

1 Berwick Street, Coogee

1 Berwick Street, Coogee, is a residential duplex, representative of Inter-war suburban residential development constructed in Randwick in the first half of the twentieth century. The property was constructed for Kathleen Brennan in 1926 by architect Clement Glancey, who was the pre-eminent architect of the Catholic Romanesque church buildings in NSW, and features detailing such as dark coloured facebrick façade, hipped roof and hipped roof awning clad in terracotta Marseilles tiling, timber brackets, front-facing verandah, bay windows, rectangular and semi-circular arched openings with timber-framed glass shutters in decorative leadlight glazing, and individual mansard awning over windows along the east and west elevations.

Desktop search of the NSW State Heritage Inventory (SHI) database for residential flat buildings within the Coogee revealed limited number of heritage items listed under Randwick LEP 2012, including:

- Brooklyn Flats, 152 Brook Street, Coogee
- 94 Coogee Bay Road, Coogee;
- 101 Brook Street, Coogee;
- 142A Brook Street, Coogee;
- 108 Brook Street, Coogee (slightly different style with rich facade detailing).

The above mentioned examples are similar to the property located at 1 Berwick Street, Coogee in terms of building materials, bulk, mansard-style bay windows, arched openings enclosed with contemporary windows and decorative leadlight windows.

Refer to the images below with comparison to the residential building located at 1 Berwick Street, Coogee.



Figure: Brooklyn Flats, 152 Brook Street, Coogee (Source: Google Street View, accessed April 2023).

This property has similar enclosed arched openings to that of 1 Berwick Street and reflects a similar bulk as that of the subject site. Brooklyn Flats also has decorative leadlight window detailing at some of its circular openings.



Figure: 108 Brook Street, Coogee (slightly different style with rich facade detailing). (Source: Google Street View, accessed April 2023).

This property has similar enclosed arched openings to that of 1 Berwick Street and reflects a similar bulk, but has a rich principal façade detailing with multipaned windows, sandstone base, decorative motifs and detailed parapets.



Figure: 94 Coogee Bay Road, Coogee. (Source: Google Street View, accessed April 2023).

The subject facebrick property is a c. 1938 Inter War, Art Deco, three storey flat building with curved 'Ocean Liner' balconies and matching detail. The property has opening balconies and front facing verandas, similar to 1 Berwick Street, as well as the round facebrick posts supporting the bulk of the building.



Figure: 101 Brook Street, Coogee. (Source: Google Street View, accessed April 2023).

The building is an Inter-War apartment building constructed in the 1920s with detailing such as unglazed balconies, curved parapet over entry and stairs, mansard bay windows, multicoloured facebrick façade, arched window openings, etc. The building is bigger in bulk and scale in comparison to 1 Berwick Street, but reflects some characteristics such as materiality and window detailing that are similar to the subject style.

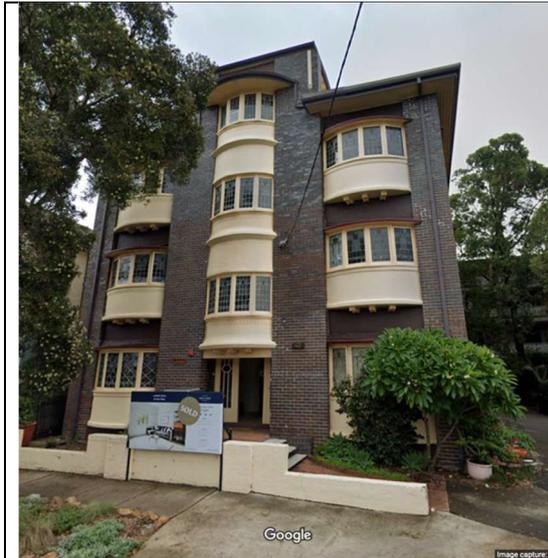


Figure: • 142A Brook Street, Coogee. (Source: Google Street View, accessed April 2023).

142A Brook Street is 3-storey flat building constructed in late 1930s with central entrance defined by stepped parapet dark brickwork, glass leadlight work and original curved bay windows. The building is comparable to 1 Berwick Street in terms of bulk, materiality and is similar to the subject site. The curved bay windows over brackets are slightly different from 1 Berwick Street but has similar decorative leadlight windows.

1 Berwick Street is one of a few suburban Inter-War residential buildings in Coogee (similar to the examples of the existing items detailed above) that remain intact and identifiable as an Inter-War era building. It makes significant contribution to the intersection of Mount and Carr Streets representing the nature of development in Coogee in the early to mid-1920s. Moreover, the association of the building to one of the prominent architects of NSW, Architect Clement Glancey, enhances the significance of this residential building within the suburb of Coogee and the overall Randwick LGA. The exterior of the residential building, despite of the infill to the arched openings and balconies at upper floor level, is highly intact exhibiting materials and architectural detailing that are key characteristics of the Inter-War residential building.