



# HERITAGE INVENTORY FORM

ITEM DETAILS						
Name of Item	Yenda Avenue Urban Conservation Area					
Other Name/s Former Name/s						
Item type	Conservation Area					
Item group	Residential buildings					
Item category	Free standing and semi-detached residences, and residential flat buildings					
Area, Group, or Collection Name	Yenda Avenue Urban Conservation Area					
Street number	All addresses in Yenda Avenue and Nos 18 to 24 Arnold Street.					
Street name						
Suburb/town	Queens Park				Postcode	2022
Local Government Area/s	Waverley Council					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting			Northing
Owner	Multiple					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>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 1928. 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.</p> <p>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.</p> <p>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.</p>					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	William Bartrop (local builder)
Builder/ maker	William Bartrop



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<b>Physical Description</b>	<p>The Yenda Avenue Urban Conservation Area has a regular subdivision pattern of rectangular similarly sized allotments. The subdivision created Yenda Avenue, 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.</p> <p>The regular subdivision pattern is superimposed onto an original landform of a steeply sided gully. This has necessitated modifications to the development to accommodate changes in levels. 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. This means that the front of the dwelling on each allotment does not directly face the street.</p> <p>Yenda Avenue and Arnold Street are both 15 metres (50 foot) wide with concrete footpaths and 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 attractive leafy character of the area.</p> <p>The front fences have a brickwork base, 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 faced 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, providing access to the streets leading to Bondi Junction.</p> <p>The houses in the Yenda Avenue Urban Conservation Area generally display a uniformity of architectural style, form, scale, material, details and colour, which contributes greatly to the visual harmony of the area.</p> <p>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 in order to provide access to the backyard. The houses in the conservation area are a simplified version of the American California Bungalow style. The houses are generally double fronted single storey bungalows with verandas. One large gable generally spans the whole house, with a smaller projecting gable over the front projecting room. The gable ends face the street and have a rendered and vertical timber batten detail at the apex. The rafter ends are exposed under the side eaves and the projecting gable eaves are timber lined. Sturdy columns support the veranda roof.</p> <p>The houses have dark purple/brown “liver” coloured face brickwork with commons used for the utilitarian sides and rears. Sandstone is used for the bases to the brick walls. The front facades feature sets of decorative timber casement windows, the frames being set on the external brickwork face. These windows originally had their own flat roof and a decorative timber apron below. Geometric leadlight glazing is used in these windows. The windows on the utilitarian side facades are timber double hung windows. The timber joinery elements are painted.</p> <p>The terracotta tiled roofs are low pitched with a gable to the main facade, a hipped roof form at the rear, and overhanging eaves. A skillion roof covered the laundry and back verandah.</p> <p>Car parking structures are not typical of the area with few houses originally having a driveway or car parking area.</p>					
<b>Physical condition and Archaeological potential</b>						
<b>Construction years</b>	<b>Start year</b>	1926	<b>Finish year</b>	1928	<b>Circa</b>	<input type="checkbox"/>
<b>Modifications and dates</b>						
<b>Further comments</b>						

### HISTORY

<b>Historical notes</b>	The arrival of the British in 1788 led to local Aboriginal people losing control of their lands and to the
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	<p>death of many local Aboriginals through disease. This had a dramatic impact on traditional Aboriginal communities and their relationship to the land.</p> <p>The Yenda Avenue Urban Conservation Area is located in a gully with a creek at the base and sandstone rock sides, and so is likely to have been an area used by the local Aboriginal people due to its access to water and shelter</p> <p>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 unoccupied Crown Land for a considerable time.</p> <p>The Yenda Avenue Urban Conservation Area is located on land purchased by Abraham Quinsey on 23 November 1849. The lack of development of the Yenda Avenue Urban Conservation Area was likely due to the undesirability of the land for development when more easily developed sites were available.</p> <p>Towards the end of the nineteenth century much of the land around the present day Yenda Avenue Urban Conservation area had started to be subdivided into small allotments for residential development, however Yenda Avenue Urban Conservation area remained vacant, and the Queens Park area at this time being described as a kind of no-man's land between Waverley and Randwick.</p> <p>The land which comprises the current Yenda Avenue Urban Conservation Area was subdivided into housing allotments in 1926 by local builder William Bartrop. Yenda Avenue was created by this subdivision and Arnold Street extended, the roads being dedicated to Council. The 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 m<sup>2</sup>) 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. 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 as well as the intended lower middle class purchasers or renters 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).</p> <p>Bartrop also built most, if not all, the houses in the conservation area between the years 1926 and 1928 as part of a small speculative development. The original house designs are typical of modest housing of the Inter-War period. The designs were influenced by single storey bungalow 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 the Inter-War California Bungalow idiom, and it reigned supreme in the suburbs until the Great Depression. A key feature of suburban bungalow design was its simplicity and suitability for the ordinary person. The original houses were not large, consisting of only two bedrooms, living room, dining room and small kitchen. The laundry was located in the back verandah. The original houses display a remarkable similarity in design being variations on a standard.</p> <p>Bartrop's Yenda Avenue subdivision and speculative development was one of the many developments which contributed to the boom years of the 1920s. The Inter-War years saw considerable growth in the Municipality of Waverley. The large tracts of land which had been vacant in 1918 were subdivided and built upon so that by 1929, no further subdivisions of any consequence were possible. In the 1920s Waverley was the most intensely urbanised area in the eastern suburbs, averaging 23 persons per acre (9.4 people per hectare) by 1929. Yenda Avenue was one of the later areas to be developed in the area.</p>
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<b>THEMES</b>	
<b>National historical theme</b>	4. Building settlements and towns



<b>State historical theme</b>	Towns suburbs and villages: Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
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<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	<p>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 1928 in the boom years of the Inter-War period.</p> <p>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.</p> <p>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.</p> <p>The Yenda Avenue Urban Conservation Area is associated with residential development undertaken for the lower middle classes during the Inter-War years.</p> <p>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.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>This criterion is not satisfied.</p> <p>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.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<b>Social significance</b> SHR criteria (d)	<p>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.</p>
<b>Technical/Research significance</b>	<p>The area has potential to yield information about quarrying in the area.</p>



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SHR criteria (e)	
<b>Rarity</b> SHR criteria (f)	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.
<b>Representativeness</b> SHR criteria (g)	The Yenda Avenue Urban Conservation Area is typical of suburban development comprising Inter-War California bungalows.
<b>Integrity</b>	The Yenda Avenue Urban Conservation Area is highly intact.

### HERITAGE LISTINGS

<b>Heritage listing/s</b>	Waverley Local Environmental Plan 1996
	Waverley Local Environmental Plan 2012, Schedule 5, Conservation Area C17

### 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

### RECOMMENDATIONS

<b>Recommendations</b>	<ol style="list-style-type: none"> <li>1. Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored.</li> <li>2. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area.</li> <li>3. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area.</li> <li>4. The existing subdivision pattern should be retained.</li> <li>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.</li> <li>6. Existing front setbacks should be retained.</li> <li>7. The pattern of small front gardens and larger back yards with a side passage to the back yard should remain.</li> <li>8. Original garden elements should be retained and restored.</li> <li>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.</li> <li>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.</li> <li>11. Original external architectural details should be retained, repaired, and/or reinstated, especially with regard to the front facade.</li> <li>12. Extensions to an existing house should be compatible with the character of the existing house. Contemporary design is acceptable.</li> <li>13. In order to retain the single storey character of the area, additional floors should not be</li> </ol>
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	<p>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.</p> <p>14. The original roof form over the main body of the house should be retained.</p> <p>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.</p> <p>16. Parking structures should be set to the side and behind and the main body of the house.</p> <p>17. Sandstone walls should be retained and repaired.</p> <p>18. The street tree plantings should be retained.</p> <p>19. The steps from Yenda Avenue to Blenheim Lane should be retained and any repairs undertaken in a careful and sympathetic manner.</p> <p>20. A heritage impact statement should be prepared for proposed work in the area.</p>
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### SOURCE OF THIS INFORMATION

<b>Name of study or report</b>	Yenda Avenue Urban Conservation Area Heritage Study		2013
<b>Item number in study or report</b>	N/A		
<b>Author of study or report</b>	Kate Higgins		
<b>Inspected by</b>	Kate Higgins		
<b>NSW Heritage Manual guidelines used?</b>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>This form completed by</b>	Kate Higgins	<b>Date</b>	August 2013



**IMAGES**

<b>Image caption</b>	No. 1 Yenda Avenue				
<b>Image year</b>	2013	<b>Image by</b>	Kate Higgins	<b>Image copyright holder</b>	Waverley Council





**IMAGES - 1 per page**

<b>Image caption</b>	Yenda Avenue looking south				
<b>Image year</b>	2013	<b>Image by</b>	Kate Higgins	<b>Image copyright holder</b>	Waverley Council







**IMAGES - 1 per page**

<b>Image caption</b>	Steps from Yenda Avenue to Blenheim Lane				
<b>Image year</b>	2013	<b>Image by</b>	Kate Higgins	<b>Image copyright holder</b>	Waverley Council





**IMAGES - 1 per page**

Image caption	Contributory items map				
Image year	2013	Image by	Tony Lee	Image copyright holder	Waverley Council

