

A background graphic consisting of a dark blue diagonal band across the page. To the right of this band is a grayscale photograph of a city skyline with several tall buildings. Overlaid on both the blue band and the photograph are white, isometric line drawings of various rectangular blocks and cubes, some solid and some outlined, creating a layered architectural effect.

Heritage Assessment


Denison Hall

11A Marcel Avenue, Randwick NSW 2031

Prepared for Randwick Council

MARCH 2022

REPORT REVISION HISTORY

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Disclaimer

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1. INTRODUCTION

1.1. Background

City Plan Heritage (CPH) was engaged by Randwick Council to undertake a heritage assessment of 11A Marcel Avenue Randwick NSW 2031 (subject site). The property is not currently located within a conservation area or identified as a heritage item attached to any statutory instrument.

It is noted that a Development Application (DA/798/2022) has been lodged with the Council seeking demolition of the existing flat building dating from the Inter-War period. Therefore, the Randwick City Council required preparation of an independent heritage assessment of the subject property in order to assist in making decision whether the subject property has any heritage value and provide advice on the management of likely heritage values associated with the subject site.

We have reviewed the two heritage reports prepared by Ruth Daniell and Prof. Richard Mackay submitted by the neighbour in objection to the proposed demolition of the subject building at 11A Marcel Avenue. While we have reviewed the submitted two heritage reports, we have undertaken our independent heritage assessment as requested by the Council. Our assessment is based historical and physical analysis and on our knowledge of the heritage items and potential heritage items in the local area and extended Randwick LGA.

It should be noted that CPH has been providing the Randwick City Council heritage referrals for their overflow Development Applications since 2003 and has undertaken a number of heritage studies for existing heritage conservation areas. Our most recent study, which is being at the finalisation stage, is the peer review of the 57 Potential Heritage Items including the Moira Crescent HCA undertaken by Extent. Therefore, we have extensive knowledge of the existing built heritage within the Randwick LGA that has enabled us to make an informed assessment of the subject property at 11a Marcel Avenue in Coogee.

1.2. Methodology

This Heritage Assessment has been prepared in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter 2013).

1.3. Author Identification

The following report has been prepared by Pamela Jeffery (Senior Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has provided input, and reviewed and endorsed its content.

Images used throughout this report were prepared by CPH unless otherwise noted.

1.4. Location

The subject site is located on the southern side of Marcel Avenue, Randwick (Figure 1). The street address is given as 11A Marcel Avenue, Randwick and is described as Lot 51 in Deposited Plan 318884 (Parish of Alexandria, County of Cumberland) held by NSW Land Registry Services.

The site is bounded on the northeast by Marcel Avenue, on the southeast by a single storey residence (15 Marcel Avenue), to the southwest by single storey residence (28 Ritchard Avenue) and to the northwest by a three-storey apartment building (11 Marcel Avenue).

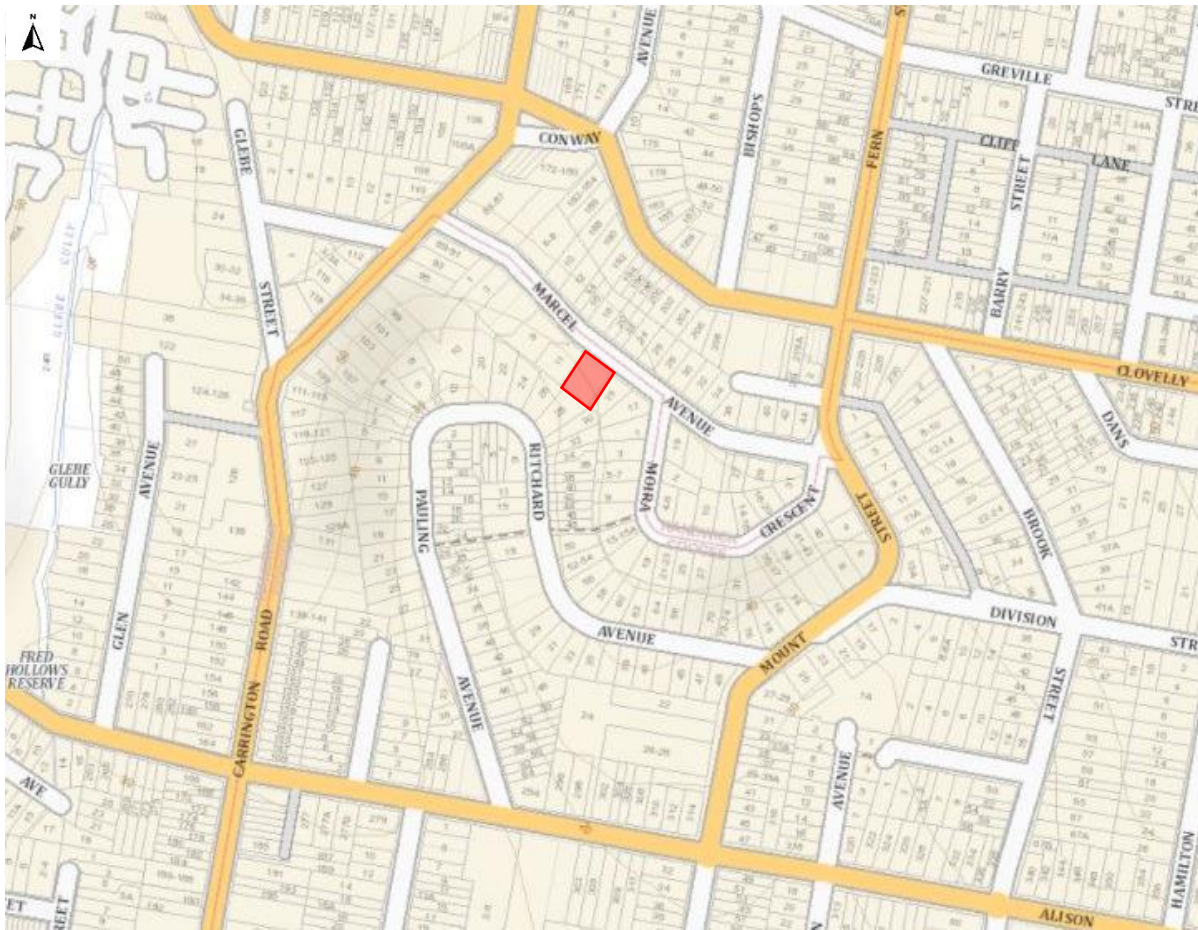


Figure 1: Cadastral map showing the location 11A Marcel Avenue (outlined in red). (Source: SIX Maps, accessed 9 Feb 2022)

1.5. Limitations

This assessment is limited to a visual inspection of the existing building and its setting, carried out from ground level or internal floor level. No building fabric was removed in carrying out this assessment and sub-floor and roof spaces were not inspected.

An assessment of Aboriginal Cultural heritage values, landscape heritage values, and detailed archaeological potential is beyond the scope of this report.

2. HISTORICAL CONTEXT

2.1. Pre- European Occupation

Early European accounts¹ dating from 1788 indicate at least 1500 people lived in the area between Botany Bay and Broken Bay. The region was made up of 29 clans, forming the Eora nation, with the area in and around Coogee being the traditional land of the Bidjigal and Gadigal people. There was some interaction between tribal groups with the women moving to the country of their husband, while maintaining ties with the country of their birth.

The pre-European environment vegetation overlays sandstone, sloping downwards to Coogee Bay from the north-south ridge formed by Avoca Street and Frenchmans Road. The late eighteenth century vegetation included Sydney blue gums and blackbutts along the ridges, with Xanthorrhoeas (grass trees), Banksias, Mealeucas, and ferns closer to the water². The vegetation and immediate coastline provided a source of food and raw material plant resources for Aboriginal communities in the area.

2.2. Bishopscourt

In 1856 Sir William Denison, the Governor of the Colony granted two parcels of land at Coogee to The Bishop of Sydney in lieu of four acres at Grose Farm previously granted in 1851 to be set apart for an Episcopal Residence for the Bishop of Sydney and his successors.

The Reverend Frederic Barker arrived in Sydney on the 25 May 1855, and in was installed as the Bishop of Sydney in St Andrew's temporary cathedral six days later. Having visited Simeon Pearce at Randwick he garnered support to exchange the land at Grose Farm for 56 acres of land at Randwick³, for the construction of an Episcopalian palace.

The land was granted to Frederic Barker, the second Anglican Bishop of Sydney, in 1856 and Barker immediately commissioned the architect John Frederick Hilly to design a two-storey stone residence.

By January 1857 the building had advanced to a stage where Hilly, now in partnership with George Allan Mansfield, invited tenders '*...for the carpentry (sic) and joinery for a first-class Family Residence*'⁴.



Figure 2. Bishop's Court, Randwick photographed by Joseph Bishoff in the 1870s. Source. Mitchell Library, SLNSW, SPF/345 (IE1226957).

¹ Attenbrow, V, Pre-colonial Aboriginal land and resource use in Centennial, Moore and Queens Parks -assessment of historical and archaeological evidence for Centennial Parklands Conservation Management Plan, January 2002, p2

² Attenbrow, V, op cit, p8.

³ Sydney Morning Herald, 4 January 1926, p.12, 'Bishopscourt'

⁴ Empire Newspaper, 10 January 1857, p7 Advertising.

In 1886 Parliament passed an Act allowing the Church of England Property Trust Diocese of Sydney to sell and lease portions of the Bishopscourt Estate and by 1900 a small number of residential allotments had been sold to, in part, offset the costs of building additions and maintaining the large estate.

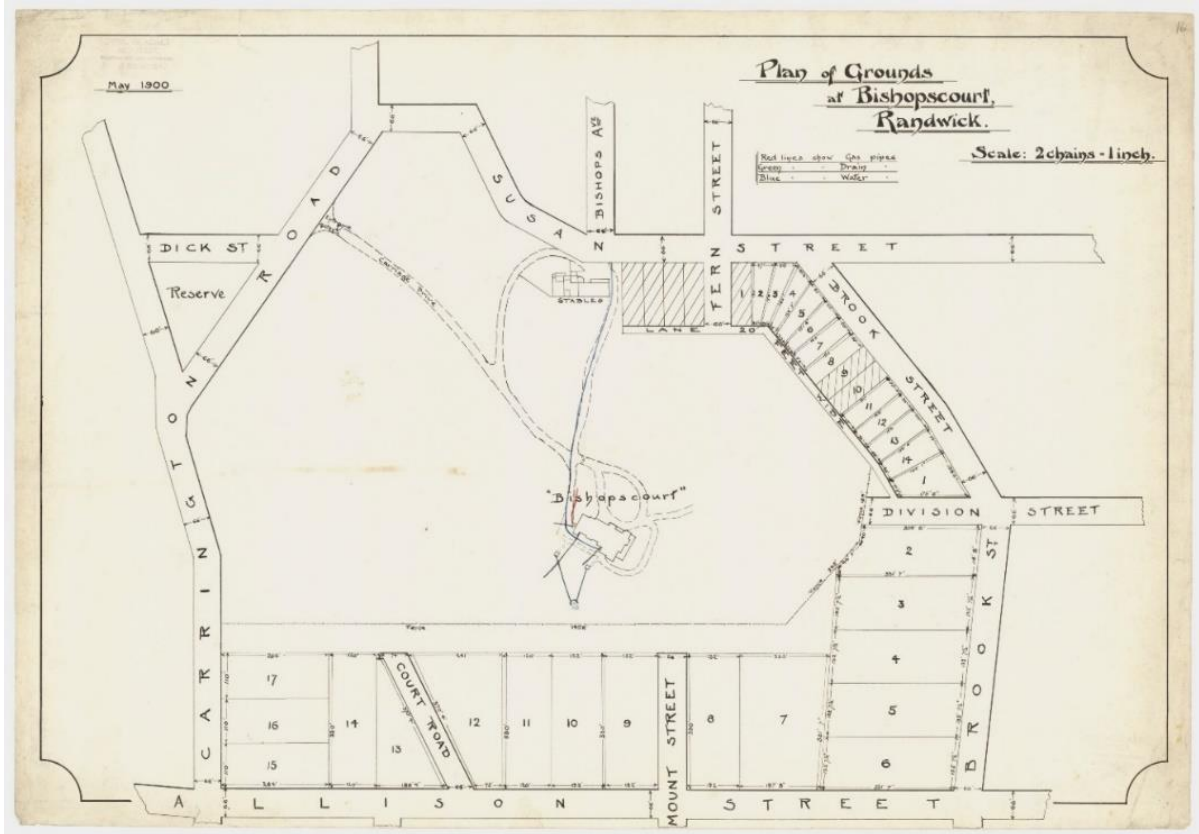


Figure 3: Plan of Bishopscourt grounds showing the location of the residence, stables, and carriage loop. Source: Mitchell Library, State Library of New South Wales PXD 200/vol. 2 IE13084561.

The residence was enlarged, and a chapel added by Blacket Brothers during the episcopate of Bishop Barry, and further additions were undertaken by Cyril Blacket for Archbishop Saumarez at his own expense.

Extensive repairs to white ant damage were carried out in 1909 including painting and decorating works. Archbishop Wright had spent over £4,000 in repairs and additions to the property during his short residency.

The house had been occupied by four Anglican Bishops, namely:

- Bishop Frederic Barker (1859-1881)
- Bishop Alfred Barry (1884-1889)
- Bishop William Saumarez Smith (1890-1909)
- Bishop John Charles Wright (1909-1911)

In 1910, the Bishopscourt Estate at Randwick was offer for sale, but having failed to sell in its entirety, was subdivided into smaller suburban allotments.

By order of the Church of England Property Trustees.

**BISHOPSCOURT ESTATE,
RANDWICK-COOGEE,**
including
**THE HISTORIC MANSION FOR SO MANY YEARS
PAST OCCUPIED AS THE EPISCOPAL RESIDENCE
OF THE ARCHBISHOP OF SYDNEY,
AND ABOUT 33½ ACRES.**

BISHOPSCOURT is a CHARMING RESIDENCE, built in the old English style of Architecture, with a Gothic feeling. It is approached by a long carriage drive, and stands snugly sheltered among fine stately old trees, through which beautiful glimpses of Coogee and the ocean are obtained.

THE HOUSE is specially well suited for the residence of a retired country gentleman or business man who desires to live in quiet and restfulness away from the busy city, yet within only about half an hour's drive of the metropolis.

THE GROUNDS surrounding the house are nicely laid out in lawns, paths, and flower beds, and if the whole area is not required about 7 acres could be retained with the residence, and the balance sold off in subdivision, offering an exceptional chance for the speculator or builder.

THE RESIDENCE is most substantially built of stone, and brick, with shingle roof, and contains the following accommodation:—Verandahs and balconies (very wide), tiled entrance hall, drawing-room, morning-room, dining-room, study, library, chapel.

UPSTAIRS, approached by wide cedar staircase, are:—11 bedrooms, two of which open on to balcony, smoking-room, dressing-room, 2 bathrooms, linen-press, and boxroom.

THE DOMESTIC OFFICES, opening off tiled corridor, comprise:—Servants' hall, kitchen with large range, pantries, dairy, wine cellar, scullery, laundry, with man's room upstairs.

At a considerable remove are stone stables of 3 stalls, coachhouse, loft over, and cottage of 4 rooms. Also cow bails.

THE LAND is about 33½ acres in area, with extensive frontages to CARRINGTON-ROAD, SUSAN-STREET, and small frontages to DIVISION, MOUNT, and FERN STREETS, as per plan on view at the Sale Rooms.

Figure 4. Advertisement for the sale of the Bishopscourt Estate. Source: Sydney Morning Herald, 19 February 1910, p22.

Samuel Gordon, a Shirt Manufacturer purchased the house in September 1910 and the remaining land for £7,000. NSW Land Registry documents indicate the land transfer to Gordon was registered in December 1910. Gordon was one of a syndicate who purchased Bishopscourt with the intention of subdividing the property⁵, however following the untimely death of Samuel in February 1911, his Executors, Maurice Gordon, and William Henry Cordeaux, sold the property to the Sisters of the Good Samaritan in December 1911, renaming it Mount St Michael's Novitiate.

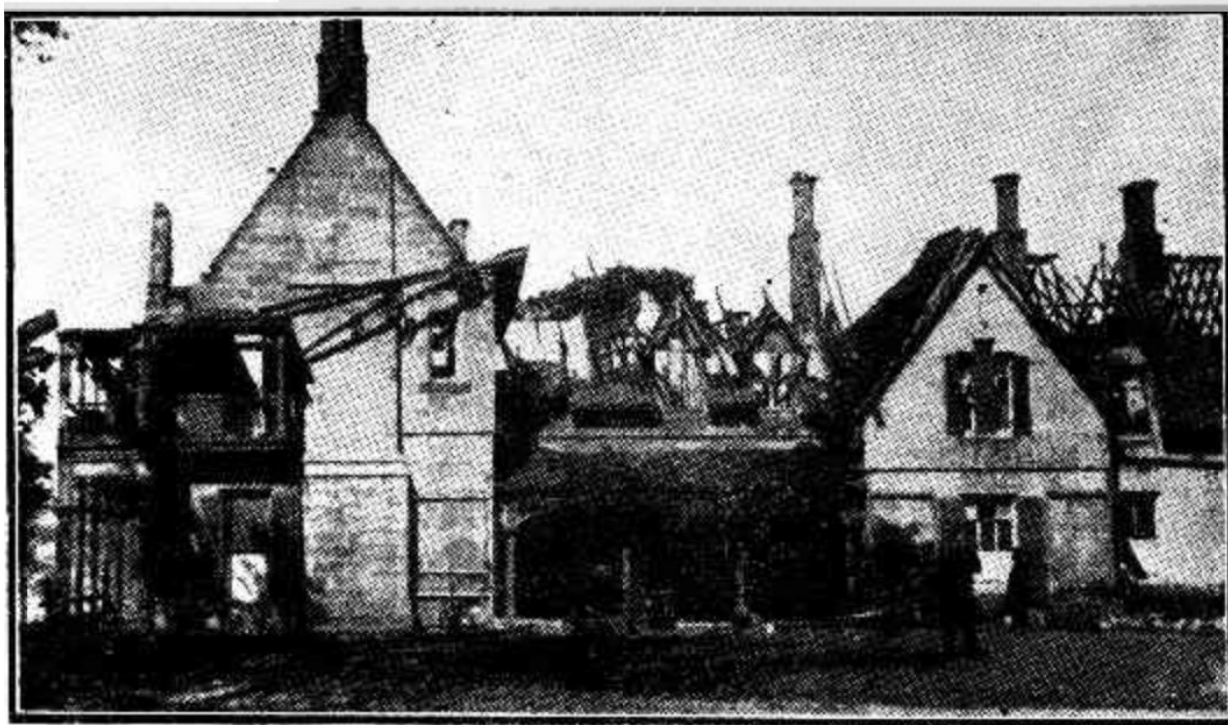


Figure 5: Ruins of the Good Samaritan Convent. (Source: 'Fire at a Good Samaritan Convent' Freeman's Journal, 28 Feb 1924, p22)

A fire believed to have been caused by a spark from the chimney igniting a section of timber shingle roof broke out on 23 February 1924, resulting in the destruction of the top floor which accommodated the nun's living quarters. The occupants were temporarily housed at their Convent at Glebe NSW.

The Novitiate was demolished and by June 1925 salvaged building fabric, including 2000 perch second-hand stone, 1000 yards of stone flagging and 100,000 machine bricks were cleared⁶ and offered for sale.

⁵ Sydney Morning Herald, 25 November 191, p13 Real Estate.

⁶ Sydney Morning Herald, 3 June 1925, p23 Advertising.

2.3. Subdivision and Suburbanisation

Although there had been subdivisions of allotments from the Bishopscourt Estate during the later nineteenth century, the first major subdivision was undertaken in 1899, and the second subdivision carried out in 1919 when Hardie and Gorman, Auctioneers, offered thirty-two business and residential sites for sale.

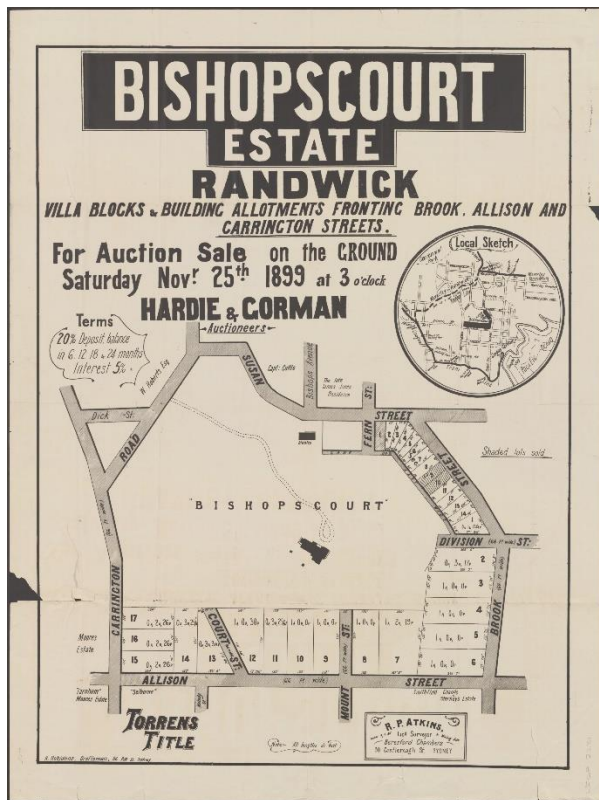


Figure 6: Diagram showing the first subdivision of Bisopscourt Estate, 1899. Source. Mitchell Library, SLNSW, IE9070649

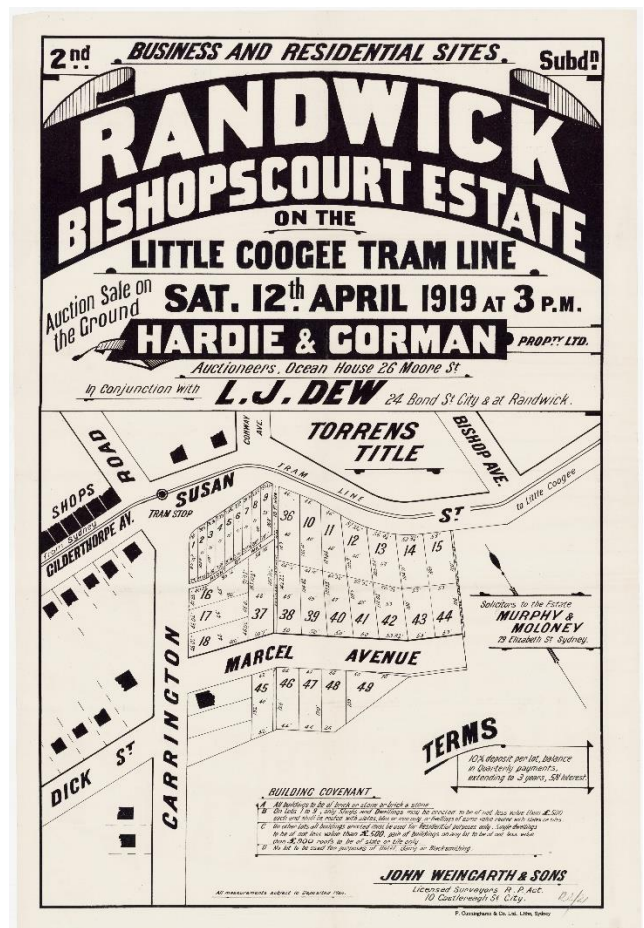


Figure 7: Sales notice for the second subdivision of Bishopscourt Estate, 1919. Source. Mitchell Library, SLNSW, IE907794

The third subdivision of residential allotments offered was offered for sale in November 1925, realising sales in excess of £22,000, and advertisements at that time anticipated further sales held on 20 February 1926 to be equally successful due to the:

'...charm of this locality lies in its elevated position, practically every allotment enjoying an uninterrupted and expansive ocean, coast-line, and district view; Its convenience to surfing beaches and new road construction on the estate brings the famous Coogee Beach, now established as one of the most popular of our seaside resorts, is within handy reach.

A good service of trams runs to the Estate from the city and railway, and the surroundings make the area an ideal residential quarter, particular care having been given by the vendors to the general lay-out of the estate in keeping with modern town-planning ideas⁷.

7 The Labor Daily, 12 February 1926, p.7. 'Bishopscourt Estate'



Figure 8: Sales notice for the third subdivision of Bishopscourt Estate, 1925. Source. Mitchell Library, SLNSW IE9071398

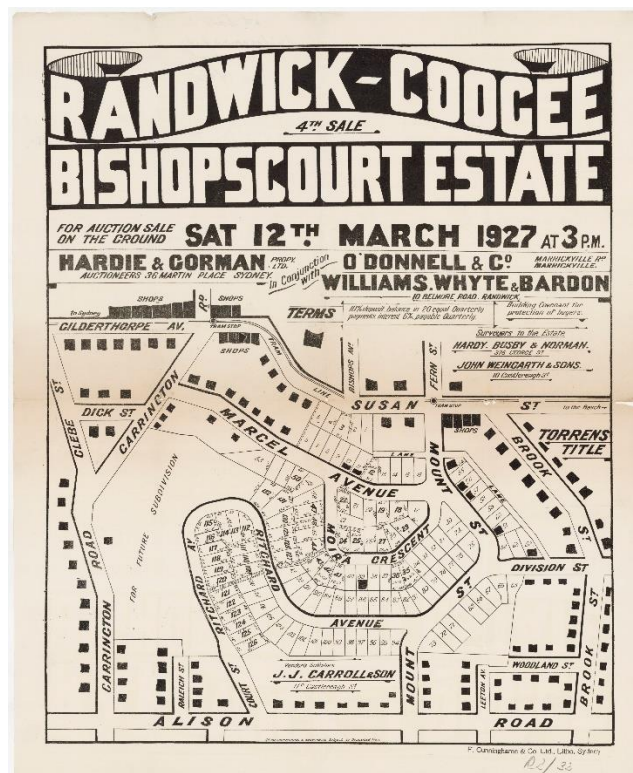


Figure 9: Sales notice for the fourth subdivision of Bishopscourt Estate, 1927. Source. Mitchell Library, SLNSW IE9072023.

2.4. Denison Hall

Alfred Henry Padey, a builder, purchased the Lot 52 and part of Lot 51 of the fourth subdivision of Bishopscourt in October 1928, having previously purchased Lot 61 in January 1928⁸.

Padey had moved to Randwick the early 1920s and established a building company, following the dissolution of his partnership in 1918 with James Flood⁹ in Orange NSW. In 1922 he obtained approval from Randwick Council to construct a cottage in Marcel Avenue. This date coincides with his purchase of Lot 47 (shown in DP9644) from the second subdivision of the Bishopscourt Estate, and the construction of his family residence.

The Sands Directory indicates Padey had completed a house, 'Normanhurst', in Marcel Avenue and was residing there by 1925. He was the contractor for several buildings in the area, and in 1928 the Daily Telegraph¹⁰ noted he was constructing four flats and 2 cottages in Marcel Avenue.

Padey appears to have started construction of Denison Hall in about December 1928, completing the building in 1929. The designer of the building is unknown but attributed to Alfred Padey¹¹.

⁸ NSW Land Registry Services, V.2494 f.79

⁹ Padey had worked as a plasterer and monumental mason, in partnership with James Flood as "Flood and Co, undertakers. The firm was located at Summer Street Orange, until it was formally dissolved in 1918.

¹⁰ The Daily Telegraph, 26 September 1928, p21.

¹¹ William Francis Padey, brother of Alfred, described himself as an architect and was active in Orange and Wellington in the early twentieth century, until his death in 1924 aged 49. See Wellington Times, 1 August 1907, p4, Local Jottings.

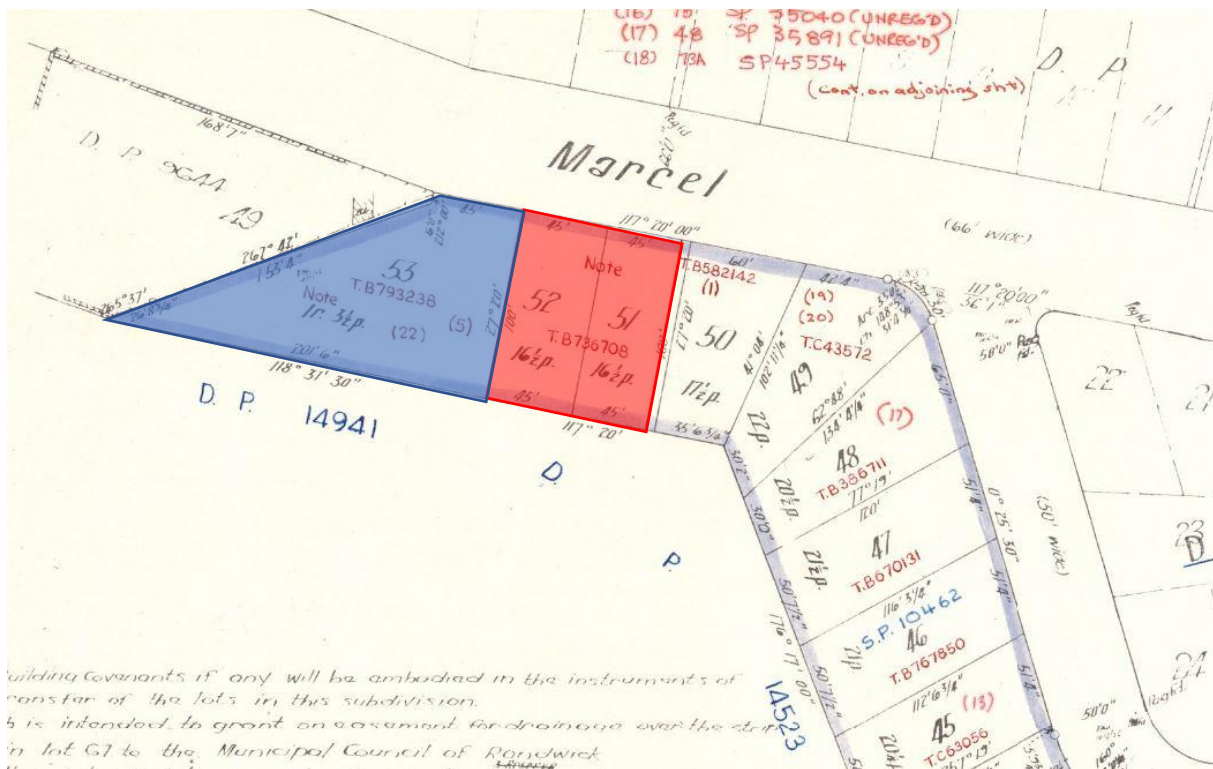


Figure 10. Detail from Deposited Plan 13810 showing the land (lot 52 and part lot 51) purchased by AH Padey on 23 October 1928. Lot 53 (shaded blue) was acquired by AH Padey in February 1937¹². Source: NSW Land Registry Services.

On 25 February 1937, Padey purchased Lot 50, adjoining his northwest boundary. Following Alfred's death in January 1948 the subject site (lot 52 and part Lot 51 in DP 13810), together with Lot 50 passed to his son, Alfred Norman Padey. Padey sold the neighbouring building (Lot 50 in DP13810) to in 1950 retaining a 'right of footway' adjacent to Denison Halls.

Alfred sold the flats to George Scarf Investments Pty Ltd in December 1961. That company sold the subject site to Theo Castrisos, and in 1979 the property was transferred to the current owners Theo Castrisos and Sophia Castrisos as joint tenants.

2.5. Summary Chain of Ownership

Date	Dealing	Description	Source
1851	Reference to Crown Grant	22 Mar: 4 acres of land more or less situate at Grose Farm, was set apart as the site for an Episcopal Residence for the Bishop of Sydney, his Successors	v.24 f.10
1856	Reference to Crown Grant	25 Oct: Sir William Thomas Denison, the being the Governor of our colony of New South Wales, and with the advice of the Executive Council thereof ...caused the Land hereafter described (56a 1r 6p) to be set apart as the site for an Episcopal Residence for the Bishop of Sydney, and His Successors, Bishops of Sydney, in lieu of a certain	v.24 f.10

¹² NSW Land Registry Services, Certificate of Title TT Volume 4263 Folio 250.

Date	Dealing	Description	Source
		parcel of Land containing by Admeasurement Four Acres more or less situate at Grose Farm.	
1866	Crown Grant	8 Jan: Two parcels of land to the Bishop of Sydney, and His Successors. One parcel bounded by J McLerie's 4 acres and 36 acres, Susan Street (now Clovelly Road), Brook Street, Alison Road, Nathan Street (now Carrington Road) and Power Street (now Carrington Road) containing 56a 1r 6 p, and a parcel of land located between Beach Street and the Pacific Ocean containing 4a 1r 5p.	v.24 f.10
1905	CT	31 May: to The Church of England Property Trust Diocese of Sydney (53a 24p)	v.1610 f.238
1910	Transfer	7 Dec: To Samuel Gordon (Lots 2 to 12 and part Lot 1 Section 1 shown in DP2507 and adjoining land)	
1911	New CT issued	19 Jan: to Samuel Gordon of Sydney, Shirt Manufacturer (33a 3r 23 ³ / ₄ p)	v.2117 f.68
1911	Transmission	22 Sept: Application by transmission to Maurice Gordon, Shirt Manufacturer and William Henry Cordeaux Bank Manager, all of Sydney	v.2117 f.68
1911	Transfer	15 Dec: From Maurice Gordon and William Henry Cordeaux (Executors of the Estate of Samuel Gordon) to Clara McLaughlin of Sydney, Sarah Jane Cook of Northcote (Vic) and Jane Frances Eather of Campbelltown, all spinsters, as joint tenants.	v.2117 f.68
1914	New CT issued	21 July: to Clara McLaughlin of Sydney, Sarah Jane Cook of Northcote Victoria, and Jane Frances Eather, Campbelltown Spinster (33a 3r 21p)	v.2494 f.79
1928	Transfer	23 Oct: to Alfred Henry Padey Lot 52 and Pt Lot 51 DP13810 (subject to covenant)	v.2494 f.79
1928	New CT issued	15 Nov: Alfred Henry Padey purchased Lot 51 containing 31 perches	CT v.4216 f.53
1948	Transmission	24 Aug: To Alfred Norman Padey of Randwick, Bank Officer	CT v.4216 f.53
1961	Transfer	6 Dec: To George Scarf Investments Pty Limited	CT v.4216 f.53
1962	Transfer	6 Jun: To Theo John Castrisos of East Sydney Clerk	CT v.4216 f.53

Date	Dealing	Description	Source
1979	Transfer	16 Nov: To Sophia Castrisos of Maroubra, Married Woman and Theo John Castrisos of Maroubra, Shop Proprietor, as joint tenants.	CT v.4216 f.53
	New Issued CT	New folio issued 51/318884	

3. SITE DESCRIPTION

3.1. Site Context

Denison Hall is located on the southwest side of Marcel Avenue, Randwick, in an area characterised by two and three-storey residential development constructed in the 1920s and 1930s. Marcel Avenue was formed in the early twentieth century following the approximate location of the nineteenth carriage entrance to the former residence, Bishops court.

3.2. Site Description

The site is rectangular in plan, with a sandstone shelf running east-west forming a level area near Marcel Avenue. The southwest section of the site is an open grassed area located at a lower level and retaining wall with a level section immediately adjacent to Marcel Avenue. The rear of the site drops downwards to the gully now occupied by Ritchard Street. The site contains a freestanding two-storey residential building with a basement level located under the southwest section of the building.

3.3. Description of Denison Hall

3.3.1. Generally

Denison Hall is situated on a level area approximately half a floor level below the street level. The freestanding brick building was constructed in 1929 accommodating two apartments on each of the upper levels, both floors accessed via a stair from Marcel Avenue, and a half basement level containing a separate apartment accessed separately from the east elevation. Two garages and a driveway adjoining the northwest elevation of the building.

The main elevation is set back from Marcel Avenue, with a front garden area contained by a sandstone retaining wall and the façade of the flats.

The upper two levels of the building were occupied and not available for inspection by CPH. Roof and subfloor spaces were not inspected by CPH.

3.3.2. Description of the Building Exterior

Denison Hall is a two-storey flat building with a half basement level, containing five apartments. It is of brick cavity construction with hipped roof finished with terra cotta tiles. The main entrance is accessed via a flight of concrete steps with metal balustrades and is flanked by four dwarf columns supporting a small gable roof. The main façade is articulated with four curved balcony balustrades and recessed balconies.

The building contains timber framed doors and casement windows, including examples of lead light panels in windows and doors in the main façade and side elevations.



Figure 11. General view of the facade of the existing building. Source: Realestate.com.au



Figure 12. Detail of the inside face of a typical curved balustrade. Source: Realestate.com.au



Figure 13. View of the concrete retaining wall located on the boundary with Marcel Avenue, looking west. Source: Realestate.com.au



Figure 14. General view of the main façade, looking westwards. Source: Realestate.com.au



Figure 15. Partial view of the rockface and sandstone blocks forming the retaining wall running east-west through the middle of the subject site.



Figure 16. General view of the steps linking the basement level to the rear yard of 11a Marcel Avenue.



Figure 17. View of the existing driveway and garages located to the northwest of the flat building.



Figure 18. Rear elevation of the building.

3.3.3. Description of the Interiors

CPH were unable to access the interior of the upper levels of the building and have relied on photographs accessed on-line through various real estate sites accessed on 16 February 2022.



Figure 19. Floor plan of Unit 4. Source: <https://www.homely.com.au/homes/4-11a-marcel-avenue-coogee-nsw-2034/7125738#gallery>



Figure 20. Interior of Unit 3 photographed c2022 showing the original polished joinery including plate rail, door and window joinery, and brick fireplace. Source: <https://www.onthefhouse.com.au/property/nsw/coogee-2034/3-11a-marcel-ave-coogee-nsw-2034-11675785>



Figure 21. Interior of Unit 1 showing an original 1929 screen. Note the polished joinery has been painted, photographed July 2020. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 22. Interior of Unit 1 showing an original 1929 screen Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 23. Bedroom 1 looking towards Marcel Avenue photographed 2020. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 24. Bedroom 2 looking towards Marcel Avenue. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 25. View of the refurbished kitchen in Unit 1, photographed 2016. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 26. View of the enclosed rear verandah of Unit 1 showing recent metal framed windows photographed 2016. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>

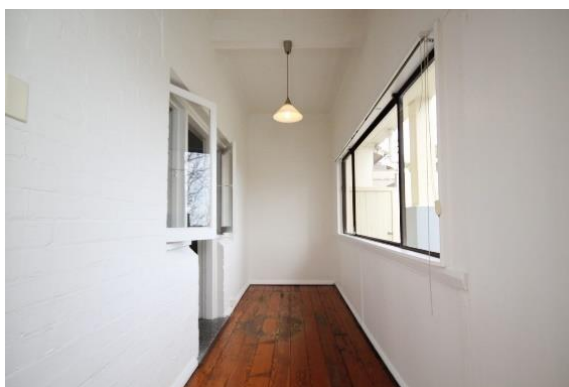


Figure 27. Enclosed rear verandah photographed 2020. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>

4. COMPARABLE BUILDINGS IN THE LOCAL AREA

There are a number of flat buildings dating from the Inter-War period throughout the Randwick LGA with various architectural styles including Californian bungalow idiom, Art-Deco, Spanish Mission some presenting highly decorative facades and interiors, and some with a more modest and simple facades and internal detailing.

The most comparable residential flat buildings can be found in Schedule 5 of the Randwick LEP 2012 and those that are currently under consideration as potential heritage items located in close vicinity of the subject building 'Denison Hall' at 11a Marcel Avenue. The following list is not exhaustive but provide examples that inform the decision making on the relative heritage values (aesthetic and representative) of the subject building as part of the significance assessment criteria provided in the following section.

- 31 Marcel Avenue, Coogee (heritage item I405 under Part 1 of Schedule 5 of the LEP)
- 2 Prince Street, Randwick (heritage item I432 under Part 1 of Schedule 5 of the LEP)
- 101 Brook Street, Coogee (heritage item I64 under Part 1 of Schedule 5 of the LEP)
- 5 Kurrawa Avenue, Coogee (Potential heritage item nominated for listing on the LEP)
- 24 Marcel Avenue, Coogee (Potential heritage item nominated for listing on the LEP)
- 26 Marcel Avenue, Coogee (Potential heritage item nominated for listing on the LEP)

Although each of the above noted examples of the Inter-War flat buildings vary in their architectural detailing, they all have common characteristics of the residential flat buildings that make reference to the Californian bungalow idiom including face brick finish, symmetrical massing, curved balconies or projecting bay windows similar to Denison Hall. It is evident from the images provided below Denison Hall has aesthetic and representative values that has already been recognised as a valuable asset for the environmental heritage of Randwick LGA and adds to the existing heritage building stock of the locality in particular to the historic and architectural values of Moira Crescent HCA.



Figure 28: 31 Marcel Avenue, Coogee item no. I405 (Source: Google Street view)



Figure 29: 2 Prince Street, Randwick, item no. I432 (Source: Google Street view)



Figure 30: 101 Brook Street, Coogee item no. 164 (Source: Google Street view)



Figure 31: 5 Kurrawa Avenue, Coogee, Potential Heritage Item (Source: City Plan Heritage)



Figure 32: 24 Marcel Avenue, Coogee Potential Heritage Item (Source: City Plan Heritage)



Figure 33: 26 Marcel Avenue, Coogee Potential Heritage Item (Source: City Plan Heritage)

5. ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1. Basis of Assessment

The Burra Charter (1999) defines the cultural significance as “...*aesthetic, historic, scientific or social value for past, present or future generations*”.

This assessment of cultural or heritage significance is based on the methodology and guidelines published by Heritage NSW and considers the standard values or criteria that arise from the history, construction, rarity, and use of the buildings and its site, in addition to any esteem for the site by recognised groups.

5.2. Assessment Criteria

(a) an item is important in the course, or pattern, of the local area’s cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	✓	has incidental or unsubstantiated connections with historically important activities or processes	X
is associated with a significant activity or historical phase	✓	provides evidence of activities of processes that are of dubious historical importance	X
maintains or shows the continuity of a historical process or activity	✓	has been so altered that it can no longer provide evidence of a particular association	X

Comments

Denison Hall has historical significance as part of the fourth subdivision of the Bishopscourt Estate in 1926 and as evidence of the suburbanisation of Randwick in the first half of the twentieth century.

The scale, materiality, and setbacks of Denison Hall reflect the building covenant attached to land sold as part of the fourth subdivision of the Bishopscourt Estate and contribute to the identified heritage significance of the Moira Crescent Conservation Area. Denison Hall is representative of the Inter-war residential development and the 1920s boom in flat construction throughout metropolitan Sydney.

Denison Hall **meets** the threshold for listing as a heritage item at the Local level under Criterion (a).

(b) an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	X	has incidental or unsubstantiated connections with historically important activities or processes	X
is associated with a significant activity or historical phase	X	provides evidence of activities of processes that are of dubious historical importance	✓

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
		has been so altered that it can no longer provide evidence of a particular association	X

Comments

The site has some tenuous associations with previous owners of the area, including the Anglican Property Trust Diocese of Sydney and the Bishops of Sydney (1856 to 1911) and the Sisters of the Good Samaritan (1914 to 1924).

The site containing 11a Marcel Avenue Randwick was purchased in 1928 by Alfred Henry Padey, a local builder, and resident of Marcel Avenue. Padey, constructed Denison Hall Flats as a source of rental income, retaining the block until his death in 1948 when it was transferred to his son.

Despite the association of the property with the Padey family for over thirty years, 11a Marcel Avenue **does not** meet the threshold for listing as a heritage item at the Local level under Criterion (b).

(c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows or is associated with, creative or technical innovation or achievement	X	is not a major work by an important designer or artist	X
is the inspiration for a creative or technical innovation or achievement	X	has lost its design or technical integrity	X
is aesthetically distinctive	✓	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	X
has landmark qualities	X	has only a loose association with a creative or technical achievement	X
exemplifies a particular taste, style or technology	✓		

Comments

Despite minor changes, Denison Hall demonstrates the characteristics of the Californian Bungalow idiom applied to an Inter-war flat building including projecting window frames, geometric patterned lead light glazing, grouped posts, and street-facing gable. Its scale and materiality are compatible with the one and two storey residential buildings within the Moira Crescent Heritage Conservation Area.

Denison Hall demonstrates the characteristic of Inter-war flat buildings within Randwick LGA and **meets** the threshold for listing as a heritage item at the Local level under Criterion (c).

(d) an item has strong or special associations with a particular community or cultural group in the local area for social, cultural or spiritual reasons

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is important for its associations with an identifiable group	X	is only important to the community for amenity reasons	X
is important to a community's sense of place	✓	is retained only in preference to a proposed alternative	X

Comments

The research conducted to date does not reveal any special association with a community group or groups. Denison Hall **does not** meet the threshold for listing under Criterion (d).

(e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
has the potential to yield new or further substantial scientific and/or archaeological information	X	has little archaeological or research potential	✓
is an important benchmark or reference site or type	X	only contains information that is readily available from other resources or archaeological sites	X
provides evidence of past human cultures that is unavailable elsewhere	X	the knowledge gained would be irrelevant to research on science, human history or culture	X

Comments

The site contains sandstone blocks forming a retaining wall running east-west through the middle of the allotment appear to have been sourced in 1925 from the building materials salvaged from Bishopscourt and its stables. The area that Denison Hall is constructed was part of the Bishopscourt Estate and may contain remnants of the structures or outbuildings that were in existence at the time. However, the Denison Hall site has low archaeological potential apart from the sandstone blocks retaining wall. Therefore, Denison Hall **does not** meet the threshold for listing under Criterion (e).

(f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
provides evidence of a defunct custom, way of life or process	X	is not rare	✓
demonstrates a process, custom or other human activity that is in danger of being lost	X	is numerous but under threat	X
shows unusually accurate evidence of a significant human activity	X		

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is the only example of its type	X		
demonstrates designs or techniques of exceptional interest			
shows rare evidence of a significant human activity important to a community	X		

Comments

11a Marcel Avenue is of a typical example of an Inter-War flat building seen in the local area and therefore it is not rare in this regard.

11a Marcel Avenue **does not** meet the threshold for listing as a heritage item at the Local level under Criterion (f).

(g) an item is important in demonstrating the principal characteristics of a class of the local area's

- cultural or natural places; or
- cultural or natural environments

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is a fine example of its type	✓	is a poor example of its type	X
has the principal characteristics of an important class or group of items	✓	does not include or has lost the range of characteristics of a type	X
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	✓	does not represent well the characteristics that make up a significant variation of a type	X
is a significant variation to a class of items	X		
is part of a group which collectively illustrates a representative type	✓		
is outstanding because of its setting, condition or size	X		
is outstanding because of its integrity or the esteem in which it is held	X		

Comments

Despite minor modifications, Denison Hall demonstrates the characteristics of Inter-war flat buildings constructed throughout Randwick LGA.

In our opinion 11a Marcel Avenue **meets** the threshold for listing as a heritage item at the Local level under Criterion (g).

5.3. Statement of Significance

Denison Hall is of local heritage significance for its historical value as evidence of the suburbanisation of Randwick during the early twentieth century and the Inter-war flat buildings constructed throughout metropolitan Sydney. The site was purchased from the fourth subdivision of the Bishopscourt Estate by Alfred Henry Padey, a local builder. He commenced construction of Denison Hall in late 1928, completing it during 1930.

The building demonstrates the characteristics of the Inter-war California Bungalow architectural style applied to a flat building. The scale, materiality and detailing of Denison Hall are consistent with those exhibited by buildings contributing the established character of the Moira Street Conservation Area.

6. CONCLUSIONS AND RECOMMENDATIONS

Having inspected the building externally and viewed the internal photographs of the site located at 11a Marcell Avenue, Randwick available from the online resources, we conclude:

- The site was purchased and constructed by Alfred Henry Padey of Randwick, a builder, in 1928/29.
- Denison Hall together with a number of houses were constructed as rental properties for Alfred Henry Padey.
- Denison Hall demonstrates construction and materials typical of Inter-war residential flat development throughout the Municipality of Randwick, and specifically with similarities to those in existence in Coogee.
- The scale, materials, and architectural character of the building reflects the building covenant attached to the fourth subdivision of the Bishopscourt Estate and is consistent with the scale and form of residential development located in the Moira Crescent Conservation Area.
- 11a Marcel Avenue demonstrates historic and aesthetic values as a representative example of Inter-war flat development part of the subdivision of the Bishopscourt Estate and the suburbanisation of Randwick during the first half of the twentieth century.
- 11a Marcel Avenue meets three of the seven Significance Assessment criteria at the Local level and is one of the Inter-War flat buildings that presents the characteristics of the Californian bungalow idiom applied to residential flat buildings.

We therefore recommend:

1. 11a Marcel Avenue is nominated for inclusion as a heritage item under Part 1 (Heritage items) of Schedule 5 attached to Randwick Local Environmental Plan 2012.
2. The boundary of the Moira Crescent Conservation Area is amended to include 11A Marcel Avenue in order to combine all the allotments offered for sale as part of the fourth subdivision of the Bishopscourt Estate as shown in Deposited Plan 13810 held by NSW Land Registry Services (see Figure 9 above), and the recommended extension by Extent as shown in the map overleaf (Figure .

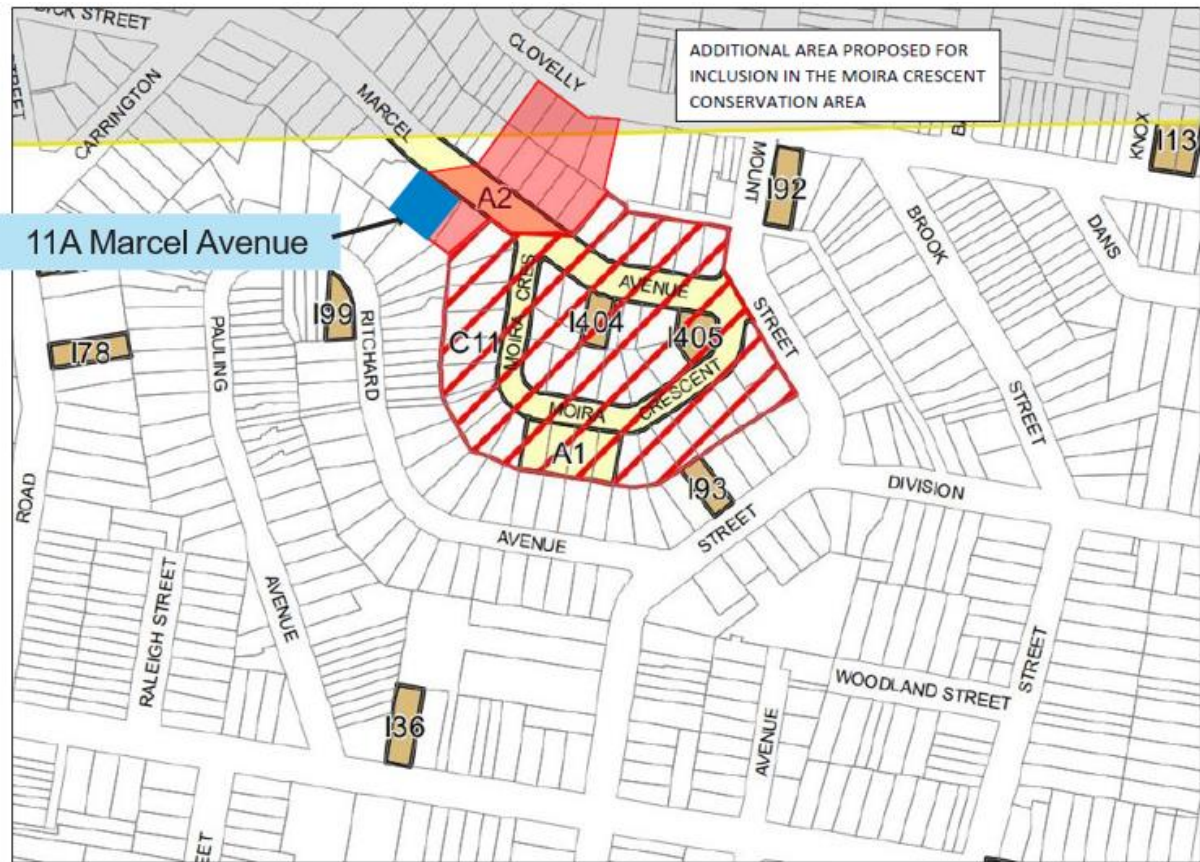


Figure 34: Recommended extension to Moira Crescent Heritage Conservation Area boundaries. The striped area shows the existing extent of the Moira Crescent HCA. The shaded area in pink to the west is the proposed extension area for the HCA recommended by Extent in Stage 2. The area shaded in blue is the area covered by 11A Marcel Avenue. (Source: Randwick City Council)

7. BIBLIOGRAPHY

Heritage NSW, <https://www.heritage.nsw.gov.au/>

NSW Land Registry Services

- DP 9644
- DP 13587
- DP 13810
- Torrens Tile: Vol.4216 F.53; Vol.2494-79; Vol.24 F.10

Randwick Heritage Action Group, <https://www.facebook.com/randwickheritageactiongroup/>

Trove search engine, <https://trove.nla.gov.au/>

8. APPENDICES

8.1. Covenant attached to Certificate of Title Volume 4069 Folio 26

Associated with the Fourth subdivision of the Bishopscourt Estate - Source: NSW Land Registry Services

NOTIFICATION REFERRED TO

The abovementioned Instrument of Transfer No.B 566774 contains a covenant in the following words:-

"And the transferee hereby for himself covenants with the transferrors:-

"(a) That no fence shall be erected on the land hereby transferred to divide it from the adjoining land without the consent of the Vendors their executors administrators or assigns but such consent shall not be withheld if such fence is erected without expense to the Vendors and in favour of any person dealing with the purchaser such consent shall be deemed to have been given in respect of every such fence for the time being erected.

"(b) That no intoxicating liquors shall at any time ever be sold upon any portion of the premises erected on the said land.

"(c) That no dairy picture show theatre dancing room place of public amusement factory bakehouse blacksmith shop or forge billiard room wine bar or hotel shall be built or erected upon the said land nor shall the said land be used or occupied for any one of the aforesaid purposes nor for any noxious noisome or offensive trade occupation or business.

"(d) That no quarrying (other than is necessary for the erection of building covenanted to be erected) shall at any time take place upon any portion of the land hereby transferred.

"(e) That each main building erected on the land hereby transferred shall be constructed of brick and/or stone and that the roof of such main building shall be of slate and/or tile and that each such main building shall be erected at a cost of not less than Eight hundred pounds and that on completion of each

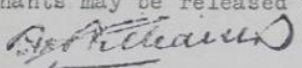
"such main building the purchaser shall if so required furnish to the Vendors the necessary vouchers showing the cost of erection of each main building to have been not less than Eight hundred pounds calculated in every case on the net cost of materials and labour only.

"(f) That no building erected upon the land hereby transferred shall be used or occupied other than for residential purposes.

"The land to which the benefit of these covenants is intended to be appurtenant is the land comprised in the said Certificate of Title other than the land hereby transferred.

"The land which is to be subject to the burden of these covenants is the land hereby transferred.

"The said transferrors their executors administrators are the parties by whom or with whose consent these covenants may be released varied or modified."


Registrar General.

