

Draft Heritage Data Form

ITEM DETAILS					
Name of Item	38 Dudley Street Coogee				
Other Name/s Former Name/s	n/a				
Item type (if known)	Freestanding single storey residence.				
Item group (if known)	n.a.				
Item category (if known)	n.a.				
Area, Group, or Collection Name	n.a.				
Street number	38				
Street name	Dudley Street				
Suburb/town	Coogee		Postcode	2034	
Local Government Area/s	Randwick				
Property description	LOT 17 DP 6489				
Location - Lat/long	Latitude	-33.924092		Longitude	151.250198
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Not Known				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The residence at 38 Dudley Street Coogee erected in the period 1929-30 is a notable example of an Inter War freestanding residence. The residence, incorporating aspects of the Inter War Georgian Style, demonstrates the form, style, relationship to site and streetscape settings of Inter War period [1919-1939] freestanding houses. The symmetry, historic reference to Georgian antecedents, and layering of materials provide a dramatic shift from the forms and massing of Federation Housing that dominated Coogee of the earlier 20th Century.</p> <p>The house is not rare there being comparable examples in other areas of Randwick Municipality but, has a scale, quality and response to setting which serve to demonstrate the historic evolution of the Inter War House and the last stages of suburban consolidation of Coogee in the first half of the 20th Century.</p> <p>The site and residence are of local heritage significance.</p>				

Draft Heritage Data Form

Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
------------------------------	--------------------------------	---

DESCRIPTION						
Designer	Unknown.					
Builder/ maker	Builder not known.					
Physical Description	<p>Inter War freestanding bungalow with symmetrical elevation. Glazed deep brown Marseilles tile roof, possibly of later tile replacement, has paired secondary hips set symmetrically about central projecting gable supported by quarry face ashlar sandstone columns, Painted timber framed glazed infill of the front verandah is of later construction. The exterior is generally of deep brown liver brick above quarry faced ashlar sandstone foundations. Canted bays with flat metal roofs have painted timber double hung timber framed windows and leadlight glazing. A street front sandstone retaining wall and stair enclosure rising to the front verandah are of matching stone with terrazzo stairs.</p>					
Physical condition and Archaeological potential	The building appears in sound condition. The site is considered to have limited archaeological potential, this being the first recorded house on the site.					
Construction years	Start year C.1930		Finish year C.1930		Circa	<input type="checkbox"/>
Modifications and dates	<p>Enclosure of Front Verandah c. 1960's</p> <p>Construction of metal carport forward of rear garage. C 1970's.</p> <p>Interiors not inspected.</p>					

Draft Heritage Data Form

HISTORY	
Historical notes	<p>Following introduction of purchase grants by Governor Brisbane in 1838, outer eastern Sydney was progressively surveyed for sale as a means of funding assisted migration fulfilling labour shortages in the growing colony. Whilst lands to the south of Coogee were initially reserved as the Church and Schools Estate Lands, initial disposal of lands at Coogee was suspended in the later 1830's pending detailed survey of the area. Among the earliest assisted migrants under the new scheme was Lewis Gordon arriving at Sydney on 4 January 1834 from London via Hobart on the ship <i>Neptune</i>. Listed as a farmer and 24 years, old although probably only 20, Gordon achieved more immediate success as an assistant government surveyor and land speculator than a feeder of the now established colony. Lewis Gordon was an initial grantee of land at Clovelly, where Gordon's Bay maintains his name.</p> <p>From 1838 Crown lands sold to fund migration were disposed of as purchase grants largely of 5-10 acres. Land sales were preceded by surveys establishing overlaying grid patterns, which, in theory facilitated access by road easement along the property dividing lines.</p> <p>Initial Subdivisions at Coogee.</p> <p>Lewis Gordon in turn became one of the first purchasers of the eight half acre lots at the newly surveyed 'village of Coogee' on the 13th Feb. 1840. All bar one of the lots sold were in Beach Street, the exception being at the corner of Carr and Arden Streets.¹ Between these sites and the South Head Road, Gordon rapidly amassed other sites, as did fellow compatriot TW Smart. Smart was also prolific in ownership about the later site of Bondi Junction. A map-dated to 1847, showing the <i>Village of Great Coogee</i>, included the route and name of Dudley Street to the southern side of the village. Two parcels of land are shown to the northern side of Dudley Street between Beach and Avoca Streets. Access to the gridded street plan from Sydney is shown via an unnamed road leading out to the north east of the village. Eleven names are included as owners or applicants for ownership of land in the village including Lewis Gordon and T W Smart.</p> <p>Development of Coogee remained slow due in part to the collapse of the land boom in the 1840's and also to Simeon Pearce's promotion of land sales at nearby Randwick, and remoteness from Sydney. The localities reputation as a resort destination for day-trippers from Sydney, mentioned as early as 1833-34, did however continue to attract visitors for picnics and strolls by the ocean. Early settlement remained sparse, market gardening being the prime occupation of residents including Charles Catley. A map of the Village of Coogee prepared in the period 1860-79 continues to show the initial grid street plan including the eastern extent of Dudley Street the route of which ends to the west of Mount Street.²</p> <p>In 1880 a steam tramline opened from Sydney to Randwick Racecourse. The following year the service was extended to High Street. In the same year the Randwick Tram Workshops were opened. Coinciding with and enhancing the real estate boom of 1875-1889, the introduction of reliable transport less affected by poor road conditions was quickly identified by speculators marketing former large estates about the heights overlooking Coogee. In 1883 the line was further extended to Coogee. Electric services were introduced in 1902. By the end of the land boom in 1889, Dudley Street was listed as having 11 residences from the sea to the junction with Long Bay Road [later Mount Street] and one, the house <i>Ferndale</i> occupied by Charles Byers beyond the junction of Long Bay Road and Dudley Street.</p>

¹ Ibid.

² National Library of Australia

Draft Heritage Data Form

Recovery after the depression of 1890-1893 was gradual. Federation saw the number of subdivisions extend the length of Dudley Street, marketing short lengths of street frontage about the upper areas of Dudley and surrounding streets, particularly where close to tram stops. Prior to subdivision as close spaced lots, a number of large residences were erected on the heights overlooking the sea. At the upper extent of Dudley Street, these included *Rolleston* the home of Charles White and to the southern side of the triangulated park east of Melody [now Higgs Street] the residences *Eastborne* and *Willaroon*.

The Mount Panorama Estate

An undated sales poster for *The Mount Panorama Estate The Property of Sir John Robertson* shows subdivision of the street frontage to Dudley Street from Mount Street west to Melody [now Higgs Street]. The subdivided sites are shown as vacant. No mention of the auction has been identified in Newspaper notices of the period 1890-1919 but subsequent construction on the subject sites supports the sale occurring in the period 1914-1918 long after Sir John Robertson's death in 1891.³

The initial listings in Sands Directory for houses on sites within the Panorama Estate facing Dudley and Mount Streets occur in 1918, these being the residences *Locksley* at 122 mount Street; *Mt Lossay* at 44 Dudley Street ; and *Luton* at 42 Dudley Street. By 1920 an addition residence is recorded at 46 Dudley and another at 40 Dudley Street in 1925. The remaining site to the western end of the original Mt Panorama Estate at the corner of Dudley and Byron Streets is first recorded in 1931 as the residence of Albert Searle [possibly Seale] - this being the current No.38 Dudley Street.

³ Sir John Robertson is reported taking over lands unsuccessfully marketed at Coogee by his friends, these later being resold in one line by others. The reference to Robertson may be a sales incentive based upon Robertson's established success as a landowner.

Draft Heritage Data Form

THEMES	
<i>National historical theme</i>	
<i>State historical theme</i>	4 Accommodation

Draft Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The residence at 38 Dudley Street Coogee demonstrates the form, style and streetscape settings of later Inter War freestanding residences constructed about Coogee on late 19th and early 20th Century subdivisions of larger landholdings/estates of the mid 19th Century. Following the introduction of purchase grants by Governor Brisbane in 1838, development at Coogee was halted until completion of a detailed survey establishing a grid street pattern encompassing lots of 5-10 acres. These formed the basis of Coogee Village identified as a resort destination through the mid 19th Century and, with the establishment of tram transport from the 1880's, expanded as a desirable suburban location.</p> <p>The residence has local significance under this category as a notable example of the change from Federation styles to historic revival styles of housing employed in the suburban consolidation of Coogee through the Inter War years.</p>
Historical association SHR criteria (b)	<p>The residence at 38 Dudley Street Coogee has general association with the initial land owner Sir John Robertson who died before subdivision of the Mt Panorama Estate in the early 20th Century. Later residents at 38 Dudley Street have not been found to be of historical significance in NSW or Randwick Municipality.</p> <p>The residence is not considered of significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The residence at 38 Dudley Street Coogee demonstrates the aesthetic aspects of the Inter War Georgian Revival Style executed in high quality materials and prominently located on the site overlooking the street and Coogee Valley. The quality of the design and detail is comparable to that of nearby heritage listed residences also in Dudley Street. The residence is considered of local heritage significance under this criterion.</p>
Social significance SHR criteria (d)	<p>The residence at 38 Dudley Street Coogee demonstrates the forms and amenity of new housing in desirable areas of Coogee occupied by an expanding middle class during the Inter War years of 1919-39. The quality and scale of the residence demonstrates a change from characteristically two storey Federation Style residences previously erected on the high ground about the Coogee Valley to more horizontally emphasised Inter War Revival Styles.</p> <p>The residence is of local significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The residence at 38 Dudley Street Coogee does not engender potential for significant research</p>
Rarity SHR criteria (f)	<p>The residence at 38 Dudley Street Coogee is not considered rare in its aesthetic style and form in Randwick Municipality. It is of notable quality in detail and fabric in comparison to more typical examples of the Inter War Georgian Revival Style about Randwick Municipality.</p>
Representativeness SHR criteria (g)	<p>The residence at 38 Dudley Street Coogee is representative of the living conditions, amenity and aesthetic preferences of an emerging middle class in Coogee of the Inter War years attracted by rising land values, improved transport and a marine environment.</p>

Draft Heritage Data Form

Integrity	Later alteration and addition to the residence at 38 Dudley Street Coogee is limited and reversible. The house retains its core form, detail and setting.
------------------	---

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Newspaper	Various	Sydney Morning Herald	1850-1900	National Library of Australia - Trove
Digital Research Sites	Ancestry .com	Registers of Births Deaths and Marriages NSW	1840-1900	On Line
Suburban Directories	Sands Directories	Sands Directory for Sydney and Metropolitan Areas	1850-1933	Sydney City Archives

RECOMMENDATIONS

Recommendations	The residence should be retained and, if required, sympathetically extended to the rear. Original detailing should be further investigated and restored. The street front wall should be retained with sympathetic landscaping to the front yard enhancing the symmetry of the building seen from the street.
------------------------	---

SOURCE OF THIS INFORMATION

Name of study or report	Dudley Street Conservation Area Extension Assessment	Year of study or report	2017
Item number in study or report			
Author of study or report	Colin Brady		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Draft Heritage Data Form

This form completed by	Colin Brady	Date Jan. 2018	

Draft Heritage Data Form

IMAGES - 1 per page

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

Image caption	38 Dudley Street Coogee - Front elevation				
Image year	2017	Image by	Colin Brady	Image copyright holder	Randwick Council

