Yenda Avenue
Urban Conservation Area
Heritage Study
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10 INTRODUCTION

1.1 Purpose of Study

The purpose of the Yenda Avenue Urban Conservation Area Heritage Study is to:

- investigate and assess the heritage significance of the area;
- make recommendations for its conservation; and,
- provide a basis for potential future discussions with residents about the heritage values of their area and how to conserve these values.

1.2 Study Area

Yenda Avenue Urban Conservation Area is located in the suburb of Queen's Park, to the south of Bondi Junction, to the west of Charing Cross, and to the north of Queen's Park (Figure 1).

![Figure 1: Location Map. Yenda Avenue Urban Conservation Area is shown with a red outline.](Source: Google Maps, annotations by author.)

The conservation area is located in the area immediately around Yenda Avenue, with Blenheim Lane bounding the area on the west and Arnold Street on the south. The area is to the west of Bronte Road and to the north of Queen's Park Road. The area is know locally as Blenheim Gully.
Yenda Avenue Urban Conservation Area Heritage Study

Figure 2: Detail Location Map. Yenda Urban Conservation Area is shown with a red outline.
Source: SIX Maps, annotation by author.

1.3 Background
A heritage study undertaken in 1993, Waverley Heritage Study, recommended that the area around Yenda Avenue be made a heritage conservation area. The area was nominated in Schedule 3 of the Study as “Area 6”. The description of the area given in the Study is:

*The whole of Yenda Avenue is an exceptionally good grouping of 1920s and 1930s Bungalows. It may possibly have been an old quarry, developed later than the surrounding area (near Queens Park). It remains a good local example of a typical Inter-War streetscape, enhanced by its enclosure by sandstone cliffs.*

The Heritage Conservation Area was formally created in 1996 by Waverley Local Environmental Plan 1996.

A heritage conservation area is an area in which the historical origins and relationships between various elements create a sense of place that is worth keeping.

*Heritage areas reveal many different aspects of our cultural history. They show how Australians have responded physically, emotionally, socially and architecturally to the environment and how places have been variously occupied, used, ignored, refined, degraded or associated with Australian society over time.*

1.4 Methodology
Research was undertaken using readily available documentary evidence.

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Site visits were undertaken in August 2013. Unless otherwise noted, all photographs were taken by Kate Higgins during the site visit.

The heritage significance of the conservation area has been assessed in accordance with the NSW Heritage Division guideline Assessing Heritage Significance, NSW Heritage Office, 2001.

This report complies with the principles established by the The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, 1999.

The heritage inventory sheet for the conservation area has been prepared using the NSW Heritage Division State Heritage Inventory template data sheet.

1.5 Limitations
This study does not include an investigation or assessment of European or Aboriginal archaeology. Refer to the Aboriginal Cultural Heritage Study for a general discussion of Aboriginal occupation of the area prior to European settlement.

Research was generally limited to material held by Waverley Council.

Property title searches were not undertaken.

A comparative analysis with similar conservation areas in NSW was limited.

Limited time was available for the study.

Individual properties were not visited. This has limited an understanding of the landform, particularly with regard to early quarrying.

1.6 Study Author
The study has been prepared by Kate Higgins, B. Science (Architecture), B. Architecture, Master Heritage Conservation.

1.7 References
Books

Graeme Butler, The Californian Bungalow in Australia, Melbourne, Lothian, 1992

B.T. Dowd, The History of the Waverley Municipal District, Municipality of Waverley, 1959


Studies

Robertson and Hindmarsh, Housing in New South Wales Between the Wars. Volume 1, National Trust of Australia (NSW), 1996.
Kate Higgins, *Sydney Metropolitan Conservation Areas: An Investigation*, 2011

**Council records**
Council development application files
Council Building Register files
Waverley Council Rate and Valuation Book 1920 for the Lawson Ward, (held by Waverley Library)
Valuation Books from the Department of Valuer General for 1925 and 1928 (held by Waverley Library)
Council building card indexes (yellow drawers)
Waverley Local Studies drawer files for Yenda Avenue, Arnold Street, and Quarries Collection of digital copies of Deposited Plans.
Collection of digital copies of Building Register drawings.

**Other**
*Assessing Heritage Significance*, NSW Heritage Office, 2001
*Conservation Areas*, Heritage Office and Department of Urban Affairs and Planning, 1996
*Sands Sydney Directory* for the years 1928, 1929, 1930 and 1931

## 2.0 HISTORICAL DEVELOPMENT

### 2.1 Aboriginal Occupation

The arrival of the British in 1788 led to local Aboriginal people losing control of their lands and to the death of many local Aboriginals. This had a dramatic impact on traditional Aboriginal communities and their relationship to the land.

The Yenda Avenue Urban Conservation Area is located in a sandstone rock gully fed by a small creek so is likely to have been an area used by the local Aboriginal people due to its access to water and shelter.

### 2.2 Settlement

#### 2.2.1 Prior to Residential Development

While areas of the Waverley Municipality closer to Old South Head Road and the beaches were settled and occupied by villages and industries early in the European history of the area, the Yenda Avenue Urban Conservation Area remained vacant land for a considerable time. This is evident on a Parish Map dating from about 1830 showing the land held by Barnett Levy near present day Bondi Junction and that held by William Roberts at Bondi Beach, as well as the land set aside for Sydney’s water supply (now Centennial Park), however the study area is shown as vacant land (Figure 3).
The land which comprises the present day Yenda Avenue Urban Conservation Area was purchased by Abraham Quinsey (or Quincey) on 23 November 1849 for fifteen pounds.\(^3\) The area is close to Birrell Street and Tea Gardens (now Bondi Junction) and to Charing Cross but nevertheless remained undeveloped. The Parish Map of 1900 shows the extent of Quinsey’s land (Figure 4).

The lack of development of the Yenda Avenue Urban Conservation Area was likely due to the undesirability of the land when more easily developed sites were available. A sketch of the area made in 1879 by Major W.L..Johnson shows the land was a swampy area surrounding a stream and located between steep cliffs to the east and a rocky slope to the west (Figure 5).\(^4\) The stream would have run through the present day conservation area.

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Figure 4: Parish of Alexandria. County of Cumberland. Metropolitan Land District Eastern Division NSW", 15 May 1900. The approximate location of the Yenda Avenue Urban Conservation Area has been indicated in red.
Source: NSW Land and Property Information

Figure 5: Sketch of locations between Birrell Street and Charing Cross by Major W.L. Johnson, 1879. The approximate location of the Yenda Avenue Urban Conservation Area is indicated in red.
Towards the end of the nineteenth century much of the land around the present day Yenda Avenue Urban Conservation area had begun to be subdivided into small allotments for residential development. However, Yenda Avenue Urban Conservation area still remained vacant, the Queens Park area at this time being described as a kind of “no-man’s land between Waverley and Randwick”.

While the difficult nature of the land that now forms the Yenda Avenue Urban Conservation Area discouraged development, it may have been suitable for quarrying of local sandstone. This use may have contributed to the delay in the residential development of the area as the land may have been utilised for a quarry or an access road to a quarry.

2.2.2 Subdivision

The Yenda Avenue Urban Conservation Area is located in Blenheim Gully. A map of the contours of the area (Figure 7) illustrates the nature of the landform, with cliffs to the east and a steep slope to the west. The north-south section of Yenda Avenue occupies the lowest point of the gully in the location of the original stream.

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5 "RE-MAKE QUEENS PARK." Evening News (Sydney, NSW : 1869 - 1931) 3 Jun 1922, p1
6 Documentary evidence of a quarry has not been found at the time of the writing of this report. Colin Brady, Waverley Council Heritage Advisor, has stated that he has seen evidence of earlier quarrying in the conservation area.
Figure 7: Contour Map of the Yenda Avenue Urban Conservation Area and its immediate surrounds. The approximate location of the conservation area is shown in red.  

The land which comprises the current Yenda Avenue Urban Conservation Area was subdivided into housing allotments in 1926. The subdivision area also included land between Arnold Street and Queens Park Road (then Victoria Street) however this land is not within the boundaries of the present day conservation area.

A prominent local builder Walter Bartrop appears to have been involved in the subdivision as his signature appears on the Deposited Plan along with that of L.W Beagley, Waverley Council Town Clerk (Figure 8). Yenda Avenue was created by this subdivision as well as an extension to Arnold Street. Both roads were dedicated to Council. The naming of Yenda Avenue is consistent with an Inter-War fashion of calling newly created streets “Avenues”.

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7 DP 13797, 8 March 1926
8 It is not clear of Beagley signed the deposited Plan in his role as Town Clerk or as a fellow developer with Bartrop. Beagley was elected Secretary of the Master Builders Association in 1929 (see Construction and Local Government Journal, 2 January 1929). Bartrop was also active in the Master Builders Association.
9 Robertson and Hindmarsh, Housing in New South Wales Between the Wars, National trust of Australia (NSW), p 212
Figure 8: Subdivision Plan, DP13797, which created the allotments of the present day Yenda Avenue Urban Conservation. Lots 1 to 10 are not within the conservation area. Source: Waverley Council digital collection of Deposited Plans.

The Yenda Avenue subdivision was generally designed in accordance with Waverley Council regulations of 1920 which required a minimum allotment size of 3,500 square feet (12.86 perches or 325 m²) and a minimum frontage of 35 feet (10.7 metres) for double fronted dwellings. The minimum depth was required to be 100 feet (30.5...
metres) with a requirement that the width of the property be increased if the depth was reduced.\textsuperscript{10}

The regulations were able to be made by Council under the auspices of the Local Government Act 1919, the provisions of which assisted Council in its control of subdivisions and the laying out of new streets. This must have been a concern of Council for some time as Council had decided in 1903 that no new subdivisions would be approved until the streets and lanes were laid out to the satisfaction of Council.\textsuperscript{11} A Buildings and Subdivision Board was set up by Council to administer provisions of the Act.\textsuperscript{12}

The size of the Yenda Avenue allotments is typical of the smaller block sizes following the Federation period, and reflects increased land and building costs following WW1 and the intended lower middle class purchasers of the Yenda Avenue properties.

The original subdivision pattern remains with the exception of Nos. 2 and 4 Yenda Avenue where the original allotment has been subdivided so that each semi-detached dwelling sits on its own allotment (DP 1027880).

\subsection*{2.2.3 Walter Bartrop}

The subdivision appears to have been a speculative development undertaken by a local builder Walter Bartrop who was active in the Eastern Suburbs in the Inter-War years. Bartrop, who lived in Randwick, was a member of the Masters Builders Association and later became President of its Eastern Suburbs Branch.\textsuperscript{13}

It was not uncommon for builders to undertake small speculative developments and Waverley Council Building Register files show that Bartrop was the builder for all of the cottages in Yenda Avenue and for one of the cottages on the northern side of Arnold Street. It may be that Council records are not complete and Bartrop built all the cottages in the conservation area. Refer to the table in Section 2.2.3 below for the house plans and front elevations submitted by Bartrop to Council.

Bartrop may have known the area well as a Walter “Barthropp” is shown as living at “Yanco” Victoria Street (now Queen’s Park Road), Waverley, in 1920.\textsuperscript{14}

Bartrop appears to have bought the land, subdivided and then built the houses as Council valuation books show that many of the properties were originally owned by Bartrop but were later sold.\textsuperscript{15} An examination of the improved capital value of the land in the valuation books, and of Sands Sydney Directory for 1928, 1929, and 1930 shows that that all the houses except one were built between 1926 and 1928.

The \textit{Construction and Local Government Journal} reported that Bartrop was busy builder in the eastern suburbs, including: a cottage in Yenda Avenue and cottage and

\begin{thebibliography}{99}
\bibitem{10} B.T. Dowd, \textit{The History of the Waverley Municipal District}, Municipality of Waverley, 1959, p81
\bibitem{11} B.T. Dowd, \textit{The History of the Waverley Municipal District}, Municipality of Waverley, 1959, p77
\bibitem{12} Student thesis – check title
\bibitem{13} Information from various issues of the \textit{Construction and Local Government Journal} between 1926 and 1929.
\bibitem{14} Waverley Council Rate and Valuation Book 1920, p120. No street number is given in the Rate Book, but the property is shown as the first in the street (prior to the Yenda Avenue subdivision) and would likely have been located at the present day No.90 Queen’s Park Road.
\bibitem{15} Department of Valuer General Valuation List 1925
\end{thebibliography}
garage in Imperial Avenue,\textsuperscript{16} a cottage in Yenda Avenue and Arnold Street,\textsuperscript{17} two cottages in Yenda Avenue, and a cottage in Hewlett Street Waverley.\textsuperscript{18}

\subsection*{2.2.4 Residential Development}

At the time the houses in Yenda Avenue were constructed, the NSW building regulation known as Ordinance 71 set requirements for matters such as subdivision, setbacks from boundaries, minimum standards for ceiling heights, the size of habitable rooms, and site coverage. Other matters were also addressed. A bathroom was required to be provided in every dwelling, the laundry was required to be separate from the kitchen and a 3 foot (900mm) passage way was required along one boundary in order to access the rear yard.

These regulations reflect the “ideal of the separate house on the suburban block (which) became enshrined in law in the Housing Act of 1912 promoted by the first Labor government elected in New South Wales. That ‘every man shall be furnished with a home fit for a civilised being to sleep in’ was an important element of Labor policy but the legislation dictated that those homes should be freestanding and surrounded by a garden.”\textsuperscript{19}

The table below shows the original cottages built by Bartrop for which Council records have been able to be found. The images are taken from the drawings submitted by Bartrop to Council. The quality of the drawings clearly indicates that they were not prepared by an architect.

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Yenda Ave</td>
<td>![Elevation and Plan Diagram]</td>
</tr>
</tbody>
</table>

\textsuperscript{19} Robertson and Hindmarsh, \textit{Housing in New South Wales Between the Wars. Volume 1}, National Trust of Australia (NSW), 1996, p 2
<table>
<thead>
<tr>
<th></th>
<th>Elevation</th>
<th>Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 and 4 Yenda Ave</td>
<td><img src="image1" alt="Elevation Image" /></td>
<td><img src="image2" alt="Plan Image" /></td>
</tr>
<tr>
<td>3 Yenda Ave</td>
<td><img src="image3" alt="Elevation Image" /></td>
<td><img src="image4" alt="Plan Image" /></td>
</tr>
<tr>
<td>Elevation</td>
<td>Plan</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td><strong>6 Yenda Ave</strong></td>
<td><img src="image1" alt="Elevation Diagram" /> <img src="image2" alt="Plan Diagram" /></td>
<td></td>
</tr>
<tr>
<td><strong>8 Yenda Ave</strong></td>
<td><img src="image3" alt="Elevation Diagram" /> <img src="image4" alt="Plan Diagram" /></td>
<td></td>
</tr>
</tbody>
</table>
The house designs are typical of modest housing of the Inter-War period. The designs were influenced by single storey bungalows popular in California in the early years of the twentieth century which, by the outbreak of WW1, was the standard housing design for the Californian suburbs. By the early 1920s, speculative builders had embraced elements of the Inter-War California Bungalow idiom, and bungalows reigned supreme in the suburbs until the Great Depression. A key feature of suburban bungalow design was its simplicity and "suitability for the ordinary

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person”. The houses were not large, consisting of only two bedrooms, living room, dining room, small kitchen, and laundry is located in the back verandah. The houses display a remarkable similarity in design being variations on a standard.

A photograph looking south-east across the area in 1927 shows its character soon after the area was developed (Figure 9).

![Figure 9: A view south-east across the recently completed Yenda Avenue development. A garage can be seen at the rear of No. 6 Yenda Avenue. The only garage recorded in Council’s Building Register for the development. Source: Daily Telegraph, 2 December 1927, p3](image)

The Yenda Avenue Conservation Area was developed at a time when private motor vehicles were becoming more popular but were unaffordable for most people and garages were generally only built as part of more expensive developments. In the later years of the Inter-War period, garages became standard practice in suburban development.

Figure 10: 1943 aerial photograph
Source: SIX Maps

Street tree plantings along the northern side of Yenda Avenue can be seen in the 1943 aerial photograph as well as the addition of garages to some properties.

A search of Sands Sydney Directory shows the first occupants of the houses in the conservation area and the house names. These are set out in the table below.

<table>
<thead>
<tr>
<th>Address</th>
<th>House name</th>
<th>Occupant</th>
<th>Occupied in 1928</th>
<th>Occupied in 1929</th>
<th>Occupied in 1930</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yenda Ave</td>
<td>‘Resthaven’</td>
<td>T. O’Neill</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>1 Yenda</td>
<td>Alexander Bell</td>
<td>S. Francis</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>3 Yenda</td>
<td>‘Mendoza’</td>
<td>Frederick Filmer</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>7 Yenda</td>
<td>‘Brixton’</td>
<td>Victor Blanch in 1929</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>4 Yenda</td>
<td>‘Leacourt’</td>
<td>Charles Bain</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5 Yenda</td>
<td>Alexander Bell</td>
<td>S. Francis</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>8 Yenda</td>
<td>‘Felice’</td>
<td>G. E. Gardner</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>6 Yenda</td>
<td>‘Quipolly’</td>
<td>T. C. Knilands</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>9 Yenda</td>
<td>‘Kniford’</td>
<td>Mrs A. Robins</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>10 Yenda</td>
<td>‘Ratcliff’</td>
<td>Herbert Radcliff</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>12 Yenda</td>
<td>‘Julack’</td>
<td>A. J. Lancaster</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>11 Yenda</td>
<td>‘Tel-el-kebir’</td>
<td>Ernest Harper</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>13 Yenda</td>
<td>‘Ellebina’</td>
<td>J. Vinson</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>14 Yenda</td>
<td>‘Yugilbar’</td>
<td>W. T. Moxton</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

A comparison of the names in Sands Sydney Directory with the property owners in Council rate and valuation books shows that some of the houses appear to have been investment properties for rental.

The occupations of some of the residents are shown in Sands Sydney Directory, including a carpenter (F. Filmer), train driver (T. O’Neill), motor cab proprietor (G. Gardner – owning the only house with a garage in the original development) and a carrier (W. Moxton). The occupations indicate the target demographic for the speculative development as lower middle class.

2.2.5 Inter-War Years

The Inter-War years saw considerable growth in the Municipality of Waverley. The large tracts of land which had been vacant in 1918 had been subdivided and built upon. In the 1920s Waverley Municipality was the most intensely urbanised area in the eastern suburbs, averaging 23 persons per acre (9.4 people per hectare) by 1929, compared with 18.7 people per acre (7.6 per hectare) in 1921. By comparison, in 1929 Vaucluse had 8.6 people per acre (3.5 per hectare), Woollahra (excluding Paddington) had 17.7 people per acre (7 per hectare), and Randwick had 8.3 people per acre (3.4 per hectare).

The 1920s were boom years for housing development in the metropolitan area with peak activity occurring in 1926, 1927, and 1928. The rapid growth in housing during the 1920s is reflected in the 23 per cent increase in Waverley Council’s rate

assessments during the decade. Bartrop’s Yenda Avenue subdivision and speculative development was one of the many housing developments which contributed to the boom years.

The background to the boom years is described by Max Kelly:

*The real estate boom of the 1920s was the result of a complex of factors. It was a boom fed by acute postwar accommodation shortages, by the demands of returning diggers, by the promised glories of garden suburbs living, by the rise in the availability of capital on relatively easy terms, by the progress of transport and other services and, importantly, by the multi-coloured visions sketched in exotic detail by real estate agents, big and small. But behind all this lay that one factor common to all boom periods in capitalist societies – the desire to take profit.*

And the speculators and developers did make a profit, Walter Beagley, Waverley Council Town Clerk, stating in 1926 that from 1923 to 1926 land values in the Municipality had risen an average of 37 per cent.

The following table, based on 1911, 1921 and 1933 Census data, illustrates the dramatic increase in the number of dwellings in the Inter-War Years, especially the number of flats. The high percentage of people renting their homes is also evident, reflecting the large number of flats the majority of which were rented.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Number of dwellings</th>
<th>Owned</th>
<th>Rented</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Increase</td>
<td>Houses Flats Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1911</td>
<td>19,831</td>
<td>4,211</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1921</td>
<td>36,797</td>
<td>86% 6761 647 7,799 46%</td>
<td>33% 65%</td>
<td></td>
</tr>
<tr>
<td>1933</td>
<td>55,902</td>
<td>52% 9306 4380 13,686 75%</td>
<td>26% 72%</td>
<td></td>
</tr>
</tbody>
</table>

The ready availability of public transport and the availability of water and electricity for new subdivisions also encouraged development. The Yenda Avenue development was within walking distance of the trams travelling along Oxford Street and Bronte Road which provided frequent and relatively cheap transport to and from the city.

The Yenda Avenue development is part of a larger picture of development in Sydney in the Inter-War years:

*Housing in the period between 1918 and 1942 is of great cultural significance in that it helped to determine the financial and political structure of Australian society as well as the physical shape of Australian cities and towns.*

### 3.0 CHARACTER OF THE AREA

The Yenda Avenue Urban Conservation Area is located in a residential area close to the open space of Queens Park and Charing Cross retail strip.

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26 “SOUTH HEAD CEMETERY.” *The Sydney Morning Herald*, 8 July 1926, p 15

27 Robertson and Hindmarsh, *Housing in New South Wales Between the Wars*, National Trust of Australia (NSW), p.v
3.1 Subdivision Pattern

The Yenda Avenue Urban Conservation Area has a regular subdivision pattern of rectangular allotments of similar size. The 1926 subdivision created Yenda Avenue as an “L” shaped dead-end street which provides access to most of the allotments in the conservation area. The subdivision also created an extension to Arnold Street.

The subdivision pattern is superimposed onto a steeply sided gully. This has necessitated modifications to the landform to accommodate residential development, and for the houses to respond to ground level changes. The allotments at the eastern and western ends of Yenda Avenue and the two allotments at the eastern end of Arnold Street are set much higher than the street level. As a result, the front facade of the dwelling on each allotment does not directly face the street.
3.2 Streetscape

Yenda Avenue and Arnold Street are both 15 metres (50 foot) wide with concrete footpaths, kerbs and gutters, and grassed verges. Mature street trees (jacarandas, eucalyptus and bottlebrush) line both Yenda Avenue and Arnold Street, and these, together with the front gardens, contribute greatly to the leafy character of the area.

The front fences are low brickwork with brick piers and a steel pipe rail spanning between the piers. The brickwork often has a recessed panel featuring a painted rough cast cement render finish.

Rough faces sandstone retaining walls and base walls are a prominent feature in the area.

A brick stairway connects the western end of Yenda Avenue to Blenheim Lane, which provides access to the streets leading to Bondi Junction.

Figure 14: Yenda Avenue looking north.

Figure 15: Yenda Avenue looking south.
Figure 16: Yenda Avenue looking east.

Figure 17: Yenda Avenue looking west.
Figure 18: Stair at the western end of Yenda Avenue. The stair provides access to Blenheim Lane.

Figure 19: Brickwork of the stair. Nos 1, 2 and 4 Yenda Avenue face the stair. The sandstone wall of Blenheim Lane can be seen behind.

Figure 20: Blenheim Lane and its sandstone retaining wall.
3.2 Built Form

The houses in the Yenda Avenue Urban Conservation Area generally display a uniformity of architectural style, form, scale, material, details and colour, and this contributes greatly to the visual harmony of the area.

The houses have a consistent front setback of 4.5 metres (14 feet) and one of the side walls of each house is at least 900mm (3 feet) from the side boundary.

The houses in the conservation area generally display the features of a much simplified version of the American California Bungalow style. The houses are typically double fronted single storey bungalows with verandahs. One large gable spans the whole house, with a smaller gable over the front projecting room. The gable ends face the street and have a vertical timber batten detail. The rafter ends are exposed under the side eaves and the projecting gable eaves are timber lined. Short sturdy columns support the veranda roof.

The houses have dark purple/brown “liver” coloured face brickwork on the front facades with face brickwork “commons” used for the side and rear facades. Rough
faced sandstone is used as a base for the brick walls above. The brick window linols and sills are rendered and painted.

The front facades feature decorative timber casement windows with the frames set out on the face the wall. These windows originally had their own small flat roof and a decorative timber apron below. Geometric leadlight glazing was originally used in these windows. The windows on the utilitarian side facades are timber double hung windows. The timber joinery elements are painted.

The terracotta tile roofs are low pitched, with a gable to the main facade and a hipped roof form at the rear. A skillion roof covered the laundry and back verandah.

Car parking structures are not typical of the area with few houses having a driveway or car parking area.

All the houses and front fences have undergone changes to a varying degree.
Figure 25: No.7 Yenda Avenue.

Figure 26: No.4 Yenda Avenue.
Many of the changes that have occurred over time have detracted from the character of the conservation area. The most notable changes are where additional storeys have been added above the existing ground floor, notably No 6 Yenda Avenue which has had a storey added and has been rendered and painted; No 22 Arnold Street which has had a first floor added (DA274/2006); and No. 24 Arnold Street which has an additional storey and has been rendered and painted (DA443/2005). In some cases, the additional storey has resulted in the loss of the simple geometric form of the original house, although historic details and similar materials have been used. Other houses have retained their original form and scale but their original face brick work has been rendered and painted, such as No. 18 Arnold Street, No. 4 Yenda Avenue and No. 5 Yenda Avenue.
Figure 29: No.24 Arnold Street.

Figure 30: No.22 Arnold Street.

Figure 31: No.18 Arnold Street.
4.0 COMPARATIVE ANALYSIS

The comparative analysis has been undertaken with regard to conservation areas within the Waverley Local Government Area, and with regard to conservation areas within the Sydney metropolitan region.

4.1 Waverley Local Government Area

There are seventeen urban conservation areas in the Waverley local government area. The Yenda Avenue Urban Conservation Area is compared to these areas on the basis of the area’s key historical period of development. The key historical period of each conservation area has been determined where possible from Waverley Heritage Assessment, 2007 (Meyers and Brady) and Bondi Junction Heritage Assessment, 2004 (Meyers and Brady).

<table>
<thead>
<tr>
<th>Urban conservation area</th>
<th>Key historical period/s of development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blenheim</td>
<td>Victorian and Federation</td>
</tr>
<tr>
<td>Bondi Beach</td>
<td>Inter-War (flats)</td>
</tr>
<tr>
<td>Botany</td>
<td>Victorian and Federation and Inter-War</td>
</tr>
<tr>
<td>Brighton Boulevard</td>
<td>Inter-War (flats)</td>
</tr>
<tr>
<td>Brown Street</td>
<td>Federation and Inter-War</td>
</tr>
<tr>
<td>Busby Parade</td>
<td>Victorian and Federation and Inter-War</td>
</tr>
<tr>
<td>Charing Cross</td>
<td>Federation</td>
</tr>
<tr>
<td>Collingwood Street</td>
<td>Federation and Inter-War</td>
</tr>
<tr>
<td>Evans Street</td>
<td>Victorian</td>
</tr>
<tr>
<td>Grafton Street</td>
<td>Victorian</td>
</tr>
<tr>
<td>Imperial Avenue</td>
<td>Federation and Inter-War</td>
</tr>
<tr>
<td>Mill Hill</td>
<td>Victorian and Federation</td>
</tr>
<tr>
<td>Palmerston Avenue</td>
<td>Inter-War (flats)</td>
</tr>
<tr>
<td>Queens Park</td>
<td>Victorian and Federation</td>
</tr>
<tr>
<td>Watkins Street</td>
<td>Federation</td>
</tr>
<tr>
<td>Woodstock</td>
<td>Victorian and Federation</td>
</tr>
<tr>
<td>Yenda Avenue</td>
<td>Inter-War (houses)</td>
</tr>
</tbody>
</table>

The Yenda Avenue Urban Conservation Area is one of three Inter-War conservation areas in the Waverley Local Government Area, and a further five urban conservation areas contain Inter-War buildings along with buildings of other historic architectural periods. The Yenda Avenue Urban Conservation Area is the only area which is entirely comprised of houses of the Inter-War period.
4.2 **Sydney Metropolitan Area**

The Yenda Avenue Urban Conservation Area is one of a large number of Inter-War heritage conservation areas in the Sydney metropolitan area, comprising approximately 17% of all conservation areas. There are more Inter-War conservation areas than conservation areas of any other historical architectural period. An approximate further 45% of conservation areas contain buildings from a mix of architectural periods which includes the Inter-War period.  

The Yenda Avenue Urban Conservation Area is not rare in the Sydney metropolitan region.

5.0 **ASSESSMENT OF HERITAGE SIGNIFICANCE**

5.1 **Cultural Significance**

Cultural significance is synonymous with ‘heritage significance’. It is the terminology used by *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 1999 (ICOMOS Burra Charter) which defines cultural significance as the aesthetic, historic, scientific, social or spiritual values of a place for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

The assessment of heritage significance of the Yenda Avenue Urban Conservation Area relies on an understanding and analysis of documentary and physical evidence.

5.2 **Assessment Methodology**

The NSW Heritage Division has established guidelines for the assessment of cultural significance of places and for the statement of significance for the place. The guidelines incorporate the five types of cultural heritage values identified in the ICOMOS Burra Charter into a specifically structured framework which is currently accepted as the required format by heritage authorities in New South Wales.

The guidelines are set out in the NSW Heritage Branch publication, *Assessing Heritage Significance*, which proposes seven criteria for the assessment of heritage significance. The seven detailed assessment criteria are:

- **Criterion (a)** An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).
- **Criterion (b)** An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).
- **Criterion (c)** An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- **Criterion (d)** An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

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28 Kate Higgins, *Sydney Metropolitan Conservation Areas: An Investigation*, 2011, p 19
Criterion (e)  An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).

Criterion (f)  An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).

Criterion (g)  An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments (or a class of the local area’s cultural or natural places; or cultural or natural environments).

5.3 Assessment of Heritage Significance

Criterion (a)  An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The Yenda Avenue Urban Conservation Area is a relatively intact and cohesive Inter-War speculative subdivision and residential development undertaken by a local builder, William Bartrop, between 1926 and 1927 in the boom years of the Inter-War period.

The development demonstrates greater State and local government control of building development following the introduction of various Local Government Acts, Ordinance 71, and Waverley Municipal Council building regulations, in the early twentieth century, which sought to improve urban and residential amenity.

The Yenda Avenue Urban Conservation Area demonstrates the suburban development of Waverley Local Government Area in the early twentieth century, and in particular the historical development of the area near Queens Park. Much of the area near Queens Park had already been developed by of the Inter-War period and the steep gully of the Yenda Avenue area was likely to have remained undeveloped until 1926 due to its difficult topography.

The Yenda Avenue Urban Conservation Area is associated with residential development undertaken for the lower middle classes during the Inter-War years.

The restrained California Bungalow design of the houses in the area demonstrates the influence of America on Australia during the Inter-War years, albeit in a conservative manner in the case of the houses in the Yenda Avenue Urban Conservation Area.

Criterion (b)  An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

This criterion is not satisfied.

The Yenda Avenue Urban Conservation Area has an association with William Bartrop, local builder. However, based on the existing research, it has not been able to be demonstrated that Bartrop is an important historical figure in Waverley.
Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The Yenda Avenue Urban Conservation Area demonstrates aesthetic characteristics typical of small scale suburban development undertaken for the lower middle class in the Inter-War period. The housing is unpretentious and modest in scale and the individual buildings are representative of single storey double fronted California Bungalows typical of the period. The bungalows have the “liver” facebrick walls, terracotta tiled gable roofs, timber joinery and leadlight windows, fashionable at the time. The decorative features are confined to the front facade, with the side and rear facades being utilitarian in character. The front facade was enlivened with a verandah and set of casement windows, both elements being set under their own flat roofs. Rough faced sandstone blocks are used for retaining walls and as the base coursing for the external brick walls. Garages are not characteristic of the original development.

The area has a visual consistency due to the similarity in house design (most by W. Bartrop), scale, siting, the use of a limited palette of materials, low front fences, and the restriction of decorative design elements to the front facade.

The conservation area is located in a shaded gully and this, together with the mature street tree plantings (eucalypts, jacarandas and bottle brush) and front gardens, gives the area an attractive cool, green and leafy character.

The subdivision includes a brick and concrete stair leading from Yenda Avenue to Blenheim Lane. The stairs also provide access to three dwellings. The stair is an attractive and unusual feature in the public domain and makes an important contribution to the character of the area.

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

This criterion has not been able to be evaluated. However the area has been a conservation area since 1996 and this does imply a continuing level of community regard for the area.

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The area has potential to yield information about quarrying in the area.

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The Yenda Avenue Urban Conservation Area is rare in the Waverley Local Government Area as it is the only Inter-War residential area of single storey California bungalows. There are two other Inter-War conservation areas however these contain residential flat buildings.
The Yenda Avenue Urban Conservation Area is not rare within the Sydney metropolitan area.

**Criterion (g)** An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments (or a class of the local area’s cultural or natural places; or cultural or natural environments).

The Yenda Avenue Urban Conservation Area is typical of suburban development comprising Inter-War California bungalows.

### 5.4 Statement of Significance

The Yenda Avenue Urban Conservation Area is significant as an attractive, relatively intact and consistent Inter-War speculative subdivision and residential development undertaken by a local builder, William Bartrop, between 1926 and 1927. The restrained California Bungalow style of housing in the Yenda Avenue Urban Conservation Area is significant as being representative of modest housing developed for the lower middle class in the Inter-War period. The development demonstrates greater State and local governance of development following the introduction of various Local Government Acts, Ordinance 71, and Waverley Municipal Council building regulations.

The Yenda Avenue Urban Conservation Area is significant as it illustrates the later stages of historical development of the area near Queens Park. Much of the surrounding area had already been developed by the Inter-War period and the steep gully of the Yenda Avenue area was likely to have remained undeveloped until 1926 due to its difficult topography.

The streetscape of the conservation area is significant for its distinctive aesthetic characteristics arising from its location in a shaded gully, the mature street tree plantings (eucalypts, jacarandas and bottle brush), and the front gardens, which give the area an attractive cool, green and leafy character.

### 5.5 Gradings of Significance

Different components of a place make a different contribution to its heritage significance. The buildings in the Yenda Avenue Urban Conservation Area have been graded with regard to their level of contribution to the significance of the conservation area.

- Contributory buildings are those which make an important contribution to the heritage significance and character of the conservation area.
- Neutral buildings are those
- Intrusive buildings are
6.0 RECOMMENDATIONS

1. Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored.
2. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area.
3. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area.
4. The existing subdivision pattern should be retained.
5. The pattern of a single free-standing house on each allotment should remain, with the exception of Nos. 2 – 4 which should remain a pair of semi-detached dwellings.
6. Existing front setbacks should be retained.
7. The pattern of small front gardens and larger back yards with a side passage to the back yard should remain.
8. Original garden elements should be retained and restored.
9. Original front fences should be retained and repaired. Unsympathetic fences should be replaced. New fences should reflect the design, material, finishes and scale of original fences in the streetscape.
10. The original building form should be retained for the main body of the house, although attics may be constructed within the existing roof and dormers added.
11. Original external architectural details should be retained, repaired, and/or reinstated, especially with regard to the front facade.
12. Extensions to an existing house should be compatible with the character of the existing house. Contemporary design is acceptable.
13. In order to retain the single storey character of the area, additional floors should not be constructed above the original ground floor, except in the case of attics made within the existing roof space. Additions should preferably be single storey and set behind the original house volume or where the topography allows, under existing houses. Small two storey pavilion style additions may be acceptable in some circumstances. In order to allow additional floor area in a single storey or small pavilion form, consideration should be given to increasing the allowable site coverage. In some circumstances, generally where there is little visibility from the street, attic extensions could be considered.
14. The original roof form over the main body of the house should be retained.
15. Original external finishes should be retained and reinstated. Original facebrick and sandstone walls should not be rendered and/or painted. Roof tiles should be terracotta tiles to match the originals.
16. Parking structures should be set to the side and behind and the main body of the house.
17. Sandstone walls should be retained and repaired.
18. The street tree plantings should be retained.
19. The steps from Yenda Avenue to Blenheim Lane should be retained and any repairs undertaken in a careful and sympathetic manner.
20. A heritage impact statement should be prepared for proposed work in the area.