Lot 28 in Section 3 of St Marks Glebe, Randwick, were conveyed on 20 August 1937 from the Church of England Property Trust Diocese of Sydney to Ernest Bligh, builder from Coogee as part of 'The St Marks Glebe Sale Ordinance 1936'. Bligh paid £1111 for the property. 16 Glebe Street was located on parts of Lot 29 and 30, while 18 Glebe Street was located on Lot 29.</p> <p>On 13 January 1937, the <i>Construction and Real Estate Journal</i> noted: "E. Bligh, 17 Mount Street, Coogee, is building twelve flats in Glebe Street, Randwick, at a cost of £5,500." (Opportunities for Business, <i>Construction and Real Estate Journal</i>, 13 January 1937, 5). The same edition noted the buildings as having been approved.</p> <p>The following month, on 24 February 1937, the <i>Construction and Real Estate Journal</i> noted: "E. Bligh, 17 Mount Street, Coogee, is erecting ten flats, costing about £5000, in Glebe Street, Randwick." (Opportunities for Business, <i>Construction and Real Estate Journal</i>, 24 February 1937, 5). The buildings were also noted as having been approved in the same edition.</p> <p>It is possible that both notices were for the same building that had been reduced in size or that both buildings were originally planned a little larger. 'Corona' at 16 Bligh Street eventually consisted of ten flats, while 'Yamboon' at 18 Bligh Street contained eight flats when completed. While it is also possible that Bligh was responsible for additional flats elsewhere in Glebe Street, one of the flats at 'Yamboon' was available for rent in December 1937, suggesting it was indeed completed that year.</p> <p>Ernest Bligh sold 16 Glebe Street (Lots 29 and 30) to Andrew Smith, retired farmer from Bondi, and his wife Isabella Blanche Smith on 22 August 1941, for £7750. On 1 January 1947, Bligh sold 18 Glebe Street (part Lot 28) for £6,750 to Andrew Farmer, retired farmer from Randwick, and his wife Elizabeth Farrelly. The sale was noted as 'Bligh's subdivision' in the Title Deed for 18 Glebe Street, and 16 Glebe Street was sold as Lot 5 in DP 233501 (formerly on Lots 29 and 30), while 18 Glebe Street was sold as Lot 6 (formerly on Lot 29).</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 flat.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-War Stripped Classical architecture in Randwick.

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>Constructed in c1937, 'Corona' and 'Yamboon' at 16 and 18 Glebe Street respectively are representative of late 19th and early 20th Century growth in Randwick LGA. Subsequent subdivision (Bligh's subdivision) in the 1940s provide evidence of further changing urban growth during the Inter-War and Post-War periods. In addition, the buildings are evidence of the low-rise apartment buildings constructed in the inner and middle suburbs of Sydney following World War 1.</p>
Historical	<p>The buildings are associated with Ernest Bligh, a local builder from Coogee who purchased the land and built the flat building around c1937.</p>

association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	'Corona' and 'Yamboon' together have aesthetic significance associated with their Inter-War Stripped Classical architectural style, including the symmetrical arrangement of the façade around a central entrance, hipped roof with terracotta tiles, vertical timber-framed distinctive Art-Deco motif leadlight window over the entry extending as a decorative brick pediment with corbelled string course and piers, the use of rendering at the edges of building elements, recessed balconies (Yamboon) and projecting curvilinear balconies (Corona) and restrained decoration, including horizontal brick bands underneath the windows.
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 both flat buildings have some potential to provide a further sense of place and belonging to the local community.
Technical/Research significance SHR criteria (e)	Both 'Corona' and 'Yamboon' contain examples of early twentieth-century domestic brick construction details and skills. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The subject Stripped Classical architectural style flat buildings are not rare in the Randwick LGA.
Representativeness SHR criteria (g)	'Corona' and 'Yamboon' are representative of two and three-storey flat development in Stripped Classical architectural style with distinctive Art-Deco leadlight motifs, and late 19th and early 20th-century residential development within the Randwick local area.
Integrity	The exterior of both flat buildings are highly intact and exhibit building materials and detailing dating from their original construction in c1937. Interiors were not inspected at this time.

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	Conveyance Book 1790 No 111		NSW Land Registry Services
Written	NSW Land Registry Services	Conveyance Book 1901 No 329 (16 Glebe St)		NSW Land Registry Services
Written	NSW Land Registry Services	Conveyance Book 2023 No 567 (18 Glebe St)		NSW Land Registry Services
Written	NSW Land Registry Services	Primary Application Number 54278 (16 Glebe St)		NSW Land Registry Services
Written	NSW Land Registry Services	Primary Application Number 46675 (18 Glebe St)		NSW Land Registry Services
Written	NSW Land Registry Services	Primary Application Number 45681		NSW Land Registry Services
Written	Construction and Real Estate Journal	Opportunities for Business – 13 January 1937, p.2 and p.5	1937	State Library of NSW / Trove

Written	Construction and Real Estate Journal	Opportunities for Business – 24 February 1937, p.2 and p.5	1937	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 20 December 1937, p.18	1937	State Library of NSW / Trove
Written		Randwick Subdivision Plans - Z/SP/R2/150, 'St Mark's Glebe, Randwick' and Z/SP/R2/144, 'Plan of Subdivision of Lots 29 to 31, Section 3, St Mark's Glebe'	1958	State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including low height brick wall with timber picketed fence, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Glebe streetscape. - Do not paint face brickwork or other surfaces originally intended to be unpainted. - Internal adaptations of individual units may be acceptable, subject to Consent Authority approval of detailed documentation. - Retain original (c1937) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 16 Glebe 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.

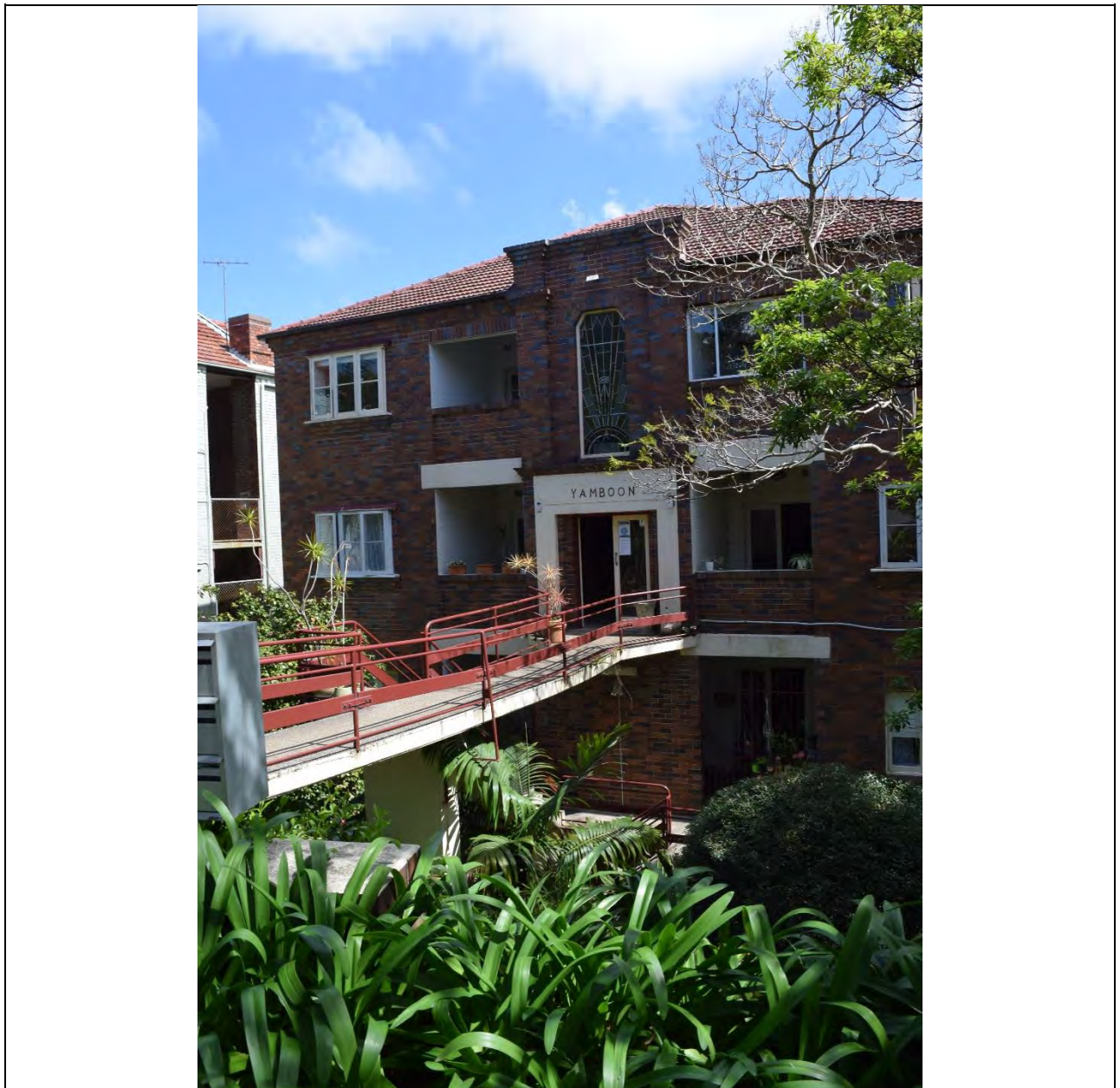
Image caption	View of 16 Glebe Street, Randwick looking towards 18 Glebe Street				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

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

Image caption	View of 18 Glebe 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.

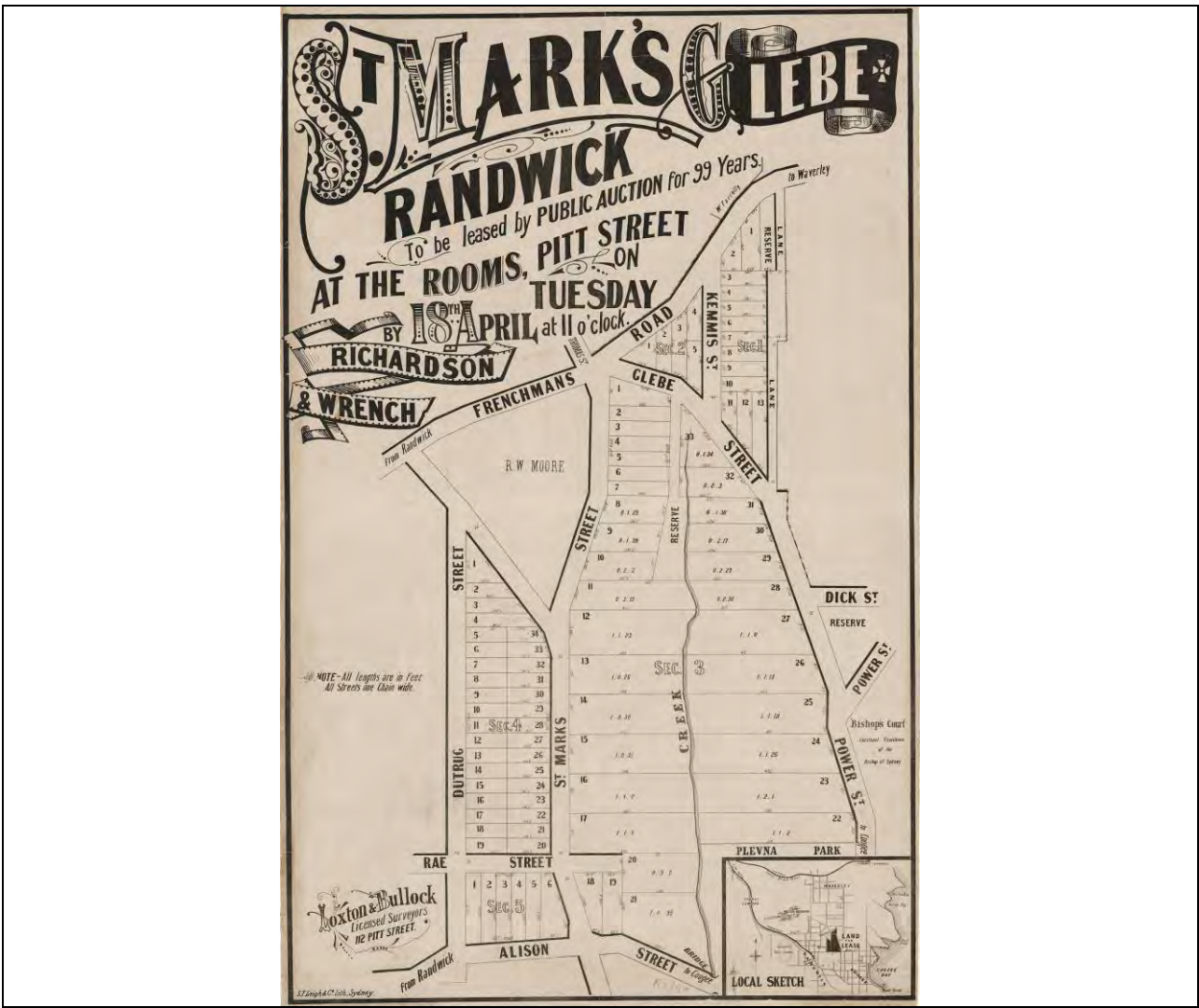
Image caption	View of 18 Glebe Street, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

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

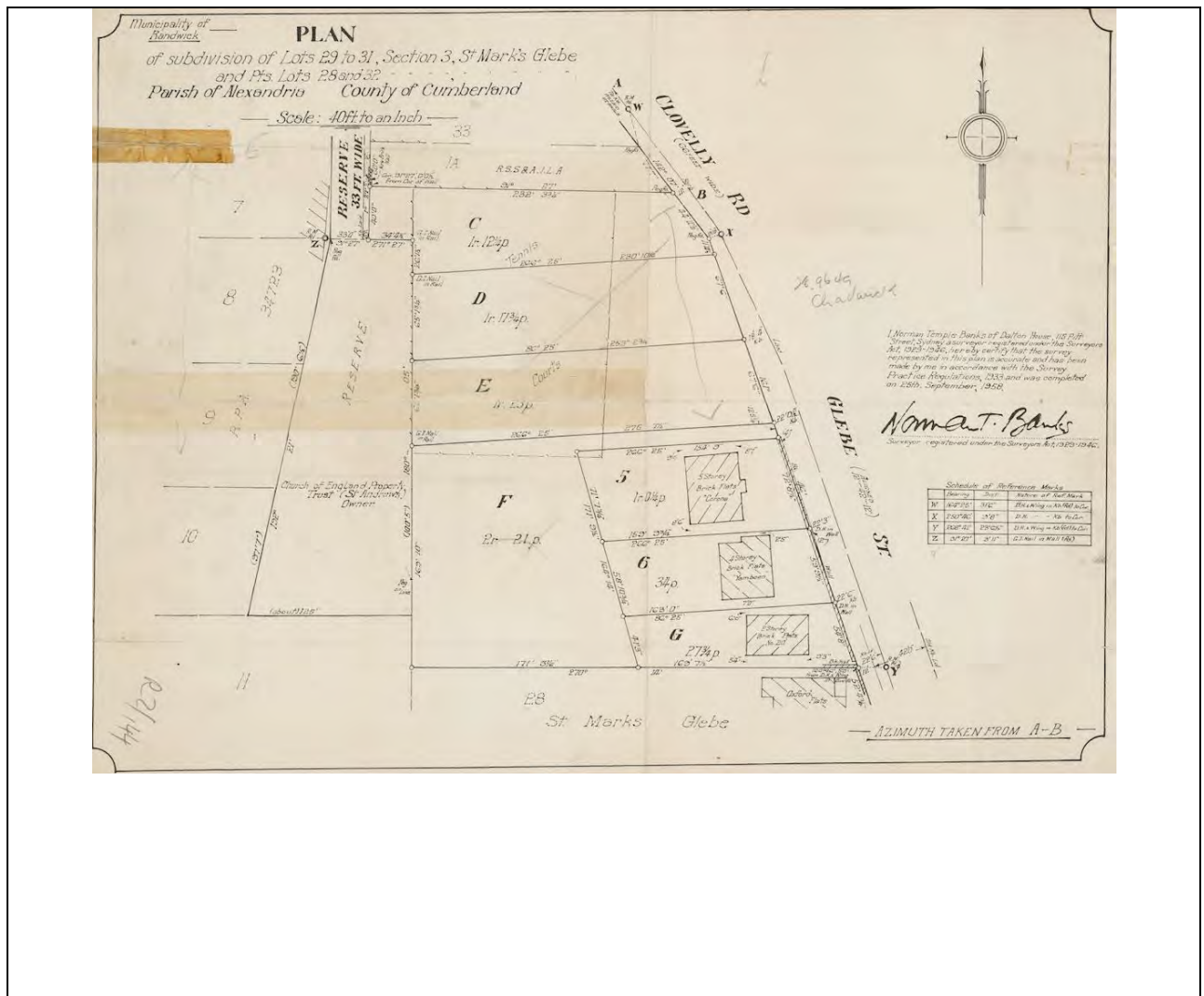
Image caption	Subdivision sales poster for 'St Mark's Glebe, Randwick'				
Image year		Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/150, 'St Mark's Glebe, Randwick'	Image copyright holder	



IMAGES - 1 per page

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

Image caption	'Plan of subdivision of Lots 29 to 31, Section 3, St. Mark's Glebe' [1958]				
Image year	[1958]	Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/144, 'Plan of Subdivision of Lots 29 to 31, Section 3, St Mark's Glebe...', [1958]	Image copyright holder	



IMAGES - 1 per page

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

Image caption	1943 aerial photograph, showing approximate boundaries of 16 (red outline) and 18 (orange outline) Glebe Street, Randwick				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS

Name of Item	Inter-War 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	18						
Street name	Day Avenue						
Suburb/town	Kensington				Postcode	2033	
Local Government Area/s	Randwick						
Property description	Lot 284 DP 13208						
Location - Lat/long	Latitude	-33.916719			Longitude	151.219548	
Location - AMG (if no street address)	Zone		Easting	9689751.469		Northing	4418247.27
Owner	Various						
Current use	Residence (Flat)						
Former Use	Residence (Flat)						
Statement of significance	<p>Constructed in 1935 to a design by Arthur Victor Gorell, this large multi-storey Inter-War flat building at 18 Day Avenue, Kensington, is of local heritage significance as evidence of the suburban development of Randwick in the first half of the twentieth century providing evidence of changing urban growth during the Inter-War and Post-War periods.</p> <p>The building is representative of the opposition initiated by the local community at the time of construction of multi-storey buildings in Kensington. However, it was one of the first residential flat buildings in the Kensington area with mainly detached houses as other buildings proposed in the area received a refusal from the Council.</p> <p>The building is a rare Inter War residential flat building constructed in Kensington area exhibiting aesthetic values associated with its transitional features including stepped brick pediment, hipped roof, vertical brick bands, and single casement decorative leadlight window..</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Arthur Victor Gorell					
Builder/ maker	Unknown					
Physical Description	<p>Constructed in 1935, the large multi-storey Inter-War flat building is a symmetrical structure constructed in brick. The building is aligned along the north-south axis. It has a hipped roof comprised of terracotta tiles with primary frontage towards Inglethorpe Avenue (north). The building has two main entrances recessed inwards, hereby creating a setback from the footpath. The entrances have timber framed double doors at the ground level and a single casement decorated leadlight window on the upper level. The building has a brick front between the entrances with a stepped pediment. The brickwork at the pediment is laid diagonally with vertical brick bands over the surface that protrudes outwards. A series of steps provides access to the dwelling connected to the main footpath running at Inglethorpe Street.</p> <p>A series of single and double-paned timber-framed double-hung sash windows are visible along the front (alongside Inglethorpe Street) and side elevation (alongside Day Avenue). The building is set back from Inglethorpe Street and Day Avenue with a garden area contained by a low height brick boundary fence.</p>					
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						
Further comments						

HISTORY	
Historical notes	<p>Lot 284 in DP 13208 was transferred from local builders Edward Winkle and Edward Charles Moore to Eugene Henry Newman, a local 'tilelaying contractor', on 6 April 1935 and a new Certificate of Title was issued to Newman on 1 May 1935. At the same time, also in May 1935, approval was granted for a storey block of six flats at the corner of Day Avenue and Inglethorpe Avenue. Designed by Kensington architect, Arthur Victor Gorell, the building was partly tenanted but not finished by October 1935. Construction of the building had led to opposition by the local community and a similar project submitted by Gorell the same year, for flat buildings at Eastern Avenue, was subsequently refused by Council on the grounds of not being in keeping with the low scale character of the area.</p> <p>Eugene H. Newman transferred the property shortly after completion of the building, to Hilda O'Grady who owned the property from December 1935 until August 1939. 18 Day Avenue was sold again in 1972 and 1979, as registered in the Title Certificate issued to Newman in 1935.</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 flats.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in 1935, 18 Day 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 and Post-War periods. The building faced opposition from the local community at the time of construction. However, it was one of the first residential flat buildings in the Kensington area with mainly detached houses.
Historical association significance SHR criteria (b)	The flat building is associated with Eugene Henry Newman, a local 'tilelaying contractor' who acquired the land in 1935. The building also has some association with the local builders Edward Winkle and Edward Charles Moore. In addition, the flat building was associated with Arthur Victor Gorell, a local architect. He proposed a similar multi-storey building around Eastern Avenue but was subsequently refused by the council after multiple appeals.
Aesthetic significance SHR criteria (c)	The exterior of the building exhibits some characteristics of Inter War residential flat buildings constructed in Kensington area. The site has aesthetic significance associated with its transitional features including stepped brick pediment, hipped roof, vertical brick bands, and single casement decorative leadlight window.
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 construction and details common to Inter-War residential flat development in the Randwick Local Government Area. The research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The residential flat building is not a rare type within the Randwick Municipality. However, the multi-storey residential flat building within the Kensington area with detached houses is rare in its context.
Representativeness SHR criteria (g)	The building appears to be one of the numerous Inter-War Flat buildings constructed within the Randwick Local Government Area. The building initiated opposition by the local community towards multi-storey buildings in the Kensington area. Subsequently, the other building proposed within the area received a refusal from the council.
Integrity	The house retains a high degree of fabric integrity externally. 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 4348 fols 3 and 4		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4685 fol 75		NSW Land Registry Services
Written	Construction and Real Estate Journal	Building and Works Approved – 5 June 1935, p.2	1935	State Library of NSW / Trove
Written	SMH	Kensington Flats – 24 October 1935, p.6	1935	State Library of NSW / Trove

Written	Labor Daily	Power to Ban Flats – 30 October 1935, p.7	1935	State Library of NSW / Trove
Written	Daily Telegraph	Asks Court to Let Him Build Flats – 24 October 1935, p.11	1935	State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including brick fence and edging, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Day Avenue and Inglethorpe streetscape. - Retain original (1935) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 18 Day 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 18 Day 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 18 Day 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	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS									
Name of Item	'Corosal'								
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	20								
Street name	Bishops Avenue								
Suburb/town	Randwick						Postcode	2031	
Local Government Area/s	Randwick								
Property description	Lot 1 DP 300749								
Location - Lat/long	Latitude	-33.909033				Longitude	151.253367		
Location - AMG (if no street address)	Zone		Easting	9692907.46		Northing	4418970.858		
Owner	Private								
Current use	Residence								
Former Use	Residence								
Statement of significance	<p>Constructed around c1893, this Federation Queen Anne style residence known as 'Corosal' at 20 Bishops Avenue, Randwick is of local heritage significance as a representative of residential development and suburbanisation of Randwick following the subdivision of the nineteenth-century estates in the area and the period of prosperity in the Randwick LGA following World War 1.</p> <p>'Corosal' is a good and highly intact example of a Queen Anne Style residence featuring key architectural characteristics of the style, including asymmetrical facade, front-facing verandah with decorative timber columns and brackets, terracotta hip and valley roof, timber detailed gablets, brick chimneys, two single-hung arched windows with moulded label courses, decorative cornice, and a low height rendered brick boundary wall with a timber picket fence.</p> <p>The house is also associated with Captain Robert Pearce Olpherts, a soldier later appointed in the Ordnance Department at Garden Island. The residence has an association with Emily Jane Chapman, who owned the property for a significant period (20 years).</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION	
Designer	Unknown

Builder/ maker	Unknown					
Physical Description	<p>Completed by c1893, 'Corosal' is a Queen Anne style single storey brick residence with distinctive rendered decorative elements. The building is asymmetrical and has a hip and valley roof comprised of terracotta tiles with primary frontage at Bishops Avenue (southeast). The southeast gablets facing Bishops Avenue feature decorative timber detailing. The residence has a front-facing verandah with decorative timber posts and brackets leading to the main entrance doorway. The south-eastern façade also has two single hung arched windows with plastered label course protruding outwards from the primary elevation of the house. A decorative cornice runs on the top of the protruded windows. The house has three brick chimneys, two on the northeast edge and one on the southwest edge of the roof.</p> <p>A walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Bishops Avenue footpath. A low height brick retaining wall with timber picket fence borders the site to the southeast, partially obscured by vegetation growth along the footpath along Bishops Avenue.</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		Finish year	1893	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>External elements like timber roof framing, decorative cornice and labels, and the timber picket fence are repainted.</p> <p>1920 – Subdivision of property to create Lot 67 and part of Lot 66 (24 and 26 Bishops Avenue)</p>					
Further comments						

HISTORY	
Historical notes	<p>'Corosal' at 20 Bishops Avenue, Randwick, was constructed by 1893 on Lot 64 in DP 1189. Lot 64 had been transferred from the Australian Mutual Investment and Building Co Ltd to Sydney gentleman Robert Pearce Olpherts on 31 October 1892, together with adjoining Lots 65-67. The site was located on land originally granted on 4 December 1856 to The Right Reverend Frederic Barker DD Lord Bishop of Sydney and was subdivided from the former Bishop's Court property.</p> <p>Captain Robert Pearce Olpherts (1835-1926) was originally from St. Kitts (West Indies) and belonged to a family of soldiers, having joined the army at an early age himself. After retiring from the Imperial forces, he had moved to Australia, where he was appointed to the Ordnance Department at Garden Island.</p> <p>Robert P. Olpherts was listed for the first time on the western side of Bishop's Avenue in the <i>Sands Sydney Directory</i> of 1894, suggesting that the building was completed by 1893. Given there were earlier <i>Sands</i> entries for this location, it is possible that the building was constructed prior to 1893, potentially even during the late 1880s, or that it replaced earlier buildings on the site. In 1897 the building occupied by Olpherts was for the first time noted as 'Corosal'. That year, on 9 July 1897, Olpherts sold all four allotments to Sydney clerk, Robert Burnett, who transferred it to Emily Jane Chapman, a widow from Waverley, on 15 March 1898.</p> <p>In 1899 and 1900, the <i>Sands Directory</i> listed Mrs. E. J. Chapman at 'Corosal', but from 1901 she was noted at 'Vuna'. This was a new building constructed for Chapman to the south, as 'Corosal' was listed again in 1905, adjacent to the north of 'Vuna'. 'Corosal' was occupied by Charles Bennett, while Mrs. Chapman occupied 'Vuna' from that year. 'Corosal' was subsequently occupied by various tenants, while the owner, Mrs. Chapman, lived at 'Vuna' next door. Chapman was listed at 'Vuna' for the last time in 1921, when 'Corosal' at 20 Bishops Avenue was occupied by Joseph Emanuel.</p>

	<p>Chapman had subdivided her property in 1920, selling Lots 67 and part of Lot 66 on 2 December 1920 (24 and 26 Bishops Avenue). On 20 April 1921 she transferred a small portion of Lot 64, almost all of Lot 65 and the remaining part of Lot 66 (22 Bishops Avenue) to new owners. 20 Bishops Avenue was offered for sale in November 1922, when it was described as follows: "Detached D.F. Brick Cottage, on stone foundations, with slate and iron roof, having tiled front verandah, hall, drawing and dining rooms, connected by archway, 4 bedrooms, breakfast room, kitchen, gas and fuel stoves, separate laundry, bathroom, pantry, etc. Vacant possession can be given." (Advertising, Daily Telegraph, 18 November 1922, 10)</p> <p>However, Chapman retained 20 Bishops Avenue, largely on Lot 64 and a small portion of Lot 65, for almost another 20 years, only selling her property to Franc Vincent Egan, estate agent from Waverley, in 1940. The sales advertisement of 17 October 1939 noted the building as a "large cottage, 7 rooms and kitchen. Good position, handy tram, £2/5/ week." (Advertising, SMH, 17 October 1939, 15)</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 Style

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed around c1893, the house demonstrates the suburbanisation of Randwick following the subdivision of the nineteenth-century estates in the area and the period of prosperity in the Randwick LGA following World War 1. Subsequent subdivisions in the 1920s provide evidence of further changing urban growth during the Inter-War and Post-War periods.
Historical association significance SHR criteria (b)	Corosal was completed in c1893 and was under the ownership of Captain Robert Pearce Olpherts, who belonged to a family of soldiers and was one himself. After retiring from the Imperial forces, he was appointed to the Ordnance Department at Garden Island. The residence also has an association with Emily Jane Chapman, a widow from Waverley who owned the property for a significant period (20 years).
Aesthetic significance SHR criteria (c)	20 Bishops Avenue is a good example of a Queen Anne Style bungalow in Randwick. The site has aesthetic significance because of the exterior characteristics, including asymmetrical facades, front-facing verandah with decorative timber columns and brackets, terracotta hip and valley roof, timber detailed gables, brick chimneys, two single hung arched windows with plastered label course, decorative cornice, and a low height rendered brick retaining wall with a timber picket fence.
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 late nineteenth-century domestic brick construction details. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The house is a highly intact example of a residence from the Federation period, including examples of fixtures and finishes dating from its construction in c1893. However, the Queen Anne style dwelling is not rare in the Randwick LGA.
Representativeness	Corosal is representative of the Queen Anne style residence and late 19th and early 20th-century residential development within the Randwick local area.

SHR criteria (g)	
Integrity	The exterior of the building is highly intact, exhibiting building materials and details dating from its initial construction in the c1893.

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 1032 fol 84		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 1078 fol 229		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3323 fol 240		NSW Land Registry Services
Written	Daily Telegraph	Advertising – 18 November 1922, p.10	1922	State Library of NSW / Trove
Written	Daily Telegraph	Obituary – 16 February 1926, p.9	1926	State Library of NSW / Trove
Written	SMH	Advertising – 17 October 1939, p.15	1939	State Library of NSW / Trove
Written		Randwick Subdivision Plans - Z/SP/R2/30, '6 Splendid Blocks Bishop's Court, Randwick'		State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Bishop's Avenue west		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - 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. - Retain original (c1893) building fabric and Queen Anne architectural features, including materials, timber and brick details, gablet details, decorative cornice, arched windows, and plastered label course. - Landscaped area, including brick and timber picket fence and gate, between street boundary and house, is to be retained. - 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.
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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 20 Bishops Avenue, 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 20 Bishops Avenue, 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 '6 Splendid Blocks, Bishop's Court, Randwick'				
Image year		Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/30, '6 Splendid Blocks Bishop's Court, Randwick'	Image copyright holder	



IMAGES - 1 per page

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

Image caption	Sales advertisement for 'Corosal', 20 Bishop Avenue, Randwick, 18 November 1922				
Image year	1922	Image by	Advertising, <i>Daily Telegraph</i> , 18 November 1922, 10	Image copyright holder	

ON THE HEIGHTS,
RANDWICK,
COROSAL, BISHOP AVENUE,
almost opposite Greville Street, handy to
Clovelly and Waverley Trams.
with Fine District Views.

DETACHED D.F. BRICK COTTAGE, on
stone foundations, with slate and iron
roof, having tiled front verandah,
hall, drawing and dining rooms, con-
nected by archway, 4 bedrooms,
breakfast room, kitchen, gas and fuel
stoves, separate laundry, bathroom,
pantry, etc.

VACANT. POSSESSION CAN BE GIVEN.
Key with our Branch Office, Bondi Junction.

LAND, 36 feet 11 inches to Bishop's
Avenue, by 148 feet 1 inch to a lane at
rear.

HARDIE & GORMAN PROPRIETARY,
LIMITED, will sell the above by
Public Auction at the Rooms Ocean
House, 36 Martin Place, at 11.30 a.m.,
NEXT WEDNESDAY, 22nd NOV., 1922.

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	Inter-War 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	20					
Street name	Day Avenue					
Suburb/town	Kensington				Postcode	2033
Local Government Area/s	Randwick					
Property description	Lot 285 DP 13208					
Location - Lat/long	Latitude	-33.916785			Longitude	151.219681
Location - AMG (if no street address)	Zone		Easting	9689764.189	Northing	4418239.586
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed in c1928, this Inter-War bungalow style residence at 20 Day Avenue, Kensington is of local heritage significance as a representative of residential development in the Kensington local area during the late 19th and early 20th centuries.</p> <p>20 Day Avenue is a good example of an Inter-War bungalow in Randwick owing to its aesthetic significance featuring asymmetrical facade, front-facing verandah with brick columns and decorative half-timbered multiple gables, terracotta hip and valley roof, tall brick chimney with terracotta pot, terracotta finials, timber-framed decorative coloured leadlight glass windows and a low height rendered brick boundary wall with a timber picket fence and dense garden hedging.</p> <p>The house is a highly intact example of an Inter-war residence within the area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Constructed in c1928, the residence is an example of a single-storey Inter-War bungalow style brick residence with its primary elevation to Day Avenue and separate front-facing verandah with brick columns and parapet. The residence has an asymmetrical façade with a hip and gable roof clad with terracotta tiling and two south-facing gables to Day Avenue featuring half-timber detailing and roughcast rendering on one and brickwork on the other. A brick chimney sits to the rear (north-east) roof with a terracotta pot. The apexes of the roof and the gablets are decorated using terracotta finials. The brick at the front façade is dissimilar from the brickwork on the other facades of the property. The southeast corner of the bungalow is rendered with two double casement glass windows. The windows in the bungalow are primarily timber-framed decorative coloured leadlight glass windows.</p> <p>A paved walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Day Avenue footpath. A low height rendered brick retaining wall with timber picket fence borders the site to the east, west, and south, partially obscured by vegetation growth in the front setback garden. The building has two entrance timber picket gates.</p> <p>Interiors have not been inspected at this time, however, the real estate images indicate highly intact internal features, as well.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1928	Finish year	1928	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Addition of a circular roof vent on the east.</p> <p>External elements like timber roof framing, brick boundary wall, the timber picket fence are repainted.</p>					
Further comments						

HISTORY	
Historical notes	<p>Lot 285 in DP 13208 was transferred to Arthur Borlase Stevens, Chief Telegraph Inspector of the NSW Railways, and his wife, Vera Eleanor Stevens, on 28 July 1927. A building was constructed in c1928, as the <i>Sydney Sands Directory</i> listed 20 Day Avenue for the first time in 1929, occupied by A. B. Stevens. The property was transferred to new owners in 1940, 1952 and 1973, as noted in the Certificate of Title issued to Arthur and Vera Stevens in 1927.</p>

THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-War Bungalow Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c1928, the residence demonstrates the suburbanisation of Kensington and the period of prosperity and changing urban growth in the Randwick LGA following World War 1.
Historical association significance SHR criteria (b)	20 Day Avenue is associated with Arthur Borlase Stevens, Chief Telegraph Inspector of the NSW Railways, and his wife, Vera Eleanor Stevens, until 1940, when the property was transferred to new owners.
Aesthetic significance SHR criteria (c)	20 Day Avenue is a good example of an Inter-War bungalow in Randwick owing to its aesthetic significance featuring asymmetrical facade, front-facing verandah with brick columns and decorative half-timbered multiple gables, terracotta hip and valley roof, tall brick chimney with terracotta pot, terracotta finials, timber-framed decorative coloured leadlight glass windows and a low height rendered brick boundary wall with a timber picket fence and dense garden hedging.
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 early twentieth-century domestic brick construction details. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The house is a highly intact example of an Inter-War residence, including examples of fixtures and finishes dating from its construction in c1928. However, the Inter-War bungalow style dwelling is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	20 Day Avenue is representative of the Inter-War Bungalow style residence and late 19th and early 20th-century residential development within the Kensington local area.
Integrity	The exterior of the building is highly intact, exhibiting building materials and details dating from its initial construction in the c1928.

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 4042 Fol 66		NSW Land Registry Services
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Day Avenue north (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.

	<ul style="list-style-type: none"> - 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. - Retain original (c1928) building fabric and Inter-war architectural features, including materials, timber and brick details, gablet details, coloured decorative leadlight glazing and terracotta finials. - Landscaped area, including brick and timber picket fence and gate, between street boundary and house, is to be retained. - 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.
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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	20 Day 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	20 Day 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	20 Day 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	20 Day Avenue, Kensington at https://www.realestate.com.au/property//20-day-ave-kensington-nsw-2033				
Image year	2013	Image by	Realestate.com.au	Image copyright holder	Realestate.com.au



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	'Wil-Mar'					
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	20					
Street name	Inglethorpe Avenue					
Suburb/town	Kensington				Postcode	2033
Local Government Area/s	Randwick					
Property description	Lot A DP 317859					
Location - Lat/long	Latitude	-33.916393			Longitude	151.219147
Location - AMG (if no street address)	Zone		Easting	9689716.585	Northing	4418283.881
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Constructed in c1928, 'Wil-Mar' at 20 Inglethorpe Avenue, Kensington is of local heritage significance as a rare double-storey California bungalow style Inter-War residence representing the residential development in the Kensington locality during the late 19th and early 20th centuries.</p> <p>'Wil-Mar' has aesthetic significance owing to its distinctive elevated California Bungalow architectural characteristics featuring a dominant half-timbered and shingled gable with louvered vent over the deep verandah supported on four distinctive brick columns with rendered and painted bands and fluted vertical decorative detailing, and faceted projecting balustrade with brick dentilation and rendered capping, symmetrical facade, hip and gable roof, roughcast rendering and brickwork, timber-framed leadlight doors and windows, and prominent staircase with tiled risers and tessellated tiled landing. This distinctive Australian architectural style is representative of the Inter-War and post-war expansion of the local area during the early 20th century.</p> <p>The house is a rare and highly intact example of an Inter-war bungalows within the area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>'Wil-Mar' is a rare example of a double-storey California bungalow Style Inter-War residence constructed in brick with its primary elevation to Inglethorpe Avenue. A brick staircase is located in the southeast leading to a front-facing verandah. The verandah runs along the residence's front and side elevation with brick columns and parapet. The residence has a symmetrical façade with a hip and gable roof in terracotta tiling and a southeast-facing pediment to Inglethorpe Avenue featuring timber detailing, roughcast rendering and brickwork. The pediment has an air vent in the middle. The brick columns in the verandah have a vertical-cavity that is partly rendered. A garage is located at the ground floor level, accessible through the main entrance. The entrance doorway and windows on the façade have a timber frame with leadlight glass.</p> <p>A low height brick boundary wall with brick piers with rendered and painted capping and a metal gate, bound the site to the southeast. A small front paved surface provides a setback to the residence from the footpath and used as a carparking space.</p> <p>Interiors were not inspected.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1928	Finish year	1928	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>External elements like timber detailing over the pediment, rendered brick boundary wall, and vertical cavities in brick columns are repainted.</p> <p>2004 – Development Application approved for alterations and addition to the existing dwelling house (DA-509/2004).</p>					
Further comments						

HISTORY	
Historical notes	<p>'Wil-Mar' was constructed in c1928 on Lot 254 of a subdivision by Edward Charles Moore. The allotment had been transferred from Moore to Harry Eglington Pope, a builder from Randwick, on 10 June 1927, as Lot A in DP 13208. Pope, who later also acquired the adjacent allotments 255 (B) and 256 (C), as well as other properties in the area, transferred Lot A four months later, on 22 December 1927, to Paddington miner John Hemsley. It is possible that the building was constructed by H. E. Pope.</p> <p>An E. W. Hemsley was for the first time listed on the western side of Inglethorpe Avenue in the <i>Sydney Sands Directory</i> of 1929, with the residence noted as 'Wil-Mar'. Although the property underwent two subsequent ownership transfers in 1930, E. W. Hemsley continued to live at 'Wil-Mar' until at least 1931. The second transfer, to Ida Townsend, the wife of Goulburn freeholder Charles William Townsend, was dated 21 October 1930, and Ida Townsend retained the property until August 1954. By June 1934, the family of L. S. Asher occupied the building as new tenants.</p> <p>Sources: NSW LRS, CT Vol 3766 fol 159; Vol 4038 fol 65; DP 13208; Family Notices, <i>SMH</i>, 16 June 1934, 14; <i>Sydney Sands Directory</i>, Randwick – Inglethorpe Avenue west (Kensington).</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: California Bungalow Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	'Wil-Mar' was constructed in c1928 and is representative of the urban growth and subdivision of the Kensington area during the early 20 th century.
Historical association significance SHR criteria (b)	The property has an association with Harry Eglington Pope, a builder from Randwick who got the allotment from Edward Charles Moore around 1928. The residence was transferred to three different ownerships. It was associated with E.W. Hemsley till 1929, Ida Townsend (the wife of Goulburn freeholder Charles William Townsend) till 1954 and the family of L.S Asher.
Aesthetic significance SHR criteria (c)	'Wil-Mar' has aesthetic significance associated with its Inter-War California Bungalow characteristics, including a dominant half-timbered and shingled gable with louvered vent over the deep verandah supported on four distinctive brick columns with rendered and painted bands and fluted vertical decorative detailing, and faceted projecting balustrade with brick dentilation and rendered capping, symmetrical facade, hip and gable roof, roughcast rendering and brickwork, timber-framed leadlight doors and windows, and prominent staircase with tiled risers and tessellated tiled landing. 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 house is a highly intact example of an Inter-War residence, including examples of fixtures and finishes dating from its construction in c1928. Double-storey Inter-War California Bungalow style dwelling is rare in the Randwick LGA.
Representativeness SHR criteria (g)	20 Inglethorpe Avenue is representative of the Inter-War California Bungalow architectural style residence and late 19th and early 20th-century residential development within the Kensington local area.
Integrity	The exterior of the building is highly intact, exhibiting building materials and details dating from its initial construction in the c1928.

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 3766 fol 159		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4038 fol 65		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 13208		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices – 16 June 1934, p.14	1934	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Inglethorpe Avenue west (Kensington).		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback, including brick fence, tiled path and edging, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Inglethorpe Avenue streetscape as an intact California Bungalow. - Retain original (c1928) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 20 Inglethorpe 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 20 Inglethorpe 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	1943 aerial photograph				
Image year	1943	Image source	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS							
Name of Item	Pair of Inter-War Bungalows						
Other Name/s Former Name/s	'Nerbuddah' (20 Figtree Avenue)						
Item type (if known)	Built						
Item group (if known)	Residential buildings (Private)						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	20 - 22						
Street name	Figtree Avenue						
Suburb/town	Randwick				Postcode	2031	
Local Government Area/s	Randwick						
Property description	Lots 28 & 29, Section 1, DP 3026						
Location - Lat/long	Latitude	-33.90517			Longitude	151.247684	
Location - AMG (if no street address)	Zone		Easting	9692399.854	Northing	4419420.616	
Owner	Private						
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>This pair of Inter-War bungalows at 20 and 22 Figtree Avenue, Randwick are of local heritage significance as a representative of late 19th and early 20th Century growth in the Randwick local area. Although they differ in some detailing, the pair have aesthetic significance associated with their Inter-War bungalow style dwelling characteristics, including asymmetrical form, red brick finish, terracotta Marseilles tiled hip and valley roof, terracotta finials, gablets featuring half-timber detailing and rendering, separate front-facing verandah comprised of tessellated floor tiling, brick piers with turned decorative columns and brick dwarf wall, and timber-framed windows with clear glass with identical decorative lead motifs, brick corbels at sill level and a projected hoods. The facebrick piers with rendered and painted capping, and dwarf wall fence with pattered metal panel inserts enhance the streetscape presentation of this pair.</p> <p>This distinctive Australian architectural style is representative of early to mid-20th century urban expansion in the local area.</p> <p>The pair were built by John Marron, a builder in Randwick who was active during the Inter-War period in the local area. The sites have some association with the former Hooper's Garden Estate and the Centennial Park Estate, Frank Figtree, retired cokemaker from Wollongong, and Ernest George James, a tobacconist from Randwick.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	John Marron (?)					
Physical Description	<p>Completed in c1924, the residence is an example of a single-storey Queen Anne style brick bungalow with its primary elevation to Figtree Avenue and separate front-facing verandah comprised of tessellated floor tiling, brick piers and columns, and brick knee wall. The residence has an asymmetrical façade with a hip and valley roof clad with terracotta Marseilles tiling with a finial at one of the gablets. The front elevation of the residence has gablets featuring timber detailing and rendering. The brick knee wall at the verandah and the boundary has a similar rendered top. The residence has a timber-framed window with clear glass at the southeast and northeast elevation. The timber-framed windows at the front elevation have brick motifs at sill level and a projected lintel.</p> <p>A tessellated tiled walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Figtree Avenue footpath. A low brick boundary wall with metal railing and entry gate borders the site to the southeast.</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	1924	Finish year	1924	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY	
Historical notes	<p>20 and 22 Figtree Avenue on Lot 28 and Lot 29 in Section 1 in DP 3026, respectively, were both likely constructed in the early 1920s, and were standing by 1924. They were built on a property owned by John Marron, builder, and likely built by himself.</p> <p>The site had been part of a larger property, containing Lots 12 and 13, and 28 and 29 in Section 1 in DP 3026, that was on 18 September 1894 transferred to Elizabeth Rosanna McGrath, the wife of Sydney baker Thomas McGrath. Located on land originally granted to Lewis Gordon on 24 March 1847, allotments on Figtree Avenue were sold as part of the Hooper's Garden Estate and the 'Centennial Park Estate' subdivision sales. After Elizabeth McGrath's death, her four allotments were in June 1902 transferred to her husband, who immediately sold lots 12 and 13. After Thomas McGrath's death, the Curator of Intestate Estates transferred Lots 28 and 29 to Randwick freeholder Patrick Nolan on 29 August 1910.</p> <p>Both allotments were on 31 May 1923 transferred to John Marron, a contractor from Randwick, with separate Certificates of Title issued to Marron for each lot. Shortly later, Marron sold both allotments to individual new owners, potentially having constructed new buildings on each allotment. The new owners of 20 and 22 Figtree Avenue (initially listed at 26 and 28 Figtree Avenue) were for the first time noted in the <i>Sands Sydney Directory</i> of 1925, suggesting that both buildings had been constructed by 1924.</p>

	<p><u>Lot 29 (22 Figtree Avenue)</u> was transferred from John Marron to Frank Figtree, retired cokemaker from Wollongong, on 14 January 1924. Edmond Allan Figtree was listed in 1925 for the first time at what was initially noted as 28 Figtree Avenue. Frank Figtree transferred Lot 29 to Ernest George James, tobacconist from Randwick, on 18 September 1928. 'James, E. G.' was listed in the Sands Directory from 1930, now noted at 22 Figtree Avenue. Ernest G. James retained Lot 29 until March 1948.</p> <p>(It should be noted that the neighbouring Lots 30 and 31 at 24 and 26 Figtree Avenue were in 1924 also transferred to John Marron and may have also been developed by him, see NSW LRS, CT Vol 1197 fol 9 and Vol 1152 fol 52).</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 bungalow Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Completed in c1924, this pair of Inter-War bungalows at 20 and 22 Figtree Avenue is representative of late 19th and early 20th Century growth in the Randwick local area. They further provide evidence of further changing urban growth during the Inter-War period.
Historical association significance SHR criteria (b)	The original site was part of lands held by Hooper's Garden Estate and the Centennial Park Estate, later subdivided and transferred to Elizabeth McGrath's husband in June 1902. The house was not constructed until c.1924 by John Marron, a builder from Randwick. 22 Figtree Avenue has an association with Hooper's Garden Estate and the Centennial Park Estate , Frank Figtree, retired cokemaker from Wollongong, and Ernest George James, a tobacconist from Randwick.
Aesthetic significance SHR criteria (c)	<p>Although they differ in some detailing, the pair have aesthetic significance associated with their Inter-War bungalow style dwelling characteristics, including asymmetrical form, red brick finish, terracotta Marseilles tiled hip and valley roof, terracotta finials, gablets featuring half-timber detailing and rendering, separate front-facing verandah comprised of tessellated floor tiling, brick piers with turned decorative columns and brick dwarf wall, and timber-framed windows with clear glass with identical decorative lead motifs, brick corbels at sill level and a projected hoods. The facebrick piers with rendered and painted capping, and dwarf wall fence with patterned metal panels enhance the streetscape presentation of this pair.</p> <p>This distinctive Australian architectural style is representative of early to mid-20th century urban expansion in the local area.</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 single-storey Inter-War bungalow is not a rare type within the Randwick LGA.

Representativeness SHR criteria (g)	20 and 22 Figtree Avenue are representative of Inter-War bungalow architectural style and late 19 th and early 20 th -century residential development within the Randwick local area.
Integrity	The exteriors of both 20 and 22 Figtree Avenue are highly intact and exhibit building materials and detailing dating from its original construction in c1924. Interiors were not inspected at this time.

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 1094 fol 223		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 1144 fol 99		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 2094 fol 26		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3465 fol 139 & 140		NSW Land Registry Services
Written	Sydney Morning Herald	Family Notices – 8 April 1924, p.7-8	1924	State Library of NSW / Trove
Written	Evening News	New telephones – 10 May 1924, p.6	1924	State Library of NSW / Trove
Written		Randwick Subdivision Plans - Z/SP/R2/65, 'Centennial Park Estate, Randwick & Waverley' and Z/SP/R2/103, 'Hoopers Garden, Randwick near Waverley'.	19 November	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Fig Tree Avenue west.		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a group heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including low height brick wall and fence, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Figtree Avenue streetscape. - Additions and internal alterations to the rear section of the houses are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing residence. - Retain original (c1924) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 22 Figtree Avenue, 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.

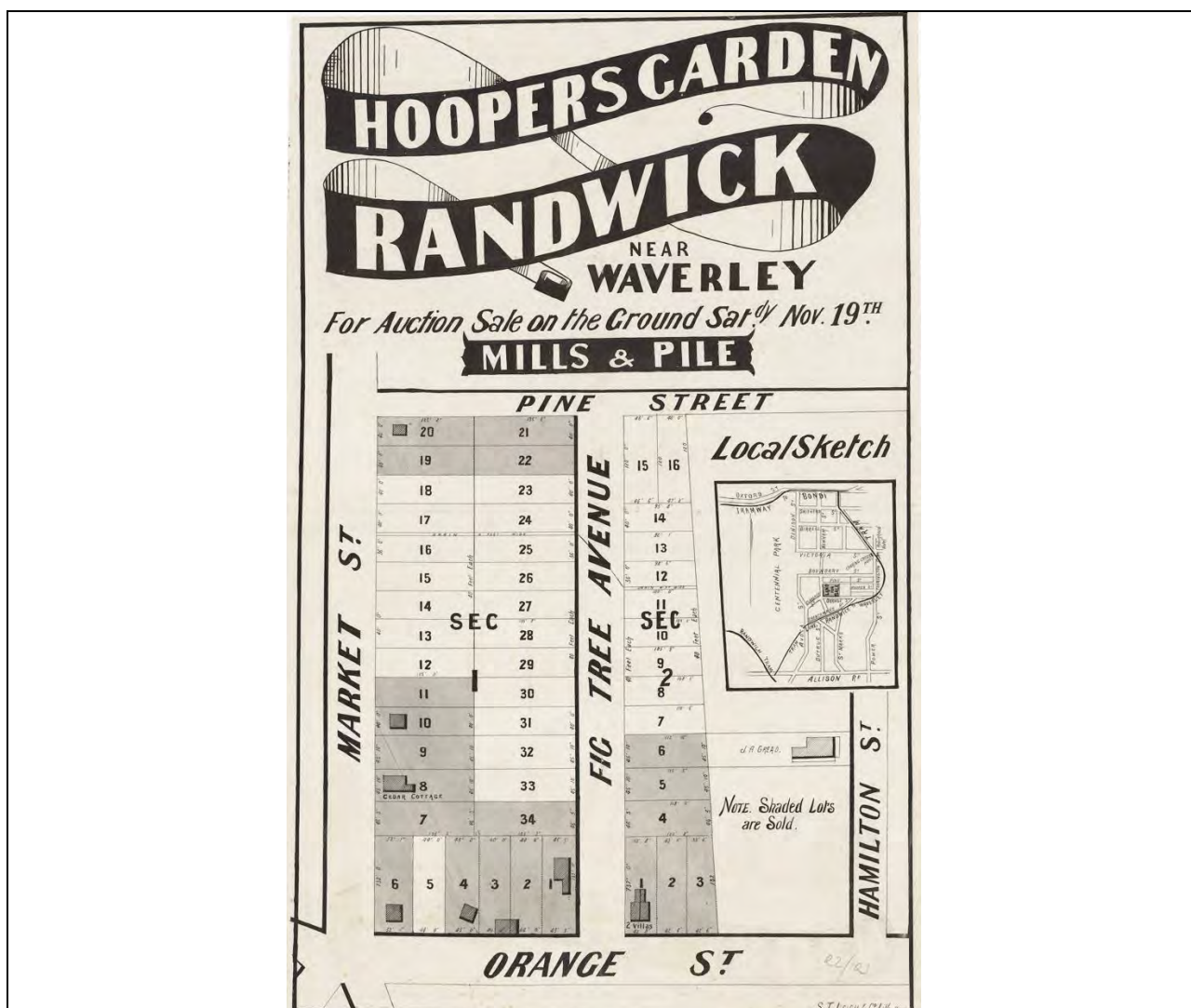
Image caption	View of 20 Figtree Avenue, Randwick				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Hoopers Garden, Randwick near Waverley', Nov 19th				
Image year		Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/103, 'Hoopers Garden, Randwick near Waverley', Nov 19th	Image copyright holder	



IMAGES - 1 per page

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

Image caption	Subdivision sales poster for 'Centennial Park Estate, Randwick & Waverley'				
Image year		Image by	SLNSW, Randwick Subdivision Plans, Z/SP/R2/65, 'Centennial Park Estate, Randwick & Waverley'	Image copyright holder	



IMAGES - 1 per page

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

Image caption	1943 aerial photograph showing 22 Figtree Avenue, Randwick				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS

Name of Item	Tamahine						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (Private)						
Item category (if known)	Flats						
Area, Group, or Collection Name							
Street number	21						
Street name	Baden Street						
Suburb/town	Coogee				Postcode	2034	
Local Government Area/s	Randwick						
Property description	Lot 8 DP 8843						
Location - Lat/long	Latitude	-33.91789879			Longitude	151.260056522	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Private						
Current use	Flats						
Former Use	Residence						
Statement of significance	<p>'Tamahine' was originally constructed as a single residence designed by SH Buchanan in association with JE and ER Justelius in 1925. The building was adapted as four apartments in 1936 by SH Buchanan, Cowper and Morgan. Further modifications have resulted in the loss of original building fabric and decorative finishes and compromising the original architectural designs of Justelius and Buchanan, Morgan and Cowper.</p> <p>Although Sir Joynton Smith commissioned SH Buchanan and ER Justelius to design the house in association in 1925, the building no longer demonstrates the architectural work of either architectural practice, and does not meet the criteria for listing as a heritage item of State or Local significance.</p> <p>The place is not associated with Joynton Smith's specific achievements in publishing or politics.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input type="checkbox"/>		

DESCRIPTION						
Designer	1925 – SH Buchanan in association with JE and RE Justelius 1936 - SH Buchanan, Cowper and Morgan (adaptation as flats)					
Builder/ maker	1925 – Messrs Howie and Moffatt 1936 – JG Pettigrew					
Physical Description	<p>The freestanding two-storey building is constructed of brick over a sandstone foundation wall with a hipped roof finished with terra cotta roof tiles. The street elevation features exposed rafters. The building contains some timber framed windows, including some lead light panels that appear to date from 1925.</p> <p>The main elevation of the building addresses Baden Street, and the entrance door is located on the east elevation. The building is set back from its Baden Street boundary to accommodate the flat-roof garage and a small garden area accessed via stone steps.</p> <p>The interior of the building was not accessible however desktop research indicates the building contains some decorative elements (ceilings, fireplaces) dating from 1936, polished joinery in the stair hall has been painted, some internal doors have been replaced.</p> <p>The form, scale and materials of the building are generally characteristic of Baden Street buildings located to the west of the subject site.</p>					
Physical condition and Archaeological potential	<p>The exterior the building appears to be in good condition with localised deterioration of sandstone finishes and joinery.</p> <p>The site has low archaeological potential given the footprint of the existing building.</p>					
Construction years	Start year	1925	Finish year	1936	Circa	<input type="checkbox"/>
Modifications and dates	Some timber windows have been replaced with aluminium framed windows; balcony and verandah openings infilled with aluminium framed windows.					
Further comments						

HISTORY	
Historical notes	<p>21 Baden Street Coogee is located within Section 27 of the Town of Coogee, on land granted by Crown grant to Charles Moore on 3 November 1859. Section 27 contained 3 allotments. Lots 1 and 3 were granted to Charles and Lot 2 was granted to his brother George on 7 November 1859. Charles subsequently purchased Lot 2 on 20 March 1861.</p> <p>Charles Moore built Coogee House, but in the 1870s moved to Springwood, leasing his house, which was used as the Baden Baden Hotel. Following his death in July 1895, Edward Espenhahn, James Moore Major, Claudius Beresford Cairnes and George Wall were appointed Trustees of his will. Frank Frederick George Monsoon purchased Lot 8 of the Baden Baden Estate on 2 June 1920. In November 1921 Frank Monsoon transferred the site to Michael Moran, described as a Master Baker, of Randwick. Moran held the land for less than a year selling it to Alexander Turner in August 1922. Lot 8 remained undeveloped until 1925 when it was sold to Gladys Mary Lloyd Hill of Warrawee. Mrs Hill and her de facto husband, Sir James Joynton Smith, commissioned ER Justelius to design a house and garage for the property in 1925, and in 1936 commissioned SH Buchanan to adapt the house into four flats for themselves and his adopted children.</p> <p>Gladys Hill sold the property to Michael Azzopardi, and his wife Marie, in April 1950. In November 1963 it was sold to Harold Wilfred Wills Baker, of Coogee. Following his death in December 1977 the property passed to his widow Marie and his daughter Roseane.</p>

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)	<p>The subject site has some historical significance as the re-subdivision of the Town of Coogee allotments devised and granted in the 1850s.</p> <p>21 Baden Street Coogee <i>does not</i> meet the threshold for listing as a heritage item under Criterion (a).</p>
Historical association significance SHR criteria (b)	<p>The building is associated with Gladys Mary Lloyd Hill and her de facto husband Sir James John Joynton Smith. Gladys purchased the site in April 1925, and Sir James lodged a building application three months later. The site was temporarily transferred to Sir James between April and December 1930, but Mary retained ownership until 1950.</p> <p>Sir James was a prominent resident of Randwick, having served as Lord Mayor of Sydney and as MLA., and for establishing Smith's Newspapers Limited. Although he resided at 21 Baden Street from 1925 until his death in 1943, he was primarily associated with 'Hastings', the Coogee residence he occupied until 1920 when he made it available for the treatment of shell-shocked soldiers.</p> <p>21 Baden Street Coogee <i>does not</i> meet the threshold for listing as a heritage item under Criterion (b).</p>
Aesthetic significance SHR criteria (c)	<p>The building was irreversibly altered by modifications undertaken in 1936, and no longer demonstrates the architectural characteristics or planning of the original 1925 house designed by ER Justelius. Alterations carried out since 1936 have compromised the appearance of the building as an Inter-war flat building or as an Inter-war house.</p> <p>21 Baden Street Coogee <i>does not</i> meet the threshold for listing as a heritage item under Criterion (c).</p>
Social significance SHR criteria (d)	<p>The building has not to date been identified as having special association or meaning to the community or an identifiable group.</p> <p>21 Baden Street Coogee <i>does not</i> meet the threshold for listing as a heritage item under Criterion (d).</p>
Technical/Research significance SHR criteria (e)	<p>The building includes construction details and finishes that were commonplace throughout New South Wales, including Randwick, during the first half of the twentieth century.</p> <p>21 Baden Street Coogee <i>does not</i> meet the threshold for listing as a heritage item under Criterion (e).</p>
Rarity SHR criteria (f)	<p>21 Baden Street is not a rare example of an Inter-war house or flat building.</p> <p>21 Baden Street Coogee <i>does not</i> meet the threshold for listing as a heritage item under Criterion (f).</p>
Representativeness SHR criteria (g)	<p>Following the changes to the building in 1936, the building no longer demonstrates the architectural characteristics of an Inter-war house or an Inter-war flat building.</p> <p>21 Baden Street Coogee does not meet the threshold for listing as a heritage item under Criterion (g).</p>
Integrity	<p>The building was constructed as a freestanding, one-storey residence in 1925, and a second storey added in 1936 when it was adapted as flats. Although some exterior 1925 brick and sandstone walls have been retained, the 1936 alterations have resulted in the loss of original building fabric and obscured the form of the original house.</p> <p>The 1936 adaptation of the building as Inter-war flats included the addition of a second floor, changes to windows, installation of additional kitchens and bathrooms, and infilling of balcony and verandah spaces. Desktop research indicates internal polished joinery (1936) has been painted.</p> <p>21 Baden Street has been irreversibly altered resulting in the loss of original fabric dating from 1925 and changes to the original internal layout of the Inter-war house.</p>

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	-	PA12908	1904	NSW Land Registry Services
Archival record	-	CT v.1522 f.16		NSW Land Registry Services
Archival record	-	CT v.3075 f.12	1920	NSW Land Registry Services
Archival record	E. Kenny, Licenced Surveyor	DP8843	1917	NSW Land Registry Services
Newspaper	Nepean Times	The late Hon. Charles Moore, MLC, 20 July 1895, p7.	1895	Trove
Newspaper	Sydney Morning Herald	Contracts awarded, 2 Sept 1925, p9	1925	Trove
Newspaper	Sydney Morning Herald	New works, 14 July 1936, p8	1936	Trove
Publication	Chris Cunneen	'Smith, Sir James John Joynton (1858-1943) https://adb.anu.edu.au/biography/smith-sir-james-john-joynton-8475 , accessed 18 January 2022	1988	Australian Dictionary of Biography, National Centre of Biography, Australian National University.

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> - Conservation, adaptation, or demolition may be acceptable subject to consent approval of detailed documentation. - New development is to retain the existing setback from the Baden Street boundary. - Interiors should be inspected to determine if any significant features have been retained and are suitable for salvage/ re-use.

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 21 Baden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	City Randwick Council



IMAGES - 1 per page

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

Image caption	View of 21 Baden Street, Coogee				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	City Randwick Council



IMAGES - 1 per page

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

Image caption	Auction notice for the Baden Baden Estate, 1917. Source: https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8940564&change_ing=				
Image year	1917	Image by	Raine & Horne	Image copyright holder	Mitchell Library, State Library of NSW



ITEM DETAILS									
Name of Item	'Floret'								
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	24								
Street name	Eastern Avenue								
Suburb/town	Kensington						Postcode	2033	
Local Government Area/s	Randwick								
Property description	Lot A DP 370592								
Location - Lat/long	Latitude	-33.916774				Longitude	151.220148		
Location - AMG (if no street address)	Zone		Easting	9689806.906		Northing	4418238.543		
Owner	Private								
Current use	Residence								
Former Use	Residence								
Statement of significance	<p>Constructed in 1925 for the Price family, this single storey Inter-War bungalow known as 'Floret' is of local heritage significance as evidence of the suburban development of Randwick in the first half of the twentieth century. Richard Henry Price, a confectioner from Lewisham, was one of the partners of the 'Australian Confectionary Company' at McCarthy Place in Sydney.</p> <p>The house has aesthetic significance associated with its Inter-War bungalow architectural style characteristics including, asymmetrical façade, prominent street facing gables, front-facing verandah supported on sandstone tapered columns and dwarf brick wall with a sandstone capping and tessellated floor tiling, brick chimney with terracotta chimney pot and hat, exposed timber rafters, hip and valley roof, and timber-framed casement bay windows with timber hood and leadlight glazing. The bungalow's streetscape qualities enhanced further by its facebrick piers and dwarf wall fencing with metal Inter-War design panels between the piers and hedging and intact tessellated tile garden path leading to the verandah.</p> <p>This distinctive Australian architectural style is representative of the Inter-war expansion of the local area during the early 20th century.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>'Floret' is an example of a single-storey Inter-War brick bungalow style with its primary elevation to Eastern Avenue and separate front-facing verandah comprised of tessellated floor tiling, supported on tapered sandstone columns and dwarf brick wall with a sandstone capping. The bungalow has an asymmetrical façade with a hip and gable roof in dark tiling and two southeast-facing gablets to Eastern Avenue featuring timber detailing and rendering. A face brick chimney sits to the rear (south) corner of the roof with a terracotta chimney pot and hat. The timber framework of the gablets has exposed rafters to enhance the ornamentation of the façade.</p> <p>The primary elevation is comprised of timber-framed casement bay windows with timber hood and leadlight glazing. Floret has an intact pedestrian entrance in the middle constructed of tessellated tiling and a driveway along the north boundary. A low height brick pier and dwarf wall boundary fence with a metal panels in between, and gate define the site to the southeast and a timber paling fence to the northeast. 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	1925	Finish year	1925	Circa	<input type="checkbox"/>
Modifications and dates	<p>1935: Boundary adjustments between Lot 145 and Lot 146 allotments, creating Lot A (24 Eastern Avenue) and Lot B (22 Eastern Avenue) in DP 370592.</p> <p>2021: Development application approved for alterations and additions to existing dwelling house including internal changes, changes to windows, addition of a studio above the detached garage at the rear, addition of a swimming pool at the rear, new terrace with vergola, fencing, landscaping and associated works (DA/505/2021).</p>					
Further comments						

HISTORY	
Historical notes	<p>24 Eastern Avenue is largely located on Lot 146 of George Frederick Todman's subdivision sale of Section 15 of the Kensington Estate. In May 1924, Lot 146 was one of three adjoining allotments (Lots 145-147 in DP 11570) that were transferred to Randwick builder Thomas Mordey Metcalf, with three individual Certificates of Title issued to Metcalf in July 1924. Only six months later, on 10 November 1924, after making some minor boundary adjustments, Metcalf transferred Lots 145 and 146 to Richard Henry Price. A house was built for Price on Lot 146 the following year. Richard Henry Price, noted as a confectioner from Lewisham, had been one of the partners of the 'Australian Confectionary Company' at McCarthy Place in Sydney which had been dissolved in 1912.</p> <p>Lot 146 (24 Eastern Avenue) contained 22 $\frac{3}{4}$ perches and included a small portion of Lot 147 to the rear. Richard Henry Price was for the first time listed on the western side of Eastern Avenue, near the corner of Day Avenue, in the <i>Sydney Sands Directory</i> of 1926, with the house noted as 'Floret'. Lot 145 (today 22 Eastern Avenue) appears to have remained undeveloped until the 1930s, as it was not listed in the <i>Sands Directory</i>, and likely formed part of the grounds of 'Floret'.</p> <p>In 1935, Price made further boundary adjustments between his two allotments, creating Lot A (24 Eastern Avenue) and Lot B (22 Eastern Avenue) in DP 370592, transferring the latter to his wife Florence Rebecca Price at that time. It is likely that 22 Eastern Avenue was developed shortly afterwards.</p>

	Richard H. Price retained 24 Eastern Avenue until 1949, when he sold it to commission agent George Harold Francis.
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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 bungalow Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in 1925, Floret 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 and Post-War periods.
Historical association significance SHR criteria (b)	The single-storey brick bungalow is associated with Richard Henry Price, a confectioner from Lewisham who had been one of the partners of the 'Australian Confectionary Company' at McCarthy Place in Sydney. Floret is also associated with commission agent George Harold Francis who owned the residence from 1949.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Inter-War Bungalow characteristics, including asymmetrical façade, front-facing verandah comprised of tessellated floor tiling, surrounded by sandstone columns and dwarf brick wall with a sandstone top, brick chimney with terracotta chimney pot and hat, exposed timber rafters, hip and valley roof, and timber-framed casement bay windows with timber hood and leadlight glazing. This distinctive Australian architectural style is representative of the Inter-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, sandstone, and timber construction details.
Rarity SHR criteria (f)	The subject Inter-War Bungalow is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	'Floret' is representative of the brick Inter-War bungalows/cottages constructed in the Kensington area and late 19 th and early 20 th -century residential development within the area.
Integrity	The exterior of 'Floret' is highly intact and exhibits building materials and detailing dating from its original construction in 1925. Interiors were not inspected at this time.

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 3437 fol 157		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 3674 fol 12		NSW Land Registry Services
Written	NSW Land Registry Services	Deposited Plan 11570		NSW Land Registry Services
Written	NSW Government Gazette	Issue No. 110 – 24 July 1912, p.4716	1912	State Library of NSW / Trove
Written		Kensington Subdivision Plans - Z/SP/K1/9, '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"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - 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. - Retain original (1925) building fabric and Inter-War architectural features, including timber, sandstone and brick details, leadlight glass windows, and half-timber gable details. - Landscaped area, including brick boundary wall and metal gate, between street boundary and house, is to be retained. - 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.
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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 24 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.

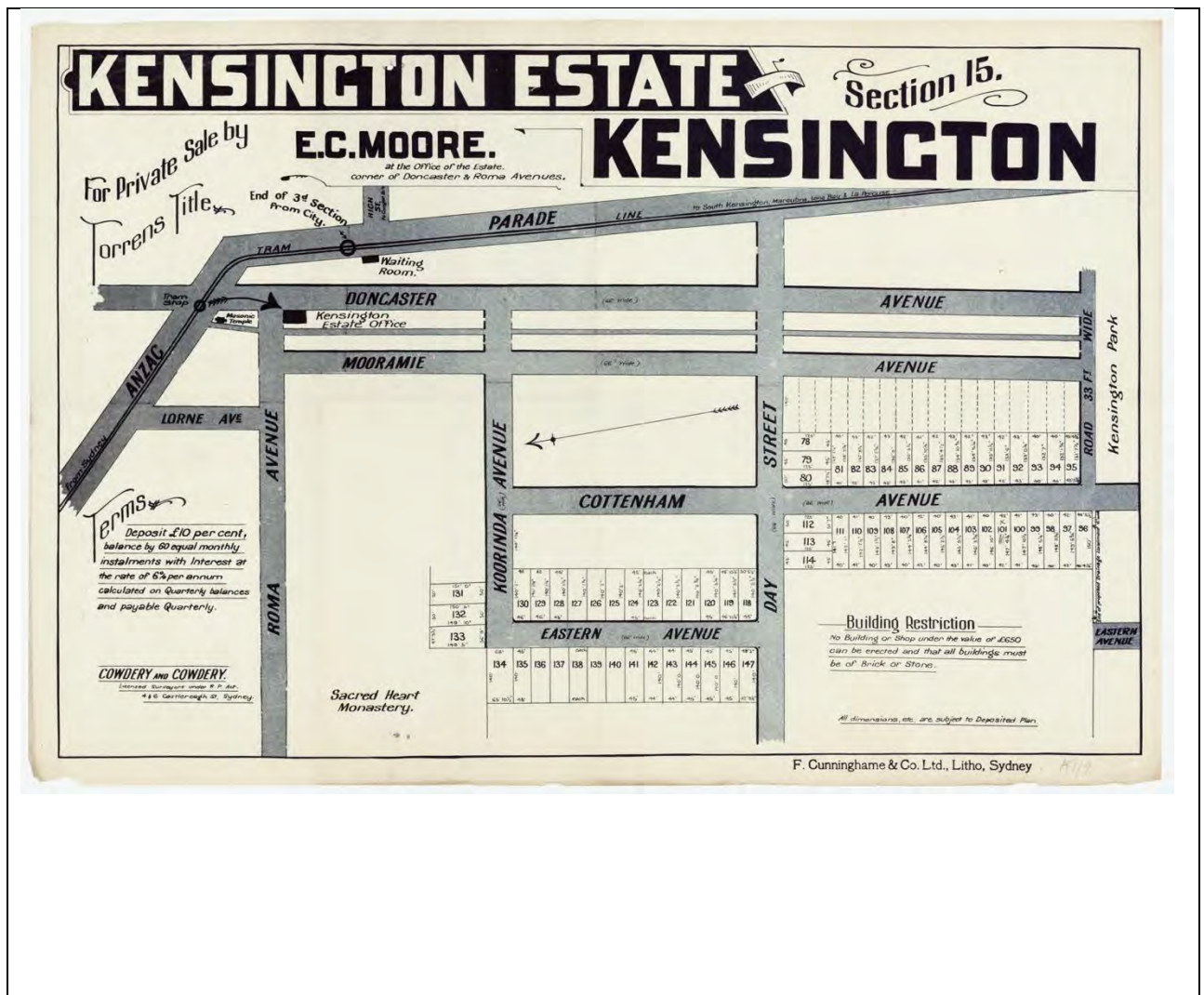
Image caption	View of 24 Eastern Avenue, Kensington				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



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/K1/9, '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	Bell Court						
Other Name/s Former Name/s	Bell Court Flats; Belle Court 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	24						
Street name	Marcel Avenue						
Suburb/town	Randwick				Postcode	2031	
Local Government Area/s	Randwick						
Property description	SP 43075						
Location - Lat/long	Latitude	-33.911606549			Longitude	151.252594215	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Strata Corporation						
Current use	Residence (Flat)						
Former Use	Residence (Flat)						
Statement of significance	<p>Constructed in 1928, Bell Court at 24 Marcel Avenue, Randwick is of local heritage significance evidence of the fourth subdivision of the Bishops court Estate and the subsequent suburbanisation of the area. Bell 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 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, materiality and street setback of Bell Court contribute to the visually cohesiveness of the Moira Street Conservation Area.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Sydney Samuel Jackson					
Physical Description	Three storey Inter-War Free Classical flat building with decorative face brick construction. Intact symmetrical dark brown face brick façade with vertical emphasis created by engaged piers with red brick fluted detailing and rendered capitals; terracotta hipped roof with boxed eaves and half-timbered gable end; dentilated window/enclosed balcony sill skirtings with redbrick panels under each window. The centrally located half-timbered gable over the ground floor entrance is supported by two Tuscan order masonry columns framing the timber panelled decorative entrance door. The street boundary is defined by a low-height brick fence with bullnose capping and piers, tiled front path. Stair hall includes terrazzo treads and risers; main entrance includes timber door leafs with glazed panels.					
Physical condition and Archaeological potential	Generally in good condition externally. The exterior of the building exhibits building materials and details constructed in 1927/28.					
Construction years	Start year	1927	Finish year	1928	Circa	<input type="checkbox"/>
Modifications and dates	Verandah openings infilled with windows; garage door 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>Lots 6 (the subject site) and 7 of the Bishops court subdivision were purchased by Sydney Simpson Jackson of Randwick, a builder, on the 25 October 1927. By January 1927 Jackson was reportedly erecting ten flats in Marcel Avenue (The Sun, 17 Jan 1927, p14). The ten flats were contained in two separate buildings at 24 and 26 Marcel Avenue. Development was constrained by a covenant attached to the land by the Sisters of the Good Samaritan which required residential buildings erected on the land to be constructed of brick and/or stone with a slate and/or tile roof (CoT v4069-26).</p> <p>Jackson sold 24 Marcel Street, together with 26 Marcel Street, to William Andrew Bell, a retired grazier of Randwick. The building was constructed as a speculative development, with Bell retaining sole ownership until his death in 1948, when the property is transferred to Raymond Vincent Bell and Thomas Ambrose Herbert of Roseville, Company Secretary, as joint tenants (28 July 1952). Following Herbert's death in 1954, the building was transferred to four family members, and sold in 1969. The building was subsequently converted to strata title.</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: Inter-war flat.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Bell Court has historic significance as evidence of the fourth subdivision of the Bishops Court Estate and the subsequent suburbanisation of the area.
Historical association significance SHR criteria (b)	The building is associated with the local builder Sydney Samuel Jackson, and with William Andrew Bell, a retired grazier who purchased the building in 1928.
Aesthetic significance SHR criteria (c)	Bell 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, materiality and street setback of Bell Court contribute 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)	Bell Court contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	Bell Court is not a rare flat building within the Inter-War building stock of Randwick LGA.
Representativeness SHR criteria (g)	Bell 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 Bell Court is highly intact and exhibits building materials and detailing dating from its original construction in c1927.

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 4295 Fol 35		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 5149 Fol 229		NSW Land Registry Services
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 4069 Fol 26		NSW Land Registry Services

Written	NSW Land Registry Services	Certificate of Title Vol 7008 Fol 25/6/7/8		NSW Land Registry Services
Written	Delman Weingarh, Licenced Surveyor	Deposited Plan 13587	1925	NSW Land Registry Service
Written	The Sun	17 January 1927, p14	1927	State Library of NSW / Trove
Written	Richard Apperly, Robert Irving, Peter Reynolds	A pictorial guide to identifying Australia architecture	1994	State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including brick fence, tiled path and edging, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Marcel Avenue streetscape. - Do not paint face brickwork or other surfaces originally intended to be unpainted. - Internal adaptations of individual units may be acceptable, subject to Consent Authority approval of detailed documentation. - Retain original (c1927-28) building fabric and decorative elements; minor upgrading of stair hall to address statutory requirements, subject to Consent Authority approval of detailed documentation. - Ensure any future changes to the infilled balconies are made to all units to maintain the existing unity. - 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.
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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 24 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 24 Marcel Avenue, Clovelly				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



ITEM DETAILS									
Name of Item	'Heidelberg'								
Other Name/s Former Name/s	'Borrailoola'								
Item type (if known)	Built								
Item group (if known)	Residential buildings (Private)								
Item category (if known)	House								
Area, Group, or Collection Name									
Street number	25								
Street name	Duke Street								
Suburb/town	Kensington						Postcode	2033	
Local Government Area/s	Randwick								
Property description	Lot A DP 341780								
Location - Lat/long	Latitude	-33.90851				Longitude	151.221474		
Location - AMG (if no street address)	Zone		Easting	9689965.002		Northing	4419146.693		
Owner	Private								
Current use	Residence								
Former Use	Residence								
Statement of significance	<p>'Heidelberg', Old English style residence constructed in c1909 at 25 Duke Street is of local heritage significance as a representative of residential development in the Kensington local area during the late 19th and early 20th centuries.</p> <p>25 Duke Street is an intact and excellent example of a Federation Old English style single storey residence in Randwick LGA. The site has aesthetic significance, including asymmetrical facades, terracotta hip and valley roof, timber detailed and rendered gables, decorative brackets over timber columns in the verandah, and a protruded bay window with an overhead awning and decorative brackets on the window surface and paved walkways at the entrance.</p> <p>The house is a highly intact example of an Inter-war residence within the area.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	Built around c1909, 'Heidelberg' is a Federation Old English style single storey residence constructed in brick, partly rendered around certain areas of the house. The building is asymmetrical in form and

	<p>has a hip and valley roof comprised of terracotta tiles with primary frontage at Duke Street and Kensington Road (southwest). The south and west gables to Duke Street and Kensington Road feature timber detailing and roughcast rendering. The residence has a front-facing verandah with painted sandstone foundations visible in the west façade but is covered by a landscaped hedge along the southern boundary. The verandah has a brick boundary with timber columns and decorative brackets. The south and west façade has a protruded bay window with an overhead awning and decorative brackets on the window surface.</p> <p>A paved walkway provides access to the verandah and primary dwelling entrance, connecting the residence with the Duke Street footpath. A rendered brick retaining wall with brick posts and metal railing borders the site to the west and south, partially obscured by vegetation growth along the footpath along Duke Street. The boundary wall at the rear of the site has been modified by replacing brickwork with a picket fence.</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	1909	Finish year	1909	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>External changes to the rear of the property, including partial removal of the north and west-facing walls. External changes to the brick boundary wall which was replaced by timber picket fencing at the rear of the residence.</p> <p>Partial demolition of one segment of the brick boundary wall in the southwest direction.</p> <p>1940 – Subdivision of 25 Duke Street leaving only 22 perches (out of 29 ¼) on Lot A in DP 341780.</p>					
Further comments						

HISTORY	
Historical notes	<p>'Heidelberg' was built in c1909 on land owned by Kensington foreman Robert Stubbs. Having acquired two adjoining lots (Lots 5 and 6 of Section 4 in DP 4092) from the Australian Cities Investment Corporation Ltd in 1908, two separate Certificates of Title were issued to Stubbs' wife, Betsy Stubbs, on 2 April 1908. The property had been sold as part of the third subdivision of the Kensington Estate from 1903.</p> <p>Stubbs made small adjustments to the property boundary, leaving 25 Duke Street on a slightly larger allotment of 29 ¼ perches that contained Lot 6 and a small portion of Lot 5. On the remainder of Lot 5, at 23 Duke Street, he built a residence for himself in 1908, naming it 'Eritrea', and Stubbs was listed at the address in the <i>Sydney Sands Directory</i> of 1909.</p> <p>The following year, in 1910, 'Heidelberg' was listed for the first time at 25 Duke Street, occupied by Herbert C. Heat, a commercial traveller. After another slight boundary adjustment to the north to form an easement for Lot 5, Stubbs transferred the property to Herbert Christopher Heat on 11 February 1911.</p> <p>Heat later renamed the property 'Borrailoola' (from 1918) and lived there until c1922, when the <i>Sands Directory</i> listed him for the last time. He transferred the property to Charles and Isabella Jackson on 28 October 1927. In 1940, a further adjustment left 25 Duke Street on 22 perches, on Lot A in DP 341780.</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 styles in Randwick: Inter-War Old English style

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed in c1909, the residence 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 in the late Federation ear.
Historical association significance SHR criteria (b)	'Heidelberg' was built on the land associated with Kensington foreman Robert Stubbs and his wife, Betsy Stubbs, in c1909. The house was further transferred in 1911 to Herbert C. Heat, a commercial traveller who stayed there until c1922 when the property was transferred to another family in 1927.
Aesthetic significance SHR criteria (c)	25 Duke Street is a good example of a Federation Old English style single storey residence in Randwick LGA. The site has aesthetic significance, including asymmetrical facades, terracotta hip and valley roof, timber detailed and rendered gablets, decorative brackets over timber columns in the verandah, and a protruded bay window with an overhead awning and decorative brackets on the window surface and paved walkways at the entrance.
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 early twentieth-century domestic brick construction details. However, the research conducted to date does not indicate the potential for archaeological relics.
Rarity SHR criteria (f)	The house is a highly intact example of a Federation period residence, including examples of fixtures and finishes dating from its construction in c1909. However, the Old English style dwelling is not rare in the Randwick LGA.
Representativeness SHR criteria (g)	25 Duke Street is representative of the Old English style residence and late 19th and early 20th-century residential development within the Kensington local area.
Integrity	The exterior of the building is highly intact, exhibiting building materials and details dating from its initial construction in the c1909.

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 1865 fols 116 and 117		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 1889 fol 36		NSW Land Registry Services

Written	Australian Star	Advertising – 14 February 1903, p7	1903	State Library of NSW / Trove
Written	John Sands	<i>Sydney Sands Directory</i> , Randwick – Duke Street north (Kensington)		State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - 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. - Retain original (c1909) building fabric and Federation architectural features, including materials, sandstone detailing, gablet details, and timber bracket details. - Glass panels in internal doors can be replaced with safety glass to match the appearance of existing glass. Bevelled edge detail to be maintained. - Landscaped area, including brick fence and gate, between street boundary and house, is to be retained. - 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.
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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 25 Duke Street, 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 25 Duke Street, 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 Third Subdivision'				
Image year	1900s	Image by	SLNSW, Kensington Subdivision Plans, Z/SP/K1/18, 'Kensington Third Subdivision'	Image copyright holder	

KENSINGTON

THIRD SUBDIVISION

for PRIVATE SALE

TERMS -

10% DEPOSIT
Balance - 20 equal
Quarterly payments
Interest at 3½%

*Right to pay off at
any earlier date.*

**TORRENS
TITLE**

VENDORS.
THE AUSTRALIAN CITIES
INVESTMENT CORPORATION LTD
Managers
MRS. ERNEST GREEN,
110 Pitt Street.

BY

J. E. GREEN & CO.

AUCTIONEERS.
110 PITT ST. OPP. G.P.O.
& EASTERN AVENUE & GOODWOOD ST. KENSINGTON.

W. E. Smith, Sydney.

All Sales are subject to the figures shown on Plan deposited under Real Property Act.
The VENDORS reserve the right to rearrange the Allotments shown on this Plan, and to make all consequent Alterations in the Streets and roads.
NOTE - Shaded Lots are Sold -

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	Belmont 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	26					
Street name	Marcel Avenue					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	SP 32084					
Location - Lat/long	Latitude	-33.91169156		Longitude	151.25272072	
Location - AMG (if no street address)	Zone		Easting	9692836.442	Northing	4418676.041
Owner	Strata					
Current use	Residence (Flat)					
Former Use	Residence (Flat)					
Statement of significance	<p>Constructed in 1928, 'Belmont' is of local heritage significance as evidence of the subdivision of the Bishops Court Estate and the subsequent suburbanisation of the area. The building is representative of the development of speculative small apartment blocks constructed in the Randwick Municipality during the Inter-war period.</p> <p>The building 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 emphasise verticality, and restrained decoration. The scale, materiality and street setback of Belmont contribute to the visually cohesiveness of the Moira Street Conservation Area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Sydney Samuel Jackson
Physical Description	<p>A three-storey brick apartment building, with a hipped terra cotta roof and boxed eaves. Symmetrical elevation, with a central entrance under a separate gabled roof and a ground level garage. Low brick fence on street boundary.</p> <p>Leadlight windows in balconies, painted concrete lintels</p>

	Recessed brick panels to balconies and pilasters; decorative panel above front door Similar detailing, materiality, scale to No. 24 Marcel Avenue.					
Physical condition and Archaeological potential	Generally in good condition externally. The exterior of the building exhibits building materials and details constructed in 1927/28. Interior of building not accessible.					
Construction years	Start year	1927	Finish year	1928	Circa	<input type="checkbox"/>
Modifications and dates	Exterior generally unchanged; garage door 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>Lots 6 and 7 (the subject site) of the Bishops court subdivision were purchased by Sydney Simpson Jackson of Randwick, a builder, on the 25 October 1927. By January 1927 Jackson was reportedly erecting ten flats in Marcel Avenue (The Sun, 17 Jan 1927, p14). The ten flats were contained in two separate buildings at 24 (Bells Court) and 26 (Belmont Court) Marcel Avenue. Development was constrained by a covenant attached to the land by the Sisters of the Good Samaritan which required residential buildings erected on the land to be constructed of brick and/or stone with a slate and/or tile roof (CoT v4069-26).</p> <p>Jackson sold 26 Marcel Street, together with 24 Marcel Street, to William Andrew Bell, described as a Freeholder of Clovelly on 29 July 1927 (NB sales documents for 24 Marcel Avenue describe Bell as a retired grazier of Randwick). The building was constructed as a speculative development, with Bell retaining sole ownership until his death in 1948, when the property is transferred to Raymond Vincent Bell and Thomas Ambrose Herbert of Roseville, Company Secretary, as joint tenants (28 July 1952). Following Herbert's death in 1954, the building was transferred to four family members, and sold in 1969. The building was subsequently converted to 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.
Developing Australia's cultural life	Creative endeavour	Architectural style in Randwick: Inter-war flat.

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Belmont 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.
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Historical association significance SHR criteria (b)	The building is associated with the local builder Sydney Samuel Jackson, and with William Andrew Bell, a retired grazier who purchased the building in 1928.
Aesthetic significance SHR criteria (c)	Belmont 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, materiality and street setback of Belmont contribute 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)	Belmont contains examples of early twentieth century domestic brick construction details and skills.
Rarity SHR criteria (f)	This style of flat buildings is not rare in Randwick LGA.
Representativeness SHR criteria (g)	Belmont 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 Belmont is highly intact and exhibits building materials and detailing dating from its original construction in c1927

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 4295 Fol 35		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 5149 Fol 229		NSW Land Registry Services
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 4044 Fol 189		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 7008 Fol 29/30/31/32		NSW Land Registry Services
Written	Delman Weingarh, Licenced Surveyor	Deposited Plan 13587	1925	NSW Land Registry Service
Written	The Sun	17 January 1927, p14	1927	State Library of NSW / Trove
Written	Richard Apperly, Robert Irving, Peter Reynolds	A pictorial guide to identifying Australia architecture	1994	State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including brick fence, tiled path and edging, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Marcel Avenue streetscape. - Do not paint face brickwork or other surfaces originally intended to be unpainted. - Internal adaptations of individual units may be acceptable, subject to Consent Authority approval of detailed documentation. - Retain original (c1927) building fabric and decorative elements; minor upgrading of stair hall to address statutory requirements, subject to Consent Authority approval of detailed documentation. - Replacement of garage door. - 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.
-----------------	---

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 26 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 26 Marcel Avenue, Clovelly				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council



ITEM DETAILS						
Name of Item	'Tongarry 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	27					
Street name	Prince Street					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	SP 10303					
Location - Lat/long	Latitude	-33.909814			Longitude	151.236769
Location - AMG (if no street address)	Zone		Easting	9691372.716	Northing	4418947.158
Owner	Strata					
Current use	Residence (Flat)					
Former Use	Residence (Flat)					
Statement of significance	<p>Constructed c1938, 'Tongarry Flats' 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 Inter-War Georgian Revival characteristics, including partially symmetrical façade, face brickwork construction, hip and gable roof with terracotta Marseilles tiling, distinctive semicircular moulding, brick pediment with motifs, single hung timber-framed windows with clear glass, and knee brick walls along the driveways. This distinctive Australian architectural style is representative of the Inter-War and Post-War expansion of the local area during the early 20th century.</p> <p>The Inter-War flat building has some association with Francis Brian O'Carroll, the company director of Joadja Pty Ltd. This company built a lot of Inter-War Flat buildings in Randwick.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Joadja Pty Ltd

Physical Description	<p>Constructed between c.1937-1938, 'Tongarry Flats' is an example of multi-storey flat buildings in Inter-war Georgian Revival architecture style. The flat building is a face brickwork construction with a partially symmetrical façade. The north corner has two recessed building blocks following a stepped geometry. The primary elevation has a pediment with brick motifs. The flat building has a hip and valley roof comprised of terracotta Marseilles tiling. The exterior of the windows has semicircular headed mould on the top with chequered brick tile work in between the window and the moulding. The overall flat building has a plain surface. The façade has identical single hung timber-framed windows with clear glass. The flat building has three garage spaces at the ground floor level with a knee brick wall running along the driveway maintaining sufficient setback from the Prince Street footpath. The knee brick walls have planters in between.</p> <p>Interiors were not inspected.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1937	Finish year	1938	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY	
Historical notes	<p>'Tongarry' at 27 Prince Street was likely constructed in c1937-38 by builders and site owners Joadja Pty Ltd as part of a wider development on former Lot 4 in Section 17 of the Village of Randwick.</p> <p>In October 1928, the Railway Commissioners for NSW were registered as the owners of Lot 4 of Section 17 of the Village of Randwick, a parcel of land which had until that time not been alienated by the Crown. Lot 4 was located on the corner of Prince and Frances Streets, with the Sydney to Coogee tramline cutting across the south-western corner of the site. After transferring a parcel of land on Frances Street to the Municipal Council of Sydney in February 1930, for construction of Substation No. 349, the new owner from 1937, the Commissioner for Road Transport and Tramways, subdivided the site into five allotments in 1937.</p> <p>Retaining the triangular corner allotment containing the tramway reserve, the other four lots (Lots 1-4) were transferred to Francis Brian O'Carroll (Lots 1 to 3, 25 to 29 Prince Street) and Joadja Pty Ltd (Lot 4, 31 Prince Street). O'Carroll was a company director of Joadja Pty Ltd. The allotments were transferred on 28 April 1937 (Lot 1), 22 April 1938 (Lot 4) and 26 August 1938 (Lot 2 and Lot 3). 27 Prince Street, located on Lot 2, was officially transferred to F. B. O'Carroll on 26 August 1938, together with Lot 3 (29 Prince Street).</p> <p>Joadja Ltd had been registered in Sydney as company on 4 February 1935, with the purpose of carrying on business as builders and contractors, and as purchasers of freehold, leasehold and other property. By July 1935, Joadja Ltd had already gained approval for five blocks of flats at Prince Street, Randwick at a cost of £4200. This likely related to another site on Prince Street.</p> <p>In May 1937, O'Carroll, of Joadja Pty Ltd, appealed in the District Appeals Court against the refusal by Randwick Council to approve plans for flats at Prince Street. Randwick Council had not approved the design which, instead of providing a separate kitchen of no less than 80 square feet, only provided an alcove of 45 feet without a door. Randwick's decision was upheld and Joadja Ltd's case dismissed.</p> <p>In November 1937, Joadja Pty Ltd once more appealed "against Randwick Council's rejection of the plans of three blocks of flats to be erected at Princes Street" before the judge at the District Court. The rejected plans included plans for a building of 18 flats at Prince Street. This time, the living rooms</p>

	<p>were regarded as being too small, at only 8 feet wide, and some of the cooking alcoves were located directly adjacent to the living room, which was deemed undesirable. The company's representative at that time noted that Joadja Pty Ltd had already constructed 104 flats at Randwick, at a cost of £60,000.</p> <p>It is likely that the November 1937 refusal related to one of the 18-flat buildings at either 27 or 29 Prince Street, and that this was part of a wider development which included at least 3 buildings. Approval for flats at Prince Street was indeed granted that same month, as on 17 November 1937 Joadja Pty Ltd was said to have gained approval for residential flats at 'Privee Street' (this should probably read as 'Prince Street') at Randwick, at a cost of £10,000.</p> <p>On 24 November 1938, Lot 2 at 27 Prince Street was transferred to Rose Elizabeth Dunn, 'femme sole' from Vacluse. 'Tongarry Flats' at 27 Prince Street was mentioned in the Truth newspaper of 14 May 1939, by which time the building had been completed. In 1940, 29 Prince Street was noted as 'Tallimba Flats' and 31 Prince Street as 'Tarana Flats', while 25 Prince Street was recorded as 'Terrigal' in 1947.</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 Georgian Revival Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed around c.1937-1938, the 'Tongarry Flats' demonstrates the suburbanisation of Randwick following the subdivision of the nineteenth-century estates 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)	'Tongarry Flats' was associated with Francis Brian O'Carroll, the company director of Joadja Pty Ltd, a business of builders and contractors and purchasers of freehold, leasehold and other properties. The company built a lot of Inter-War Flat buildings in Randwick. The Inter-War flat building is also attributed to Rose Elizabeth Dunn, 'femme sole' from Vacluse, who was the building owner from 1938.
Aesthetic significance SHR criteria (c)	The site has aesthetic significance associated with its Inter-War Georgian Revival characteristics, including partially symmetrical façade, face brickwork construction, hip and gable roof with terracotta Marseilles tiling, semicircular moulding, brick pediment with motifs, single hung timber-framed windows with clear glass, and knee brick walls along the driveways. 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 Inter-War flat building contains examples of early twentieth-century domestic brick and timber construction details.
Rarity	The subject Inter-War flat building is not rare in the Randwick LGA.

SHR criteria (f)	
Representativeness SHR criteria (g)	'Tongarry Flats' is representative of the Georgian Revival style face brick flat buildings constructed in the Randwick area during the Inter-War years of the 20 th century.
Integrity	The exterior of 'Tongarry Flats' is highly intact and exhibits building materials and detailing dating from its original construction from c.1937-1938. Interiors were not inspected at this time.

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 4199 fol 72		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4391 fol 221		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 4974 fol 49		NSW Land Registry Services
Written	Sun	Company Registrations – 6 February 1935, p.4	1935	State Library of NSW / Trove
Written	Construction and Real Estate Journal	Buildings and Works Approved – 17 July 1935, p.2	1935	State Library of NSW / Trove
Written	Construction and Real Estate Journal	Opportunities for Business – 17 July 1935, p.5	1935	State Library of NSW / Trove
Written	Daily Telegraph	Flats Must Have Separate Kitchens – 22 May 1937, p.5	1937	State Library of NSW / Trove
Written	Daily Telegraph	Reports from the Law Courts – 22 May 1937, p.15	1937	State Library of NSW / Trove
Written	Sun	Building, Engineering, Machinery & Industry – 7 June 1937, p.13	1937	State Library of NSW / Trove
Written	Labor Daily	Space provided in flats – 2 November 1937, p.10	1937	State Library of NSW / Trove
Written	Daily Telegraph	8ft. Rooms in Plans for Flats – 2 November 1937, p.11	1937	State Library of NSW / Trove
Written	Construction and Real Estate Journal	Buildings and Works Approved – 17 November 1937, p.2	1937	State Library of NSW / Trove
Written	Truth	Further Prize-Winners – 14 May 1939, p.15	1939	State Library of NSW / Trove
Written	Commonwealth of Australia Gazette	Certificates of Naturalization – 3 October 1940	1940	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 6 June 1940, p.8	1940	State Library of NSW / Trove
Written	Sydney Morning Herald	Family Notices – 31 March 1947, p.18	1947	State Library of NSW / Trove

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback, including low height brick knee wall, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Prince streetscape.
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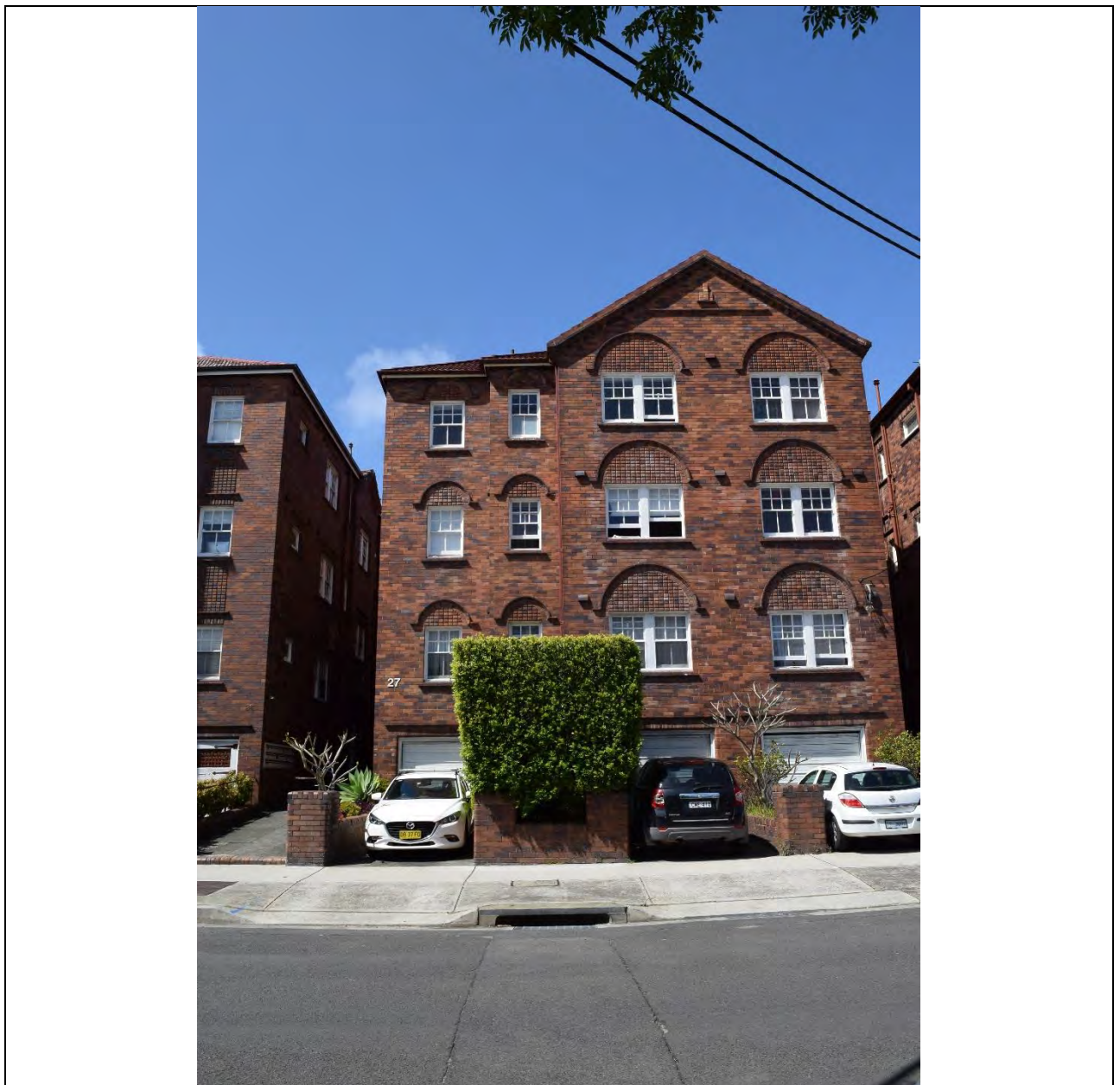
	<ul style="list-style-type: none"> - Additions and internal alterations to the rear section of the flat building are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation. - Retain original (c1938) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.
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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 27 Prince 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 25-27 Prince Street, Randwick This is 25 Prince Street				
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 27-29 Prince Street, Randwick This is 29 and 31 Prince Street				
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				
Image year	1943	Image by	NSW LRS, SIX Maps	Image copyright holder	NSW LRS



ITEM DETAILS						
Name of Item	'Lourencourt'					
Other Name/s Former Name/s	'Lourecourt'					
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	27					
Street name	The Corso					
Suburb/town	Maroubra				Postcode	2035
Local Government Area/s	Randwick					
Property description	Lot 49 DP 6127					
Location - Lat/long	Latitude	-33.941776			Longitude	151.259896
Location - AMG (if no street address)	Zone		Easting	9693363.245	Northing	4415320.965
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>Single storey Inter-War California style sandstone bungalow, constructed in c1928, 'Lourencourt', is of local heritage significance as it represents residential development in the Maroubra 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 symmetrical arrangement of the façade, prominent gabled hip and valley roof with terracotta Marseilles tiling, timber detailed gablet partially rendered, sandstone retaining walls and columns along the verandah and the boundary, timber-framed glass windows with metal grills on the outside, and low height sandstone boundary wall with a timber picket fence.</p> <p>The site has some association with the former Surf bathers Estate and the Cahill family, who have been locals to the Maroubra 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>Constructed in c1928, the 'Lourencourt' is an example of a single-storey Inter-War California style sandstone bungalow with its primary elevation to The Corso and a separate front-facing verandah with stone columns and a retaining wall. The residence has a symmetrical façade with a hip and valley roof clad with terracotta Marseilles tiling. The front elevation has a prominent gablet facing The Corso featuring timber detailing and rendering. The gablet has a louvred timber vent in the middle. The residence does not have a chimney but an air pipe in the southern corner of the roof. The residence has timber-framed glass windows with metal grills on the outside.</p> <p>A paved walkway provides access to the verandah and primary dwelling entrance, connecting the residence with The Corso footpath. A low height sandstone boundary wall with a timber picket fence borders the site to the northeast with a timber picket gate in the middle.</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	1928	Finish year	1928	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY

Historical notes	<p>Lot 49 in DP 6127 was transferred to Lionel Joseph Carolan, accountant from Watsons Bay, on 23 June 1916, as part of the 'Surf Bathers Estate' subdivision sale by Alexander E. Anderson. The property was located on part of Suburban Allotment 4 of Section 6 originally granted to William Wilberforce Buckland on 8 July 1864.</p> <p>In 1925, the property was transferred in quick succession to George Jordan Wainwright (3 March 1925) and William Joseph Cahill (17 June 1925). The building at 27 The Corso, which was sold next as 'Lourecourt' in May 1950, was constructed during the ownership of William J. Cahill. Cahill was never listed in the street, and street numbers were only introduced after the last edition of the <i>Sands Sydney Directory</i> in 1932-3, however, a 'Lourencourt' was listed from 1929. Given the similarity of the names 'Lourecourt' and 'Lourencourt', it is likely that both referred to the same building, and the 1929 entry in the <i>Sands</i> suggests that it had been constructed in c1928. Cahill had served in World War I and the building was potentially named after the French village to the north-east of Amiens. The building was always tenanted. In 1929, 'Lourencourt' was noted as being occupied by Ernest J. Lake, followed by Miss E. Peterkin in 1930, and E. Moulton from 1931.</p> <p>Cahill was noted as a grazier from Lavender Bay at the time of purchase and in 1940, when his wife Pansy Mary Cahill died, he was noted at 'The Rest', Lauderdale Avenue, Manly. He resided at Balgowlah when he died on 7 April 1946, survived by two children, Patricia and Tom. The property remained in the Cahill family until 20 July 1950, when it was transferred to Mona Kneen, an unmarried woman from Randwick. The site was transferred again in November and December 1965, and in December 1969, before a new title certificate was issued.</p> <p>The sales advertisement in the <i>Sydney Morning Herald</i> of 13 May 1950 noted the building as a "solidly constructed home near transport, permanent ocean views, excellent locality. Accom: 3 bedrooms, lounge, dining-room, spacious tiled kitchen, large tiled bathroom, tiled front verandah" (Advertising, <i>SMH</i>, 13 May 1950, 28). It was offered for sale as modern stone home and brick garage. Fifteen years later, the building was described as a "Charming Stone Bungalow. A decorators dream</p>
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	with ocean views. The three bedrooms, lounge, dining and kitchen are in magnificent proportion " (Advertising, <i>SMH</i> , 23 June 1965, 30).
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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: Queen Anne Style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Completed in c1928 , 'Louvincourt' is representative of late 19th and early 20th Century growth in the Maroubra 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 site was part of the 'Surf Bathers Estate' subdivision by Alexander E. Anderson. The single-storey stone residence is associated with the Cahill family, particularly William J. Cahill, who served in World War 1. The site is also attributed to Mona Kneen, an unmarried woman from Randwick who acquired the property from 1950 until 1965.
Aesthetic significance SHR criteria (c)	'Louvincourt' has aesthetic significance associated with its Inter-War California bungalow style characteristics, including the symmetrical arrangement of the façade, hip and valley roof with terracotta Marseilles tiling, timber detailed gablet partially rendered, sandstone retaining walls and columns along the verandah and the boundary, timber-framed glass windows with metal grills on the outside, and low height sandstone boundary wall with a timber picket fence. This distinctive Australian architectural style is representative of early to mid-20 th 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 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 sandstone bungalow is not a rare type within the Randwick LGA.
Representativeness SHR criteria (g)	'Louvincourt' is representative of Inter-War California bungalow architectural style and late 19 th and early 20 th -century residential development within the Maroubra local area.
Integrity	The exterior of 'Louvincourt' is highly intact and exhibits building materials and detailing dating from its original construction in c1928. Interiors were not inspected at this time.

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 2390 fol 22		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol 2684 fol 22		NSW Land Registry Services
Written	Catholic Press	Mrs. W. J. Cahill – 29 February 1940, p.25.	1940	State Library of NSW / Trove
Written	Catholic Weekly	Mr W. J. Cahill – 30 May 1946, p.16.	1946	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 13 May 1950, p.28.	1950	State Library of NSW / Trove
Written	Sydney Morning Herald	Advertising – 23 June 1965, p.30.	1965	State Library of NSW / Trove
Written		Maroubra Subdivision Plans - Z/SP/M8/122, 'The Surf Bathers Estate, Maroubra' – 26 January 1911.	1911	State Library of NSW / Trove
Written	John Sands	Sydney Sands Directory, Randwick – Corso (The) (Maroubra).		State Library of NSW / Trove

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Retain setback and garden area, including low height sandstone wall and timber picket fence, between façade and street boundary. - Retain and conserve street façade and presentation of the building within the Corso streetscape. - 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. - Retain original (c1928) building fabric and decorative elements; minor upgrading to address statutory requirements, subject to Consent Authority approval of detailed documentation. - 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.

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 27 The Corso, 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 27 The Corso, 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 27 The Corso, 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 'The Surf Bathers Estate, Maroubra', 26 January 1911				
Image year	1911	Image by	SLNSW, Maroubra Subdivision Plans, Z/SP/M8/122, 'The Surf Bathers Estate, Maroubra', 26 January 1911	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 27 The Corso, Maroubra, from <i>Sydney Morning Herald</i> , 13 May 1950, page 28				
Image year	1950	Image by	<i>Sydney Morning Herald</i> , 13 May 1950, 28	Image copyright holder	

Maroubra, Modern Stone Home and brick Garage

Under Instructions from
PERPETUAL TRUSTEE COMPANY (LIMITED)
 EXECUTOR OF THE WILL LATE WILLIAM JOSEPH CAHILL.
 "LOURECOURT," 27 THE CORSO.

Solidly constructed HOME near transport. PERMANENT OCEAN VIEWS. excellent locality. ACCOM.: 3 bedrooms, lounge, dining-room, spacious tiled kitchen, large tiled bathroom, tiled front verandah. LAND: 44ft x 132ft. LET AT £2/3/. T.T.

In conj.: S. PHILLIPS, ESQ., KENSINGTON
 Solicitors: ICETON, FAITHFULL & BALDOCK.