

Draft Heritage Data Form

ITEM DETAILS					
Name of Item	122 Mount Street Coogee				
Other Name/s Former Name/s	<i>Locksley</i>				
Item type (if known)	Freestanding two storey residence.				
Item group (if known)	n.a.				
Item category (if known)	n.a.				
Area, Group, or Collection Name	n.a.				
Street number	122				
Street name	Mount Street at corner with Dudley Street				
Suburb/town	Coogee		Postcode	2034	
Local Government Area/s	Randwick				
Property description	LOT 22 DP 6489				
Location - Lat/long	Latitude	-33.924139		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 122 Mount Street Coogee erected in the period 1917-18 is a notable example of a late Federation House incorporating aspects of Federation Queen Anne Style. The residence is comparable in history and quality to other substantial Federation Era Houses constructed within the Dudley Street Heritage Conservation Area. These houses were constructed on later subdivisions of Estate holdings initially subdivided in the mid 19th 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 ground above Coogee, further enhanced by improvements in transport, in particular, tramways connecting the locality to the city from the 1880's onwards.</p> <p>Later [reversible] alterations include enclosure of verandas and unsympathetic paint finishes. The residence remains substantially intact as a prominent aspect of the streetscape. 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.</p> <p>The house is contributory to the Dudley Street Conservation Area. The site and residence are of local heritage significance.</p>				

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Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
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DESCRIPTION					
Designer	Unknown.				
Builder/ maker	Builder not known.				
Physical Description	<p><i>Locksley House at 122 Mount Street Coogee constructed C.1919-20 is a Federation Inter-War Arts and Crafts style two storey residence with terra cotta Marseilles tile roof, rough cast rendered chimney stacks, jettied gable in fills. Tripartite window frames set in rising bays between face brick and roughcast render attached piers. The principle gable front to Mount Street has raised and castellated piers to the outer sides of the gable. Tall chimneys have roughcast and face brick detailing. A prominent chimney to the Dudley Street elevation is projected forward of the building frontage above a curved and rendered bracket support. The complex roof form incorporates a gable, hip returns, gablets and exposed rafters to eaves. Windows have of painted timber frames and double hung timber sashes. Leadlight glazing above the main Dudley Street entry retains the name Locksley House in Art Nouveau patterned leadlight. The residence addresses street frontages to Mount and Dudley Streets.</i></p> <p>The surrounding yard has minimal landscaping and a later unsympathetic timber paling fence to both street frontages.</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.1918		Finish year C.1919		Circa <input type="checkbox"/>
Modifications and dates	<p>Enclosure of verandas. Unsympathetic paint finishes. Replacement of roof cladding with recent terra cotta Marseilles tile. Paling fence to street frontages. Interiors not inspected.</p>				

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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

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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>The Mount Panorama Estate</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 1891.³</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>Locksley at 122 Mount Street</i> is first recorded in Sand's Directory of 1918 then being occupied by John Neald [later identified as Niell and Neeld]. Initially identified as 108 Mount Street, <i>Locksley</i> remained the residence of Neeld until 1922, when R J Bowden took up residence, Bowden in turn being replaced by Mrs E McGuigan from 1929 until the last edition of Sands Directory in 1932-33. The residence retains the name Locksley House in Art Nouveau patterned leadlight glazing to the fanlight of the front entry from Dudley Street.</p> <p>John Neeld, traveller, previously dwelt at O'Donnell Street Coogee [1913 Electoral rolls] and in 1907-1911 at Gordon Crescent Stanmore. By 1933 he and his wife Hilma Neeld were residing at 178 Coogee Bay Road Coogee.</p> <p>RJ Bowden is recorded residing at 110 Mount Street from 1921-28 then in 1929 at 124 Mount Street. An R J Bowden is listed as a Clerk in the Department of Public Instruction in 1921 and the recipient of a Meritorious Service Medal NSW Public Service Lists of officers on whom military decorations have been confirmed. By 1924 R J Bowden had been elevated to Registrar in the same Department.</p>
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THEMES	
National historical theme	4 Building settlements, towns and cities
State	4 Accommodation

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.

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<i>historical theme</i>	
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APPLICATION OF CRITERIA	
<p>Historical significance SHR criteria (a)</p>	<p>The residence <i>Locksley</i> at 122 Mount 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 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. 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 residences 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>
<p>Historical association significance SHR criteria (b)</p>	<p>The residence <i>Locksley</i> at 122 Mount Street Coogee has general association with the initial landowner, Sir John Robertson who died before subdivision of the Mt Panorama Estate in the early 20th Century. The initial resident of <i>Locksley</i> is recorded as John Neeld, traveller, previously of O'Donnell Street Coogee and in 1907-1911 at Gordon Crescent Stanmore, was by 1933 residing with his wife Hilma Neeld at 178 Coogee Bay Road Coogee.</p> <p>The subsequent occupant RJ Bowden is recorded residing at 110 Mount Street from 1921-28 then in 1929 at 124 Mount Street. An R J Bowden is listed as a Clerk in the Department of Public Instruction in 1921 and the recipient of a Meritorious Service Medal NSW Public Service Lists of officers on whom military decorations have been confirmed. By 1924 R J Bowden had been elevated to Registrar in the same Department.</p> <p>The residence is not considered of significance under this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The residence <i>Locksley</i> at 122 Mount Street Coogee demonstrates the aesthetic influence of the Federation Arts and Crafts Style on large Federation houses executed in high quality materials. The built form addresses dual street frontages employing the characteristic asymmetry of the style to achieve prominence to both Dudley and Mount Street frontages. 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>
<p>Social significance SHR criteria (d)</p>	<p>The residence <i>Locksley</i> at 122 Mount 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>

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Technical/Research significance SHR criteria (e)	The residence <i>Locksley</i> at 122 Mount Coogee does not engender potential for significant research.
Rarity SHR criteria (f)	The residence <i>Locksley</i> at 122 Mount 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.
Representativeness SHR criteria (g)	The residence <i>Locksley</i> at 122 Mount Coogee is representative of the living conditions, amenity and aesthetic preferences of an emerging middle class in Coogee of the early 20 th Century attracted by rising land values, improved transport and the marine environment.
Integrity	Later alteration to the residence <i>Locksley</i> at 122 Mount 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

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RECOMMENDATIONS	
Recommendations	<p>The residence should be retained and, if required, sympathetically extended to the western side with a linked pavilion form cohesive with the Dudley Street Streetscape and adjacent buildings to the west. Original detailing should be further investigated and restored. All external brickwork is to remain exposed and is not to be painted, rendered or covered with other material. Roughcast render is to be maintained and painted in cohesive colours preferably based upon investigation of original paint finishes. The reinstatement of open verandas, now enclosed, is encouraged in whole or part. Any retained enclosure should maintain cohesive timber framed windows secondary in detail to original external joinery. All external joinery should be painted in traditional colours based upon investigation of original paint finishes.</p> <p>Restoration of tuck-pointing to brickwork should be undertaken. Original glazing and in particular lead light glazing is to be maintained in situ. Any replacement of roof tiles should be closely matched to the current replacement tiles. Boundary fencing to both street frontages should be based upon historic precedent and of a low height employing landscape planting for any additional screening.</p>

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 of Colin Brady Architecture + Planning		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Colin Brady	Date	Jan. 2018

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IMAGES - 1 per page

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

Image caption	122 Mount Street Coogee – viewed looking southwest showing the residence fronting the corner of Mount and Dudley Streets Coogee.				
Image year	2017	Image by	Colin Brady	Image copyright holder	Randwick Council

