



NSW State Heritage Inventory form

ITEM DETAILS						
Name of Item	Charing Cross Urban Conservation Area					
Other Name/s Former Name/s	Maddens Corner					
Item type	Built. Area.					
Item group	Residential buildings (private). Urban Area.					
Item category	Cottage, Flat, House, Terrace, Villa. Streetscape.					
Area, Group, or Collection Name	Charing Cross Urban Conservation Area					
Street number						
Street name	Carrington Street, Church Street, Bronte Road, Victoria Street, Albion Street, Macpherson Street					
Suburb/town	Waverley				Postcode	2024
Local Government Area/s	Waverley Council					
Property description	various					
Location - Lat/long	Latitude				Longitude	
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting	338,631.238220699	Northing	6,247,350.71174392
Owner	various					
Current use	Residential, retail, commercial, educational					
Former Use	Residential, tannery, retail, commercial, educational					
Statement of significance	The streetscape retains notable 19 th and early 20 th buildings of both state and local heritage significance. The high integrity of built form in the area records the historic evolution of a place from an early village east of Sydney. The layered fabric dominated by Federation Style buildings indicates a streetscape generated by tram transport beginning in the 1880s. The slowing of growth in Post World War 2 ensured the preservation of Waverley's earliest history.					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	Various
Builder/ maker	Various



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Physical Description	<p>The Conservation Area extends along, Bronte Road (formerly Cowper Street and Coogee Road) from Church Street as far south as St Catherine's School on Macpherson Street. The village centre is distinguished by the acute intersection of major traffic routes Carrington and Bronte Roads and the secondary route of Victoria Street. The village centre is characterised by two storey retail facades of late Victorian, Federation and Inter War styles interspersed with rare early Victorian shop and residential forms [some concealed by later frontages] and later Post War development.</p> <p>Peripheral streets exhibit a two storey character with near complete rows of late Victorian and Federation Style terraces and a small number of interwar and Art Deco apartments. A number of large freestanding Victorian residences remain generally altered or within educational campuses. Buildings are of face brick, stone and rendered masonry with decorative plaster and iron filigree detailing. Earlier worker housing provides examples of vernacular and Mid Victorian forms in timber and stone.</p>					
Physical condition and Archaeological potential	<p>Various states of condition of properties.</p> <p>All sites in the Area have archaeological potential, particularly those previously associated with local industries and residential sites with former wells and privies in which household refuse was discarded.</p>					
Construction years	Start year	1840s	Finish year	1930s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>The former post office, built in 1923 was designed by Architect John Smith Murdoch designer of the 'temporary' parliament house in Canberra, and replaced the 1840's residence of John Madden. The 'Inter War Stripped Classicist' style building, is an important element of the streetscape at the Charing Cross intersection.</p> <p>Charing Cross Hotel, Victoria Street (west): the 1935 building replaced the old inn built by William Newland in 1857. On the opposite corner of Victoria Street stood the village pump that provided fresh water from an underground spring. The first Waverley branch of the Bank of N.S.W used the corner building.</p> <p>Along Carrington Road are important community facilities. St. Charles' Boys School was built in 1902, however, there has been a school in this site since 1854. St. Clare's College for girls was purchased by the Poor Clares in 1885. The foundation stone for the chapel of Our Lady of the Angels was laid in 1917.</p> <p>60-68 Carrington Road was the Waverley Fire Station 1915-1940s, then a function and reception business and is now strata units.</p> <p>Victoria Street (east) - Grahame Memorial Uniting Church, 1897, and church hall 1885, are of important historic and social significance. Inside the church is a plaque to Peter Dodds McCormick, a church elder and composer of Australia's National Anthem, "Advance Australia Fair".</p> <p>Mary Immaculate Roman Catholic Church, 1913, the interior was especially designed to display paintings and other decorations. Beside the church a new modern building replaces the old Friary.</p> <p>The present Robin Hood Hotel, corner of Bronte and Carrington Roads, replaced the old inn of the same name built in the 1880s.</p> <p>245-263 Bronte Road, Head's buildings dated 1887, is a particularly well-preserved commercial property.</p> <p>282 Bronte Road, incorporates facade elements of "Minnamurra" c. 1894, with a shop occupying a</p>					



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	<p>restored stone cottage forward of the main building.</p> <p>The Commonwealth Bank has occupied the corner site at Albion Street from 1921, undergoing numerous alterations and extensions over the years.</p> <p>340 Bronte Road was the site of John Bunyan's stables for his omnibus horses. In 1910 he built an open-air picture show which became the Bronte Picture Palace, converted to talking pictures. Hoyts Theatres were the last operators and in 1957 the site became a petrol station and then an equipment hire business.</p> <p>4-22 High Street, "Glenrock Terrace", provides a rare example of worker housing constructed by Ebenezer Vickery in 1866, for the employees of his adjacent tannery.</p> <p>1 Albion Street, now a florist, was previously a tobacconist, a newsagents and an antique shop. The upper balcony has recently been added.</p> <p>24 Albion Street, "St John's", built 1891 was a doctor's residence and surgery until sold in 1957 to St Catherine's School as classrooms and residential accommodation.</p> <p>St Catherine's School, originally known as Clergy Daughter's School, the oldest existing girls' school in Australia, open on March 5, 1856. One of their most prominent students was Dame Joan Sutherland. An underground sandstone water tank of the 1860s is marked by a plaque in Macpherson Street, between Albion Street and Carrington Road.</p>
Further comments	

HISTORY

Historical notes	<p>Initial Land Grants Following the establishment of Old South Head Road in 1811, Bronte Road evolved as a route south to Coogee Bay and Governor Macquarie's watchtower at La Perouse. The Conservation Area comprises areas originally within purchase grants of William Manners Clarke (1837), Lewis Gordon, (1838), and Samuel Peak, (1839). Gordon's lands were substantially transferred to J Vickery between 1839 and 1858. Subdivisions of these early grants provided the sites of a small service village on the road to Coogee and La Perouse.</p> <p>Naming of the Village John Madden also purchased lands from Lewis Gordon at the intersection of what was Coogee Road and the later Carrington Road. Madden erected three stone cottages on the lands. Madden and his son John Madden Jnr. were signatories to the establishment of Waverley Council in 1859. The village was originally referred to as <i>Maddens Corner</i> and retained its local identity until Madden's house was purchased and demolished c.1919 as the site of the Post Office. Maddens Corner was in 1859 renamed by the inaugural Waverley Council as Charing Cross.</p> <p>Expansion after 1859 By 1854 the immediate area accommodated small stores, smithies and hotels serving local market gardeners, dairymen and travellers to Coogee. The village expanded with the 1866 establishment of Vickery's Glenrock Tannery to the eastern side of Charing Cross. By 1868 the tannery and leather goods factory employed over 140 men producing 1200 pairs of boots a week. The Vickery family also constructed Glen Rock Terrace, a row of sandstone workers cottages, remaining in High Street Charing Cross south of the former tannery site. Vickery's Tannery closed on 8 Nov 1881 with the land</p>
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subdivided as the 'Tannery' Estate.

In the 1890's existing stone quarries expanded to supply city construction. Quarry workers had erected small stone cottages about streets to the eastern side of Charing Cross as early as the 1850s. During the 1850s two hotels, *Newlands* (1857) later the *Charing Cross* and the *Robin Hood* (1859) commenced trade in Vickery Street (now Carrington Road) Both were substantial premises erected in stone and served to further strengthen the focal point of Maddens Corner /Charing Cross by the 1860s. William Newland (1807-1883), builder, proprietor of Newlands Hotel, and Councillor from 1859 – 1860 opened the Hotel to the first meeting of Waverley Council on 16 June 1859. Newland encouraged the decision by Council to rename Maddens Corner as Charing Cross. The name soon appeared on Newlands Hotel which Newland continued to run until about 1863 when he became insolvent. About 1880 the *Robin Hood* moved to the current site, the former location continuing to trade as the *Oxford Hotel*. Community groups initially meeting in these and other hotels about Waverley included the Grand United Order of Odd Fellows – Sons of Independence Branch, established in 1861. The Order, after years of meeting in venues of convenience, erected The Odd Fellows Hall in Church Street. The Hall was eventually acquired by St Anne's School after 1959.

A Centre for Schools and Churches

Following donation of land by John Madden, a Catholic church and school house were erected in 1854 north of the Cowper Road and Vickery Street intersection. The weatherboard structure was twice replaced, in 1866 and 1901. In September 1857 the foundation stone was laid for St Catherine's School, relocating from Ocean Street Woollahra to its current Albion Street site at the southern end of Charing Cross. At the opposite ends of the village, both locations would progressively expand as school complexes with St Charles primary school and St Clare's school and Convent (1884) developing between Maddens Corner and Church Street. In 1879 the Franciscan order were donated nearly 3 acres in Victoria Street on or about the former Vickery's Tannery site gifted by Mrs C Logue. In March 1891 construction of a three storey Norman Style Friary commenced on this land. Later population growth would see the erection of the Renaissance Style Mary Immaculate Church opened in 1913 on the eastern side of this land.

Opposite Mary Immaculate Church, the Presbyterian Church having conducted its first service in the Odd Fellows Hall in Church Street on Jan. 17, 1885, proceeded to lay the foundation stone of a church in November 1885. The initial church was superseded in February 1898 by a much larger Gothic style sandstone building, the Grahame Memorial Church named in honour of benefactor Mrs W Grahame. These institutions defined the northern and southern limits of Charing Cross from the irregular strip of retail and residential undertakings extending along Cowper Street [now Bronte Road] to the Tea Gardens [now Bondi Junction] and along McPherson Street to the southeast.

Consolidation of the Village

The subdivision of Samuel Peaks 'Sea View' Estate in 1863, bounded by Victoria, Henrietta and High Street established the current lot patterns to the eastern side of Charing Cross. Further substantial subdivision and development occurred from the 1870s onwards with horse drawn omnibus services to the city and tram services linking Charing Cross with the Tea Gardens [Bondi Junction] in April 1881. The tram line was continued through to Randwick by 1887. This furthered growth and consolidation of the village establishing a streetscape of two storey retail frontages with living space above opening onto post supported verandas. Initially of late Victorian Style these continued to be erected in Federation Styles through the early 20th Century. Electrification of the tramway between Bondi Junction and Waverley in October 1902 accelerated the development of Charing Cross. In the process much of the early Victorian Streetscape was replaced by Federation Styled shops, high parapeted frontages replacing the hip roofed verandah forms of the 19th Century.

In 1889 Waverley Volunteer Fire Brigade first occupied a building in Carrington Road at Charing Cross. Following the September 1912 opening of an 'unofficial' Post Office in Carrington Road, commitment was made to a formal post office. Prior or during the First World War, the Commonwealth



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	<p>Government acquired the house of pioneer John Madden at the intersection of Carrington and Bronte Roads. The site, was cleared by 1919 and a new post office erected by 1923. The Architect, John Smith Murdoch, was in the same time frame designing the 'temporary' parliament house in Canberra, Australia's new National Capital. When opened, the new Post Office was designated as 'Charing Cross' but in 1940 the designation was altered to 'Waverley'.</p> <p>The demands of commerce supported establishment of banks at Charring Cross. In 1888 the Bank of NSW opened at the corner of Victoria Street and Carrington Road. In 1919 the Australian Bank of Commerce opened at 240 Bronte Road prior to merging with the Bank of NSW in 1931. In 1920 the Government Savings Bank purchased land from the Seaview Estate erecting a bank and residence near the intersection of Bronte Road and Albion Streets. The building remained in use after merger with the Commonwealth Bank in 1931.</p> <p>Between the Wars Inter War development at Charring Cross included the Art Deco styled Charring Cross Hotel, and Commonwealth Bank the Functionalist Style Robin Hood Hotel dramatically situated at the acute intersection of Carrington and Bronte Roads and completion of the prominent twin towers to Mary Immaculate Church in 1929-30.</p> <p>In 1910 omnibus operator John Bunyan built an open-air picture show on his former stables site at the corner of Bronte Road and High Street. After 1924, the theatre was converted to Bronte Stadium a by promoter Pat O'Conner operating until 1936 reverting to a picture theatre The Bronte Hoyts by 1945, and closing in 1957.</p> <p>By the outbreak of World War 2 residential flat buildings had replaced earlier construction in peripheral sites about the Cross including a distinctive setting of Inter War planning forming Santa Marina Avenue south of Charring Cross.</p> <p>The 1940's saw substantial freestanding Victorian residences still extant in the main street of Charring Cross, including Minnamurra and another large residence with secondary shopfronts constructed to the eastern side of Bronte Road. Inter War and earlier construction had substantially removed buildings from the formative 1840-50s, those remaining including a small shop to the eastern side of Bronte Road (still standing in 2013) and a hip roofed cottage in Carrington Road north of the Post Office. The last of John Madden's 1840's stone cottages this was, later employed as a Catholic Presbytery and eventually the home of 'Granny' Cosgrove a granddaughter of John Madden and herself a noted local. The house has since been demolished.</p>
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THEMES	
National historical theme	<p>4 Building settlements, towns and cities.</p> <p>9 Marking the phases of life.</p>
State historical theme	<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.</p> <p>Persons - activities of, and associations with, identifiable individuals, families and communal groups.</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The area records the pattern of early 19th Century purchase grants which provided the basis for the later grid street pattern of Charing Cross.</p> <p>The Conservation Area was an early small bustling town containing industry, cottages, small retail stores and hotels.</p>
Historical association significance SHR criteria (b)	<p>The area has historical association with initial speculative absentee land owners William Manners Clarke- conveyancer, Lewis Gordon government surveyor, Samuel Peak-Sydney retailer. J. Vickery being land entrepreneurs of the mid 19th Century. Vickery established a tannery in the area and provided housing for workers during the 1860s. The area has close historic association with early 1840's resident John Madden- stonemason and provider of the initial location name Maddens Corner. Maddens family were also associated with other Waverley pioneering families the Fitzgeralds and Teeveys.</p>
Aesthetic significance SHR criteria (c)	<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 provide a notable assemblage of built forms from the mid 19th Century. Later Victorian, Federation and Inter War residences and commercial properties include notable terrace groups and prominent corner buildings demonstrating the forms and aesthetic considerations of Waverley during consolidation promoted by the growth of transport from the 1880s onwards.</p>
Social significance SHR criteria (d)	<p>The area retains significance as a demonstration of the forms, streetscapes and social relationship of industry, worker housing and commerce in the early years of Waverley Municipality. The scale, forms and history of the remaining worker cottages, terraces, shops and hotels provide a notable demonstration of the Municipality's social history.</p>
Technical/Research significance SHR criteria (e)	<p>The area records the forms of construction and detail employed in retail buildings within outer villages and later commuter suburbs of the Sydney Region during the 19th and early 20th Centuries. Former manufacturing sites retain archaeological potential as does the site of John Madden's early cottages, school house and churches.</p>
Rarity SHR criteria (f)	<p>The area contains rare examples of village structures of the mid 19th Century together with rare examples of ecclesiastic architecture notably the Renaissance Styled Mary Immaculate Church with its murals by Italian artist Professor Cesare Vagarini.</p>
Representativeness SHR criteria (g)	<p>The area has representative value as a cohesive example of the built form styles and functions of structures comprising an early outer village of the Colonia Sydney later consolidating as a transport based suburban centre of Waverley Municipality.</p>
Integrity	<p>Charing Cross retains integrity as a village centre incorporating a diversity of retail and service structures principally of the Federation and Inter War periods with rare examples of earlier retail structures incorporated into the main streetscape.</p>

HERITAGE LISTINGS	
Heritage listing/s	Waverley Local Environmental Plan 1996 (Amendment No. 33) item no. C6
	Waverley Local Environmental Plan 2012, Schedule 5 Item No. C.7

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
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	1959	Waverley Council library

RECOMMENDATIONS	
Recommendations	<ol style="list-style-type: none"> 1. All existing construction prior to 1950 in the Conservation Area should be considered contributory to the Conservation Area. 2. Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored. 3. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area. 4. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area. 5. The pattern of two store shop fronts with street awnings should be retained. 6. Where documentary evidence exists first floor post supported or cantilevered balconies should be reinstated to street frontages. 7. Historic building forms should remain clearly identifiable within any redevelopment and or extension of existing structures. 8. The original built form should remain as the dominant aspect of any new works to contributory buildings. 9. Original shopfronts including openings and related detailing and signage locations should be retained and restored in any works to existing Contributory Buildings. 10. The pattern of small service lanes and walkways should remain. 11. Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core building. 12. Sandstone retaining walls and boundary walls should be retained and repaired. 13. A heritage impact report should be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of contributory fabric.

SOURCE OF THIS INFORMATION			
Name of study or report	NA	Year of study or report	
Item number in study or report	NA		
Author of study or report	See Information sources above		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No	<input type="checkbox"/>



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This form completed by	Rosanne Paskin & Colin Brady	Date	Feb 2013
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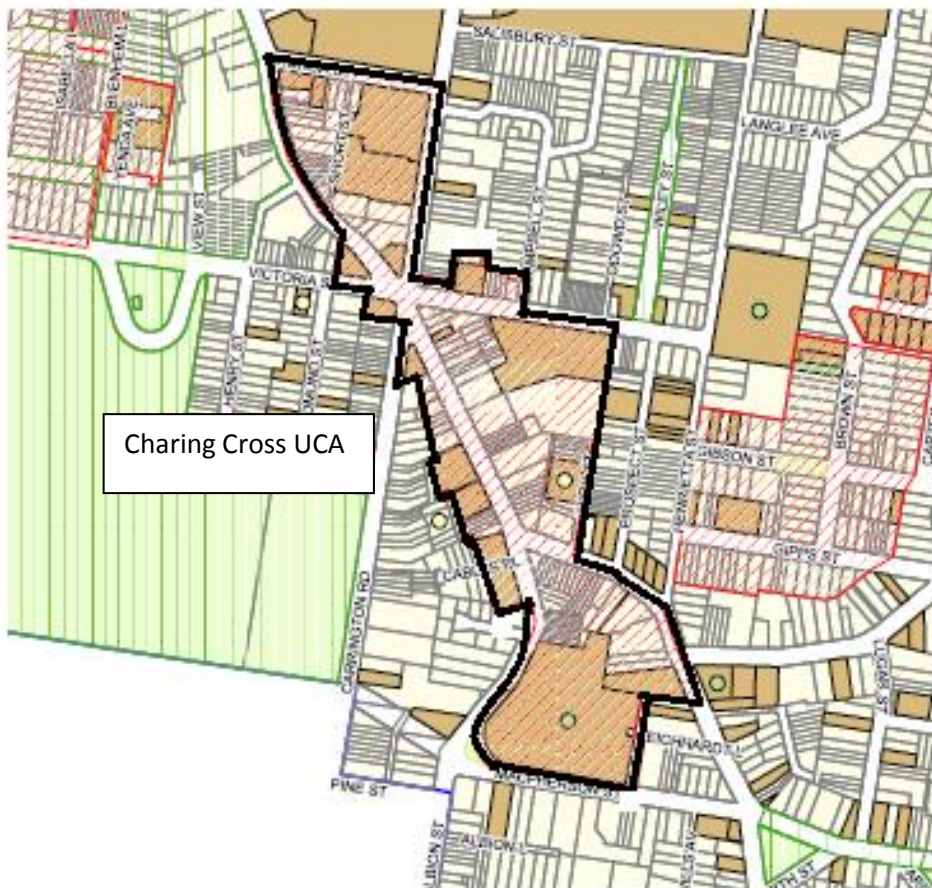


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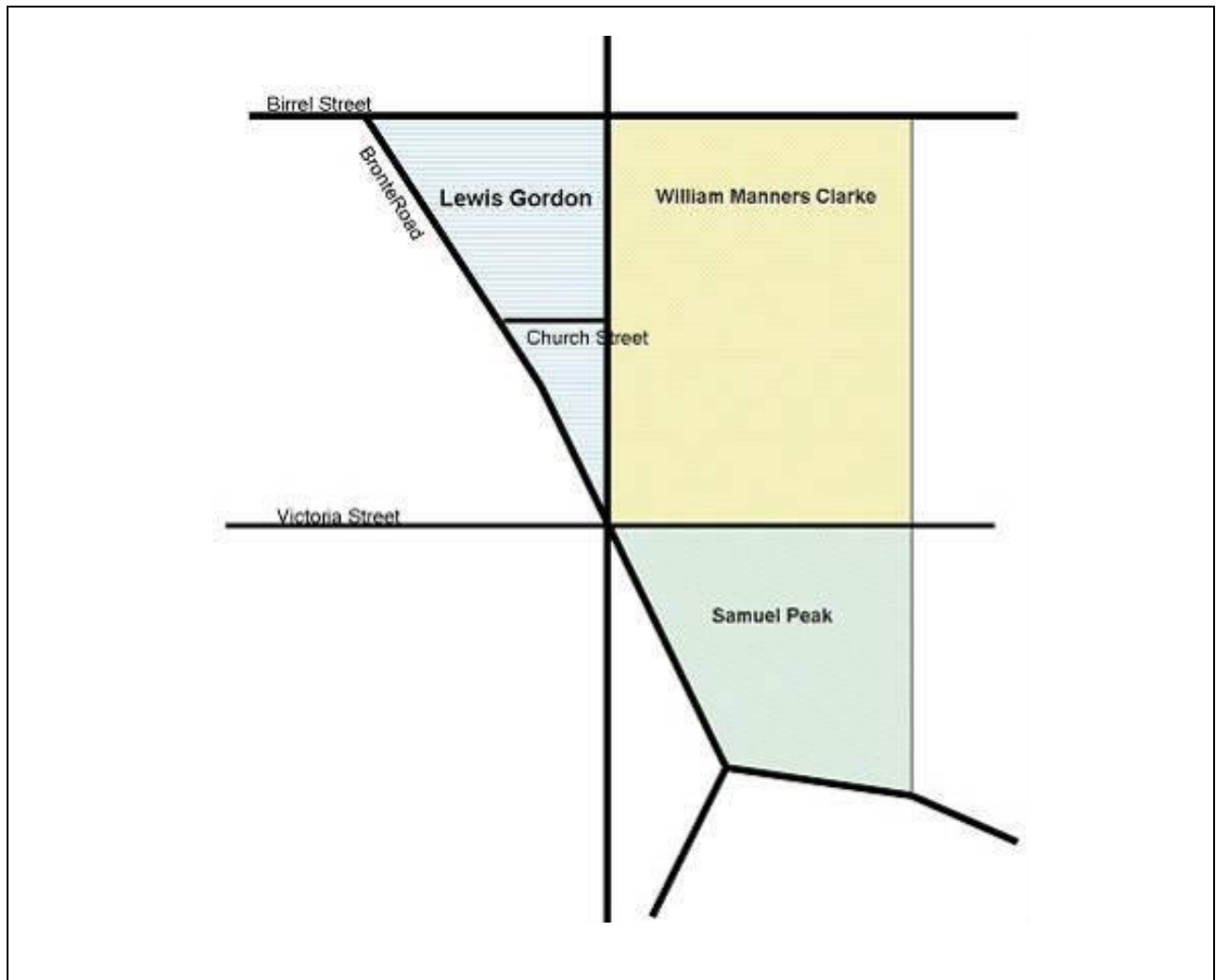
IMAGES

Image caption	Waverley Local Environmental Plan 2012 Schedule 5, Item C7 Charing Cross Urban Conservation Area http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2012&no=540%27				
Image year	2012	Image by	Waverley Council	Image copyright holder	Waverley Council



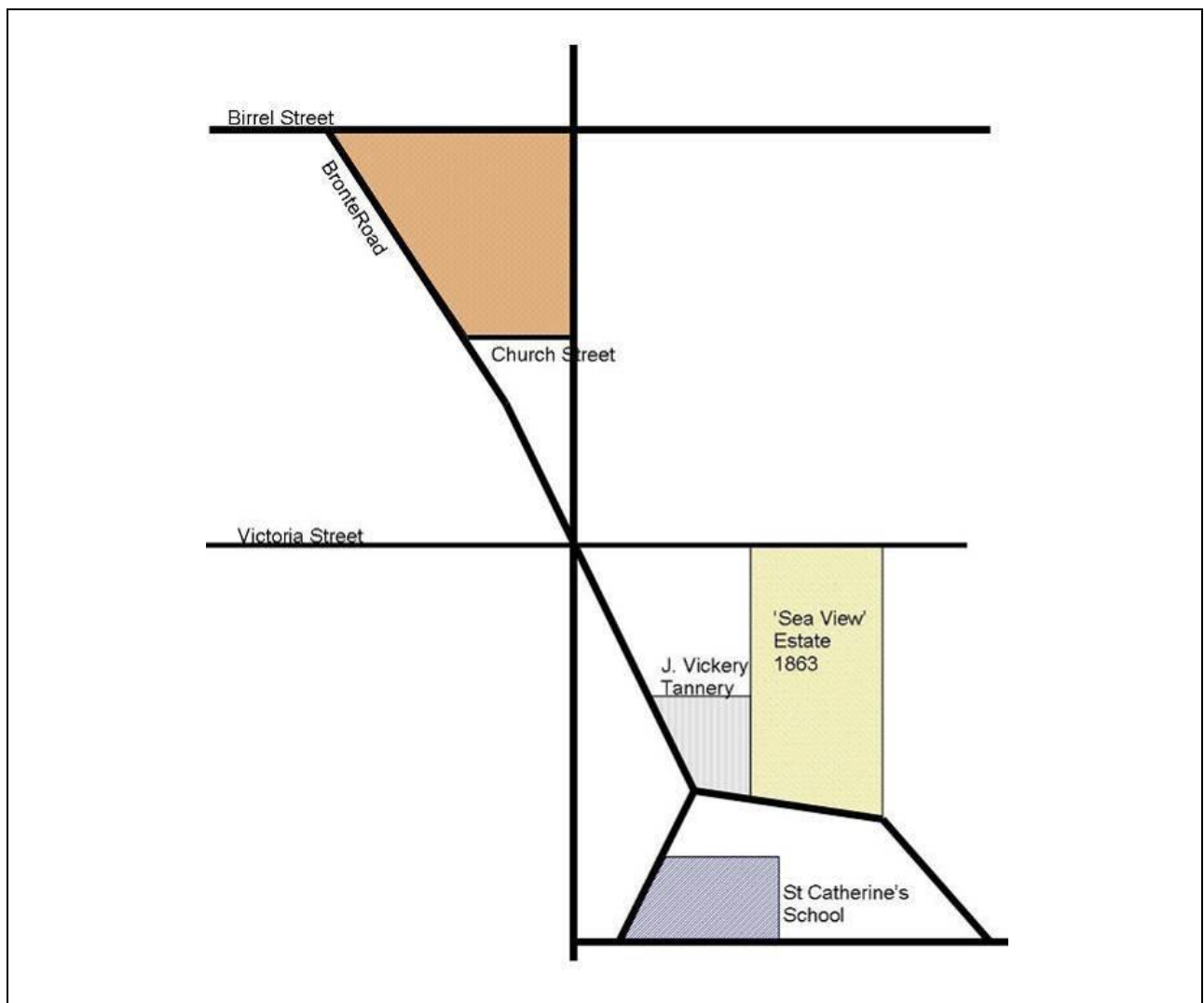
IMAGES

Image caption	Original land grants of the 1830s				
Image year	NA	Image by	Waverley Council	Image copyright holder	Waverley Council



IMAGES

Image caption	Notable Subdivisions of Charing Cross				
Image year		Image by	Waverley Council	Image copyright holder	Waverley Council



IMAGES

Image caption	Charing Cross Hotel 1925 viewed looking south west				
Image year	1925	Image by	n/a	Image copyright holder	Waverley Council



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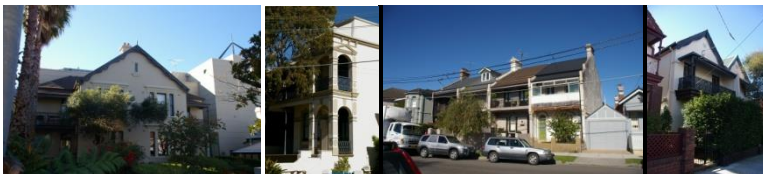
Image caption	Mid 19 th Century Fabric Left to right: Glen Rock Terrace 1866-High Street Gablet detail at Gen Rock Terrace 1866 High Street. Shop with residence above - Bronte Road Stone gate post Carrington Road attributed to John Madden 1850's St Catherines School –original building.		
Image year 2014		Image by Colin Brady	Image copyright holder Colin Brady



Image caption	1880's shops with residence above.		
Image year 2014		Image by Colin Brady	Image copyright holder Colin Brady



Image caption	1880's residences.		
Image year 2014		Image by Colin Brady	Image copyright holder Colin Brady



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Image caption	1890- 1915 Federation Period shops with residences over.			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



Image caption	Ecclesiastic buildings			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady

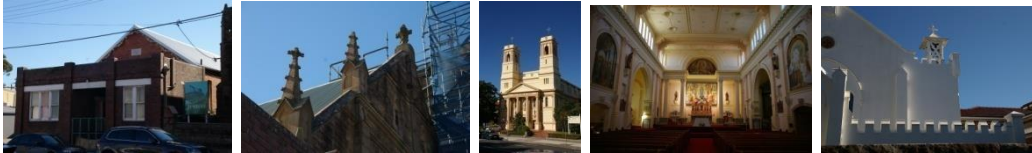


Image caption	Educational Buildings			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



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Image caption	Public Service and Entertainment			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



Image caption	Inter War housing, shops and residential flat buildings.			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



Image caption	Streetscapes.			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady

