

# *Heritage Data Form*

ITEM DETAILS							
<b>Name of Item</b>	Austenham Estate						
<b>Other Name/s Former Name/s</b>							
<b>Item type (if known)</b>	Heritage Conservation Area						
<b>Item group (if known)</b>	Urban Area						
<b>Item category (if known)</b>	Other—urban area						
<b>Area, Group, or Collection Name</b>							
<b>Street number</b>	Various						
<b>Street name</b>	Balmain Road, Emmerick Street, Eric Street, Lilyfield Road, Rayner Street, Steward Street						
<b>Suburb/town</b>	Lilyfield					<b>Postcode</b>	2040
<b>Local Government Area/s</b>	Inner West						
<b>Property description</b>	Various						
<b>Location - Lat/long</b>	<b>Latitude</b>				<b>Longitude</b>		
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>			<b>Northing</b>	
<b>Owner</b>	Various						
<b>Current use</b>	Residential						
<b>Former Use</b>	Residential						
<b>Statement of significance</b>	<p>Located on Wangal Country, the Austenham Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic and representative values. Demonstrating the evolution of land development in Lilyfield following colonisation from land grants to smaller residential allotments, this HCA originates from a subdivision of John Austin's (or Austen's) 1819 land grant, which was one of the five originally in the area. They also established the early subdivision patterns and first streets in the area.</p> <p>Lots in this area were sold to several civil servants and merchants who built grand villas, reflecting their social and economic status. Austenham House was designed by architect, John Verge, and the estate was subdivided and sold to builders Emmerick and Steward in about 1900. Steward and Emmerick subdivided during 1901, 1902, 1903 and 1905, establishing the character of the HCA within the former Austenham Estate. The streets demonstrate the spatial effect of the <i>Width of Streets and Lanes Act 1881</i>, and with the construction of over 200 houses in the area during the early 1900s the HCA evidences a consistency of suburban and architectural character, pattern and language, spanning the Federation and early interwar periods. The streetscapes exhibit the historic subdivision block pattern and the harmonious arrangement of double and signal fronted detached and attached dwellings, through scale, form, materiality, setbacks and siting. The expanded Austenham Estate HCA is significant in the historic development of Lilyfield.</p> <p>Forming part of Emmerick and Steward's Austenham Model Home Estate, commenced in 1901, the HCA is predominantly Federation in character. Many of the houses were designed in-house by Emmerick and Steward, thus the area displays an overall consistency and integrity of architectural style, scale and materials across the area. Federation dwellings, which account for the majority of properties in the HCA, display typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets.</p>						

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	Overall, the architectural character of the properties positively contributes to the existing HCA and the surrounding area. It also demonstrates the efforts of two local builders and developers, Emmerick and Steward, in establishing a suburban development with houses occupied by a 'better class of tenants who have virtually formed themselves into a small township' ( <i>Balmain Observer and Western Suburbs Advertiser</i> , 21 June 1902, p 5).	
<b>Level of Significance</b>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION					
<b>Designer</b>	Various				
<b>Builder/ maker</b>	Various				
<b>Physical Description</b>	<p>The Austenham Estate is located near the southern boundary of Lilyfield. It comprises Emmerick Street, Eric Street, Rayner Street and Steward Street, and is bounded by Balmain Road and Lilyfield Road to the north and south. The properties on these streets represent late Victorian, early Federation and early interwar development in the area.</p> <p>The area was subdivided and developed from 1901 to 1910 and retains its lot pattern. It also retains its built character through the housing typology. The HCA contains residential properties on narrow lots—predominantly single-storey, free-standing cottages of masonry or weatherboard construction. They feature typical Victorian and Federation details such as hipped or gabled tiled roofs, front verandahs, timber-framed openings, iron lace and masonry chimneys.</p> <p>The houses have consistent setbacks behind small front gardens and low fences constructed of masonry, timber or metal. Street plantings comprise brush box trees planted in the roadway, which are particularly notable on Eric Street and Rayner Road.</p>				
<b>Physical condition and Archaeological potential</b>	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.				
<b>Construction years</b>	<b>Start year</b>	c.1901	<b>Finish year</b>	c.1910	<b>Circa</b> <input checked="" type="checkbox"/>
<b>Modifications and dates</b>	Most properties have minor alterations to their primary elevation; for example, replacement of timber window frames with aluminium, replacement of verandah posts, security bars installed in front of windows. Many properties have rear extensions, though they are generally not visible from the street.				
<b>Further comments</b>					

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HISTORY	
Historical notes	<p>The Austenham Estate HCA is located on the traditional Country of the Wanggal people.</p> <p>The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brenan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.</p> <p>The Austenham Estate HCA is located on the Model Austenham Estate, which was named after Austenham House and the surrounding estate, which in 1853 comprised a 'mansion, garden, orchard, lawn, shrubbery, stables, coach house etc, containing about 22 acres' situated on Balmain Road (<i>Sydney Morning Herald</i>, 9 August 1853, p 7). The house was designed by noted colonial architect John Verge reputedly for either George John Rogers between 1832 and 1835 or Captain Samuel Augustus Perry, Deputy Surveyor General, who purchased the estate in 1835. The house was demolished circa 1902. The house was demolished in 1902 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.</p> <p>From December 1900 to 1905, John Keep progressively conveyed portions of his landholding to local builders Herbert Rayner Steward and Frederick Henry Emmerick including allotments in Deposited Plan (DP) 3796, 3948 and 4162.</p> <p>In 1901 two new streets, named after Emmerick and Steward, were created, releasing 60 allotments. In 1902 a further 40 allotments were offered for sale. Austenham Road (now Lilyfield Road) appeared on the map in this period. Another new road, Rayner Street, was created in 1903, and 30 building allotments became available. The fourth and final subdivision in 1905 created Eric Street and 23 allotments. Each of the streets created by the subdivisions fulfilled the requirements of the <i>Width of Streets and Lanes Act 1881</i>.</p> <p>Frederick Henry Emmerick and Herbert Rayner Steward were partners as builders in the Leichhardt area. They acquired and consolidated the various portions of Keep's Austenham Estate and by June 1902 had built 'no fewer than 80 well designed and handsome villas' (<i>Balmain Observer and Western Suburbs Advertiser</i>, 21 June 1902, p 5) costing a total of £56,000. They also supervised subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate, and all lots were connected to the sewerage system. Steward is believed to have designed all the villas and no house was erected costing less than £400. Buyers could have a house of their own design or select from standard designs offered by Steward and Emmerick. Steward lived in the estate, on Steward Street, in a house called Ravenscourt. This was also the Austenham Estate office for potential buyers and the teams of contractors working for the company.</p> <p>In April 1904 Steward was shot and killed by an aggrieved buyer near his office on the estate. Emmerick continued to promote and build upon the estate after his partner's death. The Austenham Estate was substantially developed by 1910, totalling over 200 houses.</p>

THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	Towns, suburbs and villages
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

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<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	<p>The Austenham Estate and its successive historic subdivisions established the suburb's character as reflected in the street pattern along with its prevailing built character, spanning the Federation and early interwar periods. The expanded Austenham Estate HCA demonstrates a significant period of historic land subdivision and housing development in the Lilyfield area.</p> <p>The Austenham Estate HCA is located on part of a 100-acre (40.47-hectare) grant to John Austin (Austen) in 1819. Austin's grant came to be owned by civil servants and merchants such as George John Rogers and Samuel Augustus Perry, who were responsible for the construction of the grand villas such as Austenham (1), Austenham (2) later renamed Kalouan and Broughton House. These prominent gentlemen also established the early subdivision patterns and first streets in the area.</p> <p>A later owner, John Keep, subdivided Austenham House and sold much of this land to builders Emmerick and Steward. These two men were responsible for the construction of over 200 houses in the area. The subdivision also established many of the surrounding streets including Fredbert, Austenham, Steward, Emmerick, Eric, Rayner and Perry streets and Balmain Road. Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area with single-storey brick Federation cottages laid out across five wide streets with gas, water and sewerage connections.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>The Austenham Estate HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from land originally granted to John Austin (generally spelt Austen). He only had a brief association with 'Spring Cove' but is likely to have cleared part of the land and established some form of dwelling on the farm.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, with further subdivisions creating the residential lots throughout the surrounding streets, undertaken in the following nine years. The 1902–1910 subdivisions were undertaken by Emmerick and Steward, after whom the streets are named. Many of the properties have retained their original lots created from these subdivisions and reflect the early Federation character of the area. Further, Steward is known to have lived within the HCA during this period of development, on what is now Steward Street.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The Austenham Estate HCA has cultural significance for its aesthetic values. It maintains the general patterns of several historical subdivisions. The retention of the original lot boundaries and block plan are particularly evident on the west side of Emmerick Street.</p> <p>The expanded HCA is predominantly late Victorian to Federation in character and there is consistency and integrity of architectural style, scale and materials across the area. The Victorian dwellings display typical details including steep-pitched roofs, rendered mouldings, iron lace balustrades, bullnose verandahs and masonry fences. Similarly, the Federation dwellings—which account for most properties in the HCA—display typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets. The house designs were largely developed in-house by Emmerick and Steward, the developers and builders of the Austenham Estate.</p> <p>Overall, the architectural character of the properties positively contributes to the surrounding area.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Social significance</b> SHR criteria (d)	<p>A detailed social values assessment of the Austenham Estate has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Austenham Estate HCA does not meet the threshold of significance under this criterion.</p>

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<b>Technical/Research significance</b> SHR criteria (e)	<p>The historical archaeological potential of the Austenham Estate HCA has not been assessed. There is potential for remains associated with Austenham House to be found in its original location within the HCA.</p> <p>The historical archaeological potential should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Lilyfield.</p> <p>The Austenham Estate HCA has not been assessed under this criterion.</p>
<b>Rarity</b> SHR criteria (f)	<p>The Austenham Estate HCA was developed by builders Emmerick and Steward who developed much of the surrounding area. Many of the remnant houses from this significant period were built to stock designs, designed by Steward, and there are similar examples in the surrounding area. Therefore, the HCA does not demonstrate rarity in its housing typology or subdivision pattern.</p> <p>The Austenham Estate HCA does not meet the threshold for cultural significance under this criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The Austenham Estate HCA represents the Austenham Estate and its subsequent subdivisions, demonstrating residential development from the late Victorian to the interwar period. The HCA retains the general block boundary and lots from the original subdivisions; however, there are instances of further subdividing and combining of lots such as the western side of Emmerick Street.</p> <p>The area incorporates late Victorian houses and terraces; however, it predominantly comprises Federation dwellings, mostly built by Emmerick and Steward, the promoters of the estate. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and typical features such as front verandahs, decorative timber elements and window awnings. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>It also demonstrates the availability of machine-made face bricks and the bulk buying of building materials during the period of its development.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Integrity</b>	<p>Most of the properties retain their original lot boundary, form and scale. Individually, many of the houses have been altered; some have new fabric and replacement fabric and/or rear extensions. However, they have generally consistent setbacks and Victorian and Federation details that contribute to the historic character of the area. Overall, the HCA has a good level of integrity.</p>

## HERITAGE LISTINGS

<b>Heritage listing/s</b>	

## INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Land Title		CT Vol 1297 Fol 54		NSW Land Registry Services
Land Title		CT Vol 1525 Fol 73	1904 -	NSW Land Registry Services
Map	Ainsworth & Spence Auctioneers	Austenham Estate Leichhardt	1905	State Library of NSW
Subdivision plan		[Leichhardt Sketch Plan]	2 Mar 1901	State Library of NSW
Map	John Sands	Section of Balmain showing Austenham, Leichhardt Park, Broughton, Garryowen	1902	National Library of Australia

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Map	HEC Robinson	Map of the Municipality of Leichhardt	1915-1916	State Library of NSW
Map	Baker's Lithographer	Plan of the township of Broughton	1841	State Library of NSW
Newspaper article	Balmain Observer and Western Suburbs	Building Activity in Leichhardt	21 Jun 1902	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Model Austenham Estate	7 July 1902	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Modern, designed, comfortable cottage home...	27 Mar 1901	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Pretty cottage...	3 Aug 1901	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Dry and comfortable water-tight cottages homes is one of our specialities	6 Jul 1901	Trove, National Library of Australia

## RECOMMENDATIONS

<b>Recommendations</b>	<p>Austenham Estate should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Austenham Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Austenham Estate HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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## SOURCE OF THIS INFORMATION

<b>Name of study or report</b>	Inner West Residential Heritage Study	<b>Year of study or report</b>	2023
<b>Item number in study or report</b>			
<b>Author of study or report</b>	GML Heritage Pty Ltd		
<b>Inspected by</b>	GML Heritage Pty Ltd		
<b>NSW Heritage Manual guidelines used?</b>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>This form completed by</b>	GML Heritage Pty Ltd	<b>Date</b>	April 2023



# Heritage Data Form

**IMAGES - 1 per page**

Image caption	Austenham Estate HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



# Heritage Data Form

IMAGES - 1 per page

Image caption	Austenhams Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage

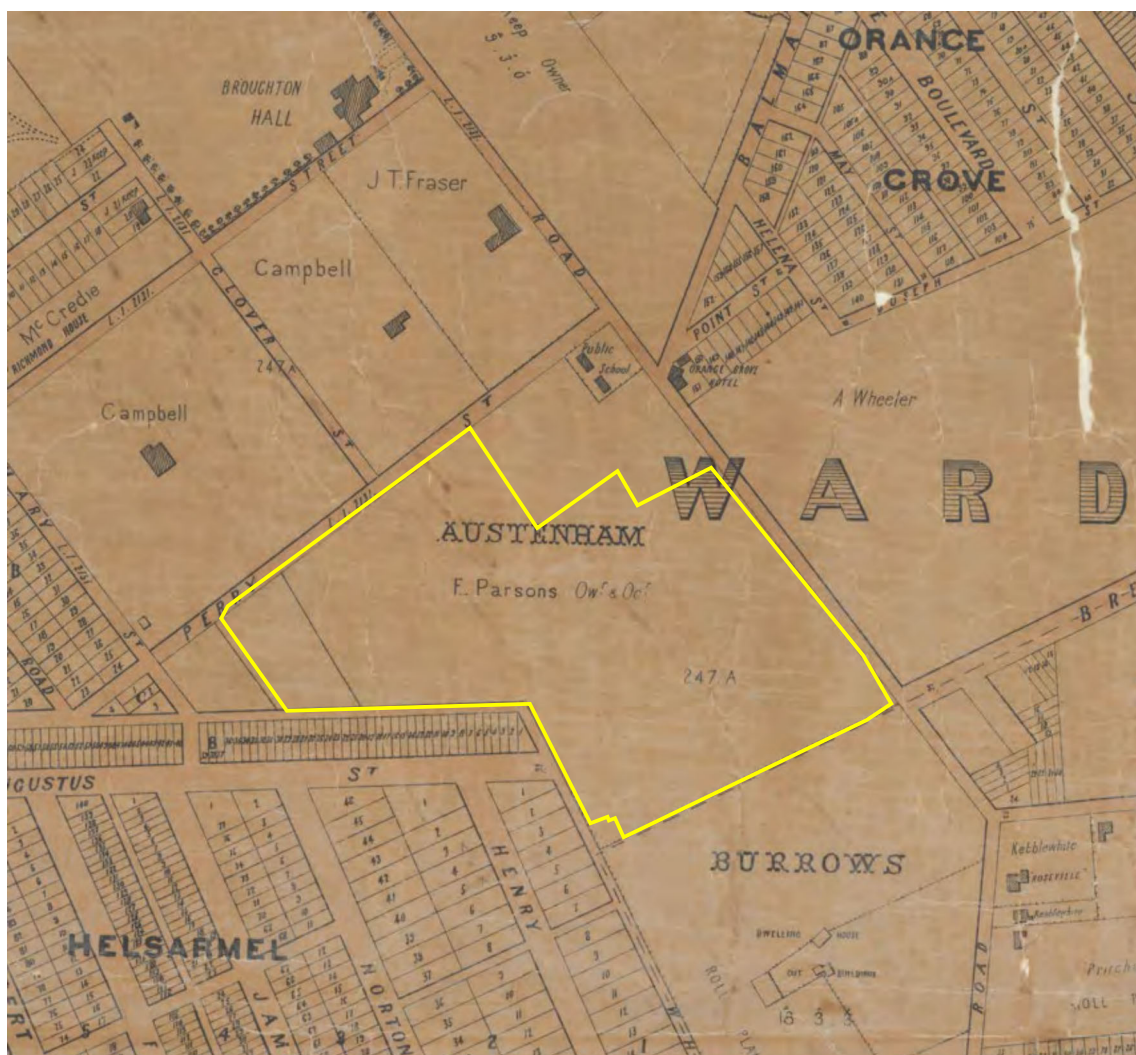




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**IMAGES - 1 per page**

<b>Image caption</b>	Detail from a plan of Municipality of Leichhardt. The overlay shows the HCA boundary.				
<b>Image year</b>	c.1888–1890	<b>Image by</b>	Clark & Birch; overlay by GML	<b>Image copyright holder</b>	No copyright



# Heritage Data Form

IMAGES - 1 per page

Image caption	Austenham Estate subdivision.				
Image year	Unknown	Image by	NSW Land Registry Services	Image copyright holder	NSW Land Registry Services





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**IMAGES - 1 per page**

Image caption	Typical street view within the Austenham Estate HCA (Emmerick Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

