



NSW State Heritage Inventory form

ITEM DETAILS						
Name of Item	Blenheim Street Urban Conservation Area					
Other Name/s Former Name/s						
Item type	Built. Area.					
Item group	Residential buildings (private). Urban Area.					
Item category	Cottage, House. Streetscape.					
Area, Group, or Collection Name	Blenheim Street Urban Conservation Area					
Street number						
Street name	Blenheim and Isabella Street and part of Birrell, Bourke and Cuthbert Streets					
Suburb/town	Queens Park	Postcode		2022		
Local Government Area/s	Waverley					
Property description	various					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone	MGA Zone 56 (GDA 94)	Easting	338,190.160283069	Northing	6,247,905.21271546
Owner	various					
Current use	residential					
Former Use	Quarrying, service industries, market garden, dairy, bakery, Council Depot, residential					
Statement of significance	Blenheim Street Urban Conservation Area comprises of some of the oldest residential cottages within the Waverley Local Government Area and many early to mid 20 th Century buildings. It has a high degree of integrity and great diversity of building types (cottages, bungalows and villas) and character. Many of the workers cottages still have original detailing and building form with significant archaeological potential. The area is also significant for the long and narrow block of lands and of local, historic and aesthetic significance.					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	various					
Builder/ maker	various					
Physical Description	<p>Several early, stone workers' cottage, ,</p> <p>The Blenheim Street Urban Conservation Area comprises of some of the oldest residential cottages now rare within the Waverley LGA. These include:</p> <ul style="list-style-type: none"> • 1 Blenheim Street • 9-11 Blenheim Street <p>These sandstone cottages are considered to date back to the 1850s and are believed to have served as cottages for workers in nearby quarries. They have retained much original form and detail . Core remaining fabric includes stone construction in simple gabled forms with and without post supported front verandas, slate roofs, stone chimneys, and multi paned double hung sash windows.</p> <p>Other cottages in the Conservation Area have traditional Victorian Georgian form with symmetrical floor plans masonry and weatherboard cladding double hung multi paned timber sash windows and symmetrical hipped iron roofs,. Skillion extensions to the rear are typical. Internal features include later pressed metal linings.</p> <p>The Conservation Area also contains many early to mid 20th Century buildings. These single storey freestanding bungalows retain original detailing, including windows, fencing and decorative timber work. They substantially complement the streetscape quality and add to the high integrity and diversity of the Conservation Area.</p> <p>The southern part of the Conservation Area includes single Federation period row housing facing Cuthbert Street. Here a notable landscape feature is the median planting of Canary Island Palms. The planting is believed to date back to the early 1930s as part of depression relief works.</p>					
Physical condition and Archaeological potential	Residences and street landscaping retain varied extents of original and later construction. All of the older houses have archaeological potential, particularly in backyards where wells and privies may contain discarded items.					
Construction years	Start year	1850s	Finish year	Ongoing	Circa	<input type="checkbox"/>
Modifications and dates	<p>1850s: early stone cottages constructed for workers at nearby dairies, market gardens, sandstone quarries and the later tannery operated by the Vickery family to the east.</p> <p>1890s to 1915: Consolidation of open space as Late Victorian and Federation style attached and freestanding residences in response to improved transport to Sydney's east. Construction largely in weatherboard and brick.</p> <p>Open lands utilised for service industries dairy, bakery, Council Depot.</p> <p>C. 1910 Cuthbert Street: Formerly road easement known as Church Street consolidated as wide carriageway with median later planted with Canary Island palm trees (six remaining out of original seven) during Inter War years of 1919-39. Up to 12m high and set in fine cambered median grassed area, 10m wide. Median edged with concrete kerb.</p> <p>1945-60 Sites of service industries change to vehicle repair works and postal depot.</p> <p>1980s-2010 Local industrial sites replaced with town house construction.</p>					

HISTORY

<p>Historical notes</p>	<p>The Conservation Area originally formed part of a purchase grant acquired by Colonial entrepreneur Simeon Henry Pearce and his brother James Pearce on Nov.27, 1849. James Pearce is listed at Waverley in the 1851-52 NSW Electoral Rolls. The north-south running Blenheim and Isabella Streets were named after Simeon Pearce's residence at Randwick and his wife's second name. In August 1854, 51 Villa sites fronting Blenheim, Isabella streets and 'the road leading to Randwick' were advertised for auction the sites [SMH 31 Aug 1854]. Sites were of narrow but deep dimensions (31ft x 117ft and 30ft x 139ft). The auction appears to have been of limited success, the estate becoming the location of early workers cottages constructed in stone and timber during the 1850s. A further sale of land was announced in 1859 comprising a site 75ft x 200ft at the corner of Blenheim and Waverley Roads. [SMH May 1959]. Funds were allocated by the new Waverley Council in March 1864 for the "making of Blenheim and Bourke Streets" the works voted for an immediate start in June 1864. [SMH 14 Mar & 4 Jun 1864]. The expression "making" refers to the consolidation, grading and compaction of existing road ways with white (crushed sandstone) or blue (crushed basalt) metal.</p> <p>Whilst Simeon Pearce remained at Randwick, the family owned a stone cottage on the estate and conducted a store facing Birrell Street. The Pearce grant was bordered by similar purchase grants first acquired by Michael Fitzgerald in 1847 to the west and AS Glenn in 1845-48 to the east. A market garden operated by the Pearce family was located on Glenn's land at the intersection of Birrell and Cowper Streets (now Bronte Road). Nearby quarries, dairies and the tannery operated from 1866 by the Vickery family to the east provided employment for occupants of cottages such as those on the Pearce Estate. The small worker cottages predate the Glen Rock Terrace at High Street Charing Cross constructed for workers at Vickery's Tannery in 1866.</p> <p>Whilst streets in the Pearce Estate retained the grid pattern of initial land grants south of Old South Head Road/ Oxford Street, subdivision of the Estate was relatively slow due to the early construction of workers cottages and the presence of local service industries including Leahy's Livery Stables (1916), a bakery at the later address of 31 Blenheim Street and later the Waverley Council Works Depot (recorded in 1919). The resulting pattern was of small cottages interspersed with open land later occupied by light industrial buildings. This contrasted with regular terrace and semi detached house construction along the western side of the estate and on the adjacent Fitzgerald Estate particularly during the period 1880-1905.</p> <p>Ongoing development in the early and middle 20th Century reinforced the pattern of industrial structures set within streetscapes retaining mid 19th Century cottages. Service industries ranged from a bakery, council depot and corner shop to vehicle repair works and a postal depot. By the late 20th Century industrial structures began to be replaced by town house development. This process continues into the 21st Century with all light industry now relocated from the Conservation Area.</p>
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THEMES

<p>National historical theme</p>	<p>4 Building settlements, towns and cities.</p> <p>9 Marking the phases of life.</p>
<p>State historical theme</p>	<p>Towns, suburbs and villages-activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure-activities and processes for identifying forms of ownership and occupancy of land and water; Accommodation-activities associated with the provision of accommodation, and particular types of accommodation. Persons-activities of, and associations with, identifiable individuals, families and communal groups.</p>



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APPLICATION OF CRITERIA

<p>Historical significance SHR criteria (a)</p>	<p>The area records the pattern of early 19th Century purchase grants which provided the basis for the later grid street pattern of Queens' Park.</p> <p>The area retains a rare enclave of mid 19th Century workers cottages constructed in stone, brick and timber. Construction records the availability of quarried stone sourced from nearby quarries. The small cottages record the forms and scale of housing for workers at Waverley in the mid 19th Century.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>The area has historical association with the Pearce family, Simeon Henry Pearce and his brother James being land entrepreneurs of the mid 19th Century. They initially purchased the land and established cottages and a small store at the location for their extended family and workers in the area from the 1850s. Simeon Henry Pearce concurrently promoted and named the suburb of Randwick around his residence <i>Blenheim</i> in that location.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The area retains freestanding and attached residences demonstrating the aesthetic forms, fabric and detailing of Victorian Georgian Vernacular construction. The free standing, semi-detached and attached examples of single and two storey housing a notable assemblage of building forms from the mid 19th Century to. Later Victorian, Federation and Inter War residences include notable terrace groups demonstrating the forms and aesthetic considerations of Waverley during growth resulting from improved transport of the 1880s onwards.</p> <p>The narrow widths of Blenheim and Isabella Streets and the close set relationship of residences to these and to Birrell Street frontages further demonstrate the setting of worker housing in the initial years of Waverley Municipality.</p>
<p>Social significance SHR criteria (d)</p>	<p>The area retains significance as a demonstration of the forms, streetscapes and social relationship of worker housing in the early years of Waverley Municipality. The scale, forms and history of the remaining worker cottages provide a notable demonstration of the Municipality's social history.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>Residences in the area demonstrate the trade skills used in mid 19th Century construction employing live and quarried sandstone, simple but well crafted joinery, slate roofing and carpentry. The forms and standards of construction provide a benchmark in the evolution of building in NSW from hand crafted to machine manufactured components.</p>
<p>Rarity SHR criteria (f)</p>	<p>The Area contains an assembly of mid 19th Century workers cottages being the earliest identified structures remaining in Waverly after the 1840's completion of Bronte House. The cottages may be compared with those about the junction of New South Head Road and Glenmore Road Edgecliff of similar age and function and 1840's row housing at the corner of Burton and Bourke Street East Sydney. The limited examples of comparable age, function and detail identify the rarity of the worker cottages within the Conservation Area.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The worker cottages in the Conservation Area are highly representative of the forms, construction and setting of mid 19th Century worker housing. The variety of forms of similar age and aesthetic style add to the representative value of the group and the related setting. Other, later, residences in the area including the attached single storey Federation group facing Cuthbert Street are notable examples of the forms and details of speculative dwellings built in response to improved transport of the late 19th Century.</p>



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Integrity	The worker cottages in the Conservation Area retain a high degree of integrity in form and relationship to their setting. Detailing and finishes in many cases have been maintained and conserved whilst in other examples have been altered but remain in a state enabling restoration.
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HERITAGE LISTINGS

Heritage listing/s	Waverley Local Environmental Plan 1996 (Amendment No. 3) Item No. C1
	Waverley Local Environmental Plan 2012 Item No. C.01

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Council research	Colin Brady	na	2012	Council files and Local History Library
Book	B T Dowd (ed.) for Council of the Municipality of Waverley	The History of the Waverley Municipality		Waverley Council library
Newspaper	Fairfax Press	Press Sydney Morning Herald 1840-1955	1840-1955	Trove National Library of Australia
Civil Records	NSW Government	Registry of Assisted Passengers to NSW from 1828. Registry of Births, Deaths and Marriages	1828 - 1950	Ancestry.Com
Municipal Directories	Sands	Sands Directory of Sydney and Suburbs	1850-1933	Waverley Library and on line.

RECOMMENDATIONS

Recommendations	<p>A Heritage Impact Report is to accompany applications for works to all sites within the Conservation Area.</p> <p>All buildings erected prior to 1939 are to be considered contributory elements and are to be retained with limited and sympathetic additions maintaining the core form, materials, details, finishes and streetscape contribution of the building.</p> <p>Conservation Management Guidelines are to be provided where works are proposed to structures of 19th century origins.</p> <p>All demolitions are to be accompanied by a photographic archival record.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	BT Dowd The History of the Waverley Municipal District 1859-1959 Waverley Council Land Titles Office Records. Sydney Morning Herald 1850's- 1920.	Year of study or report	Various
Item number in study or report	Various		



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Author of study or report	Various		
Inspected by	Rosanne Paskin & Colin Brady		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Rosanne Paskin & Colin Brady	Date	Sep 2012; Jan 2013



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IMAGES - 1 per page

Image caption	Blenheim Street Urban Conservation Area Plan with heritage listed buildings shown in heavy shade.				
Image year	2012	Image by	Waverley Council	Image copyright holder	Waverley Council





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IMAGES

Image caption	Pearce's Grocery Store at corner of Birrell and Blenheim Streets.				
Image year	c. 1900	Image by	Unknown	Image copyright holder	Mitchell Library





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Image caption	Sandstone worker cottage Blenheim Street				
Image year	c. 2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Sandstone terrace house with profile of former worker cottage to side elevation in Blenheim Street.				
Image year	c. 2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Unrenovated worker cottages Isabella Street				
Image year	c.2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Stone workers cottages at corner of Isabella and Birrell Streets				
Image year	c. 1900	Image by	Colin Brady	Image copyright holder	Colin Brady



IMAGES

Image caption	Stone stable wall Isabella Street.				
Image year	c. 2015	Image by	Colin Brady	Image copyright holder	Colin Brady

