

# Draft Heritage Data Form

ITEM DETAILS					
<b>Name of Item</b>	42 Dudley Street Coogee				
<b>Other Name/s Former Name/s</b>	<i>Luton</i>				
<b>Item type (if known)</b>	Freestanding two storey residence.				
<b>Item group (if known)</b>	n.a.				
<b>Item category (if known)</b>	n.a.				
<b>Area, Group, or Collection Name</b>	n.a.				
<b>Street number</b>	42				
<b>Street name</b>	Dudley				
<b>Suburb/town</b>	Coogee		<b>Postcode</b>	2034	
<b>Local Government Area/s</b>	RANDWICK				
<b>Property description</b>	Lot 19 DP 6489				
<b>Location - Lat/long</b>	<b>Latitude</b>	-33.924139		<b>Longitude</b>	151.250198
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>
<b>Owner</b>	Not Known				
<b>Current use</b>	Residential				
<b>Former Use</b>	Residential				
<b>Statement of significance</b>	<p>The residence at 42 Dudley Street Coogee erected in the period 1917-18 is a notable example of the late Federation Style House comparable in history and quality to other substantial heritage listed Federation Era Houses constructed within the Dudley Street Heritage Conservation Area. The houses were constructed on later subdivisions of Estate holdings initially subdivided in the mid 19<sup>th</sup> Century when purchased for largely speculative purposes by absentee owners. These large Federation houses record the housing preferences of successful, often local business men attracted to the outlook from the high grounds above Coogee, further enhanced by improvements in transport in particular the introduction of tramways connecting the locality to the city from the 1880's onwards.</p> <p>Later alteration particularly enclosure of front verandas and construction of street front garages have provided some impact on the residence which remains substantially intact and readily seen from the street.</p> <p>The residence forms part of a cohesive group of similar history and related styles demonstrating the evolution of quality housing about the upper slopes of the Coogee valley through the Inter War period. The house is contributory to the Dudley Street Conservation Area.</p> <p>The site and residence are of local heritage significance.</p>				
<b>Level of Significance</b>	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
<b>Designer</b>	Unknown.					
<b>Builder/ maker</b>	Builder not known.					
<b>Physical Description</b>	<p>The residence at 42 Dudley Street is a double gable fronted Federation style freestanding residence with the gable fronted roof form having roughcast rendered chimneystacks, later concrete tile roof cladding and battened gable infill. The exterior is of tuck pointed face brick with canted verandah bays now in filled with timber framed double hung timber sash windows above vertical battened and timber shingled spandrels. The eastern side verandah is similarly in filled, the side verandah having a flat metal roof supported by paired timber colonettes set on face brick columns.</p> <p>The ground floor is set above a face brick basement level with arched windows and a glazed oculus window to the street frontage.</p> <p>Later garages to street frontage are set either side of entry stairs.</p>					
<b>Physical condition and Archaeological potential</b>	The building appears in sound condition. The site is considered to have limited archaeological potential, this being the first recorded house on the site.					
<b>Construction years</b>	<b>Start year</b> C.1918		<b>Finish year</b> C.1919		<b>Circa</b>	<input type="checkbox"/>
<b>Modifications and dates</b>	<p>Enclosure of Front and side verandas c. 1960's -70's</p> <p>Construction of street front garages. [post 1943 and likely in 1970's]</p> <p>Replacement tile roof.</p> <p>Rear metal clad hip roofed additions.</p> <p>Interiors not inspected.</p>					

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## HISTORY

### Historical notes

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 *Neptune*. 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.

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.

#### Initial Subdivisions at Coogee.

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.<sup>1</sup> 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 *Village of Great Coogee*, 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.

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.<sup>2</sup>

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 *Ferndale* occupied by Charles Byers beyond the junction of Long Bay Road and Dudley Street.

<sup>1</sup> Ibid.

<sup>2</sup> National Library of Australia

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	<p>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 <i>Rolleston</i> the home of Charles White and to the southern side of the triangulated park east of Melody [now Higgs Street] the residences <i>Eastborne</i> and <i>Willaroon</i>.</p> <p><b>The Mount Panorama Estate</b></p> <p>An undated sales poster for <i>The Mount Panorama Estate The Property of Sir John Robertson</i> shows subdivisions of the street frontages to Dudley Street from Mount Street west to Melody [now Higgs Street] including the current sites 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.<sup>3</sup></p> <p>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 <i>Locksley</i> at 122 Mount Street; <i>Mt Lossay</i> at 44 Dudley Street; and <i>Luton</i> at 42 Dudley Street. By 1920 an additional 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.</p> <p><i>Luton</i> at 42 Dudley Street is first recorded in Sand's Directory of 1918 then being occupied by William H Murphy. Murphy, formerly identified as a printer residing at 18 Carr Street Coogee, is also identified as the owner of the property in Council Rates Records of 1919. Murphy remained resident at <i>Luton</i> to at least 1931.</p>
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THEMES	
<b>National historical theme</b>	
<b>State historical theme</b>	4 Accommodation

<sup>3</sup> 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.

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APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The residence <i>Luton</i> at 42 Dudley Street Coogee demonstrates the form, style and streetscape settings of later Federation Styled residences constructed in the closing years of the First World War and the early Inter War years on late 19<sup>th</sup> and early 20<sup>th</sup> Century subdivisions of larger landholdings/estates of the mid 19<sup>th</sup> 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 19<sup>th</sup> 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 larger residences constructed on the high ground overlooking the Coogee valley and the sea and largely occupied by successful local business people, many relocating from other residence in the Municipality. These houses represent a significant aspect of the initial suburban consolidation of Coogee during the Federation years 1890-1919.</p> <p>The residence has local significance under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>The residence <i>Luton</i> at 42 Dudley Street Coogee has general association with the initial landowner, Sir John Robertson who died before subdivision of the Mt Panorama Estate in the early 20<sup>th</sup> Century. The later, long term resident and initial occupant of <i>Luton</i> at 42 Dudley Street, printer William H Murphy, has 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>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The residence <i>Luton</i> at 42 Dudley Street Coogee demonstrates the aesthetic aspects of the Federation Queen Anne 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.</p> <p>The residence is considered of local heritage significance under this criterion.</p>
<b>Social significance</b> SHR criteria (d)	<p>The residence <i>Luton</i> at 42 Dudley Street Coogee demonstrates the forms and amenity of new housing in desirable areas of Coogee occupied by an expanding middle class during the later years of the First World War and the initial Inter War period prior to the change from late Federation styles to the more historically referenced Inter War revival styles of largely single storey houses favoured through the Inter- War period.</p> <p>The residence is considered of local heritage significance under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The residence at 42 Dudley Street Coogee does not engender potential for significant research.</p>

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<b>Rarity</b> SHR criteria (f)	The residence <i>Luton</i> at 42 Dudley Street Coogee is not considered rare in its aesthetic style and form in Randwick Municipality. It is however of notable quality in detail and fabric and is comparable in aesthetic qualities to nearby examples of Federation architecture designated as local heritage Items within the Dudley Street Conservation Area.
<b>Representativeness</b> SHR criteria (g)	The residence <i>Luton</i> at 42 Dudley Street Coogee is representative of the living conditions, amenity and aesthetic preferences of an emerging middle class in Coogee of the early 20 <sup>th</sup> Century attracted by rising land values, improved transport and the marine environment.
<b>Integrity</b>	Later alteration and addition to the residence at 42 Dudley Street Coogee is limited and reversible. The house retains its core form, detail and setting.

## HERITAGE LISTINGS

<b>Heritage listing/s</b>	

## 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

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<b>RECOMMENDATIONS</b>	
<b>Recommendations</b>	<p>The residence should be retained and, if required, sympathetically extended to the rear. Original detailing should be further investigated and restored. All external brickwork and stonework is to remain exposed and is not to be painted rendered or covered with other material. Restoration of tuck-pointing to brickwork should be undertaken where evidence of previous tuck-pointing exists. New paintwork is to be based upon historic precedent, preferably with investigation of original paint finishes to the building. All window frames including later windows enclosing front verandas are to remain of timber. Original glazing and in particular lead light glazing is to be maintained in situ. Any replacement of roof tiling should be with matching terra cotta Marseilles pattern tile.</p> <p>The street front garages should not be increased in width or height and sandstone detailing to these should be maintained. Sympathetic landscaping should be provided to the front yard enhancing the building as seen from the street.</p>

<b>SOURCE OF THIS INFORMATION</b>			
<b>Name of study or report</b>	Dudley Street Conservation Area Extension Assessment	<b>Year of study or report</b>	2017
<b>Item number in study or report</b>			
<b>Author of study or report</b>	Colin Brady of Colin Brady Architecture + Planning		
<b>Inspected by</b>	Colin Brady		
<b>NSW Heritage Manual guidelines used?</b>			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>This form completed by</b>	Colin Brady	<b>Date</b>	Jan. 2018

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## IMAGES - 1 per page

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

<b>Image caption</b>	42 Dudley Street Coogee - Front elevation				
<b>Image year</b>	2017	<b>Image by</b>	Colin Brady	<b>Image copyright holder</b>	Randwick Council

