

Heritage Data Form

ITEM DETAILS							
Name of Item	Fredbert Street HCA						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—urban area						
Area, Group, or Collection Name							
Street number	Various						
Street name	Fredbert Street						
Suburb/town	Lilyfield					Postcode	2040
Local Government Area/s	Inner West						
Property description	Various						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Located on Wangal Country, Fredbert Street Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic, rarity and representative values. The HCA originates from a subdivision of John Keep's Austenham Estate, and formed part of a 1901 subdivision called the 'Model Austenham Estate'. The site was purchased by Frederick Henry Emmerick and Herbert Rayner Steward, two builders who formed a partnership and developed much of the surrounding area. Fredbert Street was a planned cul-de-sac designed to fulfil the requirements of the <i>Width of Streets and Lanes Act 1881</i> and planted with ornamental shade trees in the centre of the street.</p> <p>Emmerick and Steward were responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing cottages with gas, water and sewerage provided. The historical subdivision pattern, including the original lot boundaries and block plan, have been largely maintained.</p> <p>The single and double-fronted single-storey Federation cottages are characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency across the cottages, because they originated from a series of designs, thought to have been developed by Steward. The single-fronted properties are largely identical in form—they have rectangular plans, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses have been modified with the introduction of unsympathetic contemporary materials and façade treatments. However, despite modifications, the houses demonstrate a fair degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in their area. The street also retains significant</p>						

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	landscape features including ornamental shade trees planted along the centre of the street and sandstone kerbs. The HCA is representative of the Federation character of parts of Lilyfield, providing evidence of a period of significant early twentieth-century subdivision and development in the suburb.			
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Herbert Rayner Steward				
Builder/ maker	Frederick Henry Emmerick and Herbert Rayner Steward				
Physical Description	<p>The Fredbert Street HCA is located near the centre of Lilyfield, to the north of Perry Street, opposite Orange Grove Public School. It comprises a series of Federation houses on the eastern and western sides of Fredbert Street, bounded to the south by Perry Street, to the north by the Aldersgate House Care Facility, and to the east by Wharf Road.</p> <p>The HCA retains its historic subdivision pattern of predominantly narrow lots, which was predominantly established between 1901 and 1904. It contains 17 Federation cottages, constructed between 1903 and 1910. Most of these cottages are narrow and single-fronted, but there are also five double-fronted properties, two of which occupy the corner lots at the junction with Perry Street. The houses are modest in scale and all single-storey, characterised by masonry construction and hipped roofs, largely of Marseille tiles. The treatment of the exterior walls varies, with a combination of tuck-pointed face brick, painted brick, and painted render visible from the street. The single-fronted properties are almost identical in form, with a largely rectangular plan, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. No. 3 Fredbert Street differs from this arrangement, presenting with a central Classical Revival portico, with a verandah which runs along the length of the primary elevation. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias and finials. The houses display a good degree of integrity, but there have been unsympathetic modifications across the group. These include the replacement of original verandah posts, the addition of concrete render to exterior walls, the addition of contemporary paving and tiling, the replacement of original windows with contemporary aluminium frames, and the introduction of contemporary services and blinds.</p> <p>All houses face towards the street. Chiefly they share identical setbacks from the front lot boundaries and many have gardens enclosed by low mostly contemporary fences. Garden character varies.</p> <p>The street is distinguished by an 'avenue' of mature trees which are planted in rectangular areas the centre of the street. The footpaths are concrete with turfed verges interspersed with shrubs and other plantings. Towards the southeast of the HCA, there is a Federation-era post that is a sewer vent shaft embossed with lettering.</p>				
Physical condition and Archaeological potential	<p>The area largely retains its original subdivision pattern and its original housing stock. There have been a series of uncharacteristic alterations across the properties, including the replacement of original fabric and the introduction of unsympathetic contemporary materials, but the subdivision pattern is legible as is the historic character of the building stock. The street is generally well maintained and cared for; however, some gardens have been replaced with contemporary tiling and paving. Sandstone kerb and gutter is extant in some areas of the HCA.</p> <p>The archaeological potential of the area is unknown.</p>				
Construction years	Start year C.1885	1902	Finish year C.1886	1910	Circa <input checked="" type="checkbox"/>
Modifications and dates	<p>Most properties have minor alterations to their primary elevation, for example replacement of timber window frames with aluminium, replacement of verandah posts, installation of security bars in front of windows.</p> <p>Many properties have rear extensions but they are generally not visible from the street.</p>				

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Further comments	
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HISTORY	
Historical notes	<p>The Fredbert Street HCA is in the suburb of Lilyfield on the traditional Country of the Wangal 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 Brennan'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 Fredbert Street 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 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.</p> <p>Lot 3 of a subdivision of the Austenham Estate consisted of over 2 acres of land on the north side of Perry Street, bounded to the east by Wharf Road and to the west by the Campbell Estate. In November 1901 this land was sold to Frederick Henry Emmerick and Herbert Rayner Steward. They promptly subdivided the land as Deposited Plan 3883, part of their Model Austenham Estate. The date of the survey was 24 June 1901, pre-dating the formal transfer of the land to Emmerick and Steward. The subdivision comprised 21 allotments fronting Fredbert Street and Wharf Road. Fredbert Street was a cul-de-sac, with the name being a combination of part of the partners first names, Frederick and Herbert. They also planted 'ornamental shade trees' in the centre of the street. Like all streets in the Model Austenham Estate, Fredbert Street 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 the Model 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 supervised the layout of the subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate and all allotments were connected to the sewerage system.</p> <p>Steward is believed to have designed all the villas and no house was erected on the estate costing less than £400. Buyers could build a house of their own design or select from standard designs offered by Steward and Emmerick; it appears that most, if not all, of the houses on the estate were built to designs supplied by Steward and Emmerick. Steward lived in the Austenham Estate, on Steward Street, in a house called Ravenscourt. It also served as the Model Austenham Estate office for potential buyers and the teams of contractors working for the company.</p> <p>Prior to formalising their purchase of Lot 3 of the Model Austenham Estate, Steward and Emmerick advertised in July 1901 as follows: 'We build to suit our Clients' tastes. We have plenty of Land to choose a site from, facing on elevated, broad, kerbed and guttered, Steward, Emmerick and Fredbert Streets. We give easy terms' (<i>Daily Telegraph</i>, 19 July 1901, p 2). This indicates that the subdivision of the land in Fredbert Street had already taken place by mid-1901 along with formation of the street and associated services such as sewers, kerbs and gutters.</p> <p>The first block of land sold in Fredbert Street was Lot 2 in DP 3883, to William Lorimer in December 1901. This transaction was followed by a succession of sales throughout 1902. The Rate Book dated to February 1902 does not contain any listings for Fredbert Street. However, by the February 1903 edition, there were houses rated on lots 2, 4-10 along the eastern frontage of the road. The following year only Lot 1 in DP 3883 was undeveloped bar for 'enclosed land'.</p>

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	<p>In June 1902 Steward and Emmerick resubdivided lots 11–21 of DP 3883 as DP 3928 comprising lots 1 to 9 in Fredbert Street. The lots varied in size from 12 perches to 20 perches, the largest being Lot 2. According to the 1903 Rate Book the west side of Fredbert Street contained ratings for five properties owned by Steward and Emmerick, namely: enclosed land; footings; house; house; and house and land. Twelve months later the western side of the street was mostly built up excepting enclosed land and shed on Lot 1.</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 elsewhere on the Model Austenham Estate after his partner's death. The Model Austenham Estate, including Fredbert Street, was substantially developed by 1910, totalling over 200 houses.</p>
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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

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>It is therefore historically representative of the Federation character of the area, evidencing a period of significant early twentieth-century subdivision and development in Lilyfield.</p> <p>Fredbert Street is important as a planned cul-de-sac, designed to fulfil the requirements of the Width of Streets and Lanes Act 1881 and incorporating 'ornamental shade trees' in the centre of the street. Advertised in the early 1900s, Emmerick and Steward allowed purchasers to choose from several standard designs. This distinctive streetscape planning in response to changing legislative requirements is evidenced in the HCA.</p> <p>The Fredbert Street HCA is located on part of the subdivision of John Keep's Austenham Estate, which formed part of a 1901 subdivision known as the 'Model Austenham Estate' which was promoted by Frederick Henry Emmerick and Herbert Rayner Steward, a partnership of builders who developed much of the surrounding area.</p> <p>Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing single-storey brick Federation cottages laid out across the cul-de-sac with gas, water and sewerage connections. The housing along the street was largely completed by 1910, and, despite minor modifications, remains largely intact.</p> <p>The Fredbert Street HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Fredbert Street HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from a 1901 sale of land from John Keep's Austenham Estate to builders FH Emmerick and HR Steward. Emmerick and Steward purchased large swathes of land in what is now the Lilyfield area, building houses from a series of stock designs, establishing the subdivision pattern, streets, and dominant housing character in the area. The Fredbert Street HCA was a planned cul-de-sac, named after a portmanteau of the builders' first names, Frederick and Herbert.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, and further subdivisions created the residential lots throughout the surrounding streets over 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. Steward lived nearby on Steward Street and is believed to have designed most of the standard 'villa' types that purchasers could</p>

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	<p>choose from. Although neither Steward nor Emmerick lived on Fredbert Street, they have a strong association with the Lilyfield area, and established the character of Fredbert Street.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Fredbert Street HCA has cultural significance for its aesthetic values as a largely intact collection of Federation cottages. The HCA was a planned cul-de-sac largely developed between 1902 and 1910. It maintains its historical subdivision pattern, including the original lot boundaries and block plan.</p> <p>The HCA includes a series of single and double-fronted, single-storey Federation cottages, characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency among the housing stock, because these cottages originate from a series of standard designs, thought to have been designed by Steward. The single-fronted properties are largely identical in form, with a largely rectangular plan, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses demonstrate varying degrees of modifications, including the removal and replacement of significant original fabric, unsympathetic façade treatments, and the introduction of rear additions. However, these alterations do not obscure the original design intent, and collectively, the houses are a highly intact group. The Federation architectural character, and retention of setbacks, front gardens, landscaping and tree plantings along the street give the area a pleasant, leafy character, which contributed positively to the Lilyfield area.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Fredbert Street HCA 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 Fredbert Street HCA does not meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Fredbert Street HCA has not been assessed. It 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 Fredbert Street HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Fredbert Street HCA was created as part of the subdivision of the Model Austenham Estate. Similarly to the remainder of the Model Austenham Estate, it was designed and developed by builders FH Emmerick and HR Steward, who designed standard housing types that were constructed throughout the Lilyfield area, with at least 200 built by 1910. The housing stock demonstrates many of the same designs seen throughout the other areas developed by Emmerick and Steward and are not considered to be rare in the area. Further, many of the houses have been modified and do not represent the most intact examples of their kind in Lilyfield. However, as a group, the original houses have been largely retained, and the modifications do not obscure the original form or design intent. The street was a planned cul-de-sac and retains many of its original landscaping elements including areas of sandstone kerbing and 'ornamental tree plantings'. It therefore provides a more intact example of a Federation-era streetscape within the Lilyfield area, and provides an effective representation of Emmerick and Steward's Federation-era development.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>Forming part of a subdivision of the Model Austenham Estate, and developed as part of the wider scheme of works by builders Emmerick and Steward, the Fredbert Street HCA is representative of a significant period of Federation development in the Lilyfield area. The street was a planned cul-de-sac and retains much of its original subdivision pattern. The houses, though modified, demonstrate a fair</p>

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	<p>degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in the area. The houses demonstrate the use of popular materials and details including tuck-pointed brick, Marseille tiled roofs, tiled paths and floors, verandahs, and decorative timber detailing. The popularity of brick construction on the street is particularly demonstrative of the availability of machine-made face bricks and the bulk-buying of building materials during the period of its development. The street also retains key landscape elements such as the ornamental tree plantings and sandstone kerbings, representative of the amenities provided by the developers.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<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 Federation details that contribute to the historic character of the area. Overall, the HCA has a good level of integrity.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Land Title	NSW Land Registry Services	CT Vol 1056 Fols 5-9	1892	NSW Land Registry Services
Land Title	NSW Land Registry Services	CT Vol 1386 Fol 96	1902	NSW Land Registry Services
Advertising	<i>Balmain Observer and Western Suburbs Advertiser</i>	Steward & Emmerick Building, The Model Austenham Estate	1902	National Library of Australia, Trove
Advertising	<i>Daily Telegraph</i>	We build...	1901	National Library of Australia, Trove
Article	<i>Balmain Observer and Western Suburbs Advertiser</i>	'Building Activity in Leichhardt'	1902	National Library of Australia, Trove
Rate Books	Leichhardt Council	Kendall Ward	1902	Inner West Library
Rate Books	Leichhardt Council	Kendall Ward	1903	Inner West Library
Rate Books	Leichhardt Council	Kendall Ward	1904	Inner West Library

RECOMMENDATIONS

Recommendations	<p>The Fredbert Street HCA 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 Fredbert Street 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 Fredbert 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 alignment, trees, 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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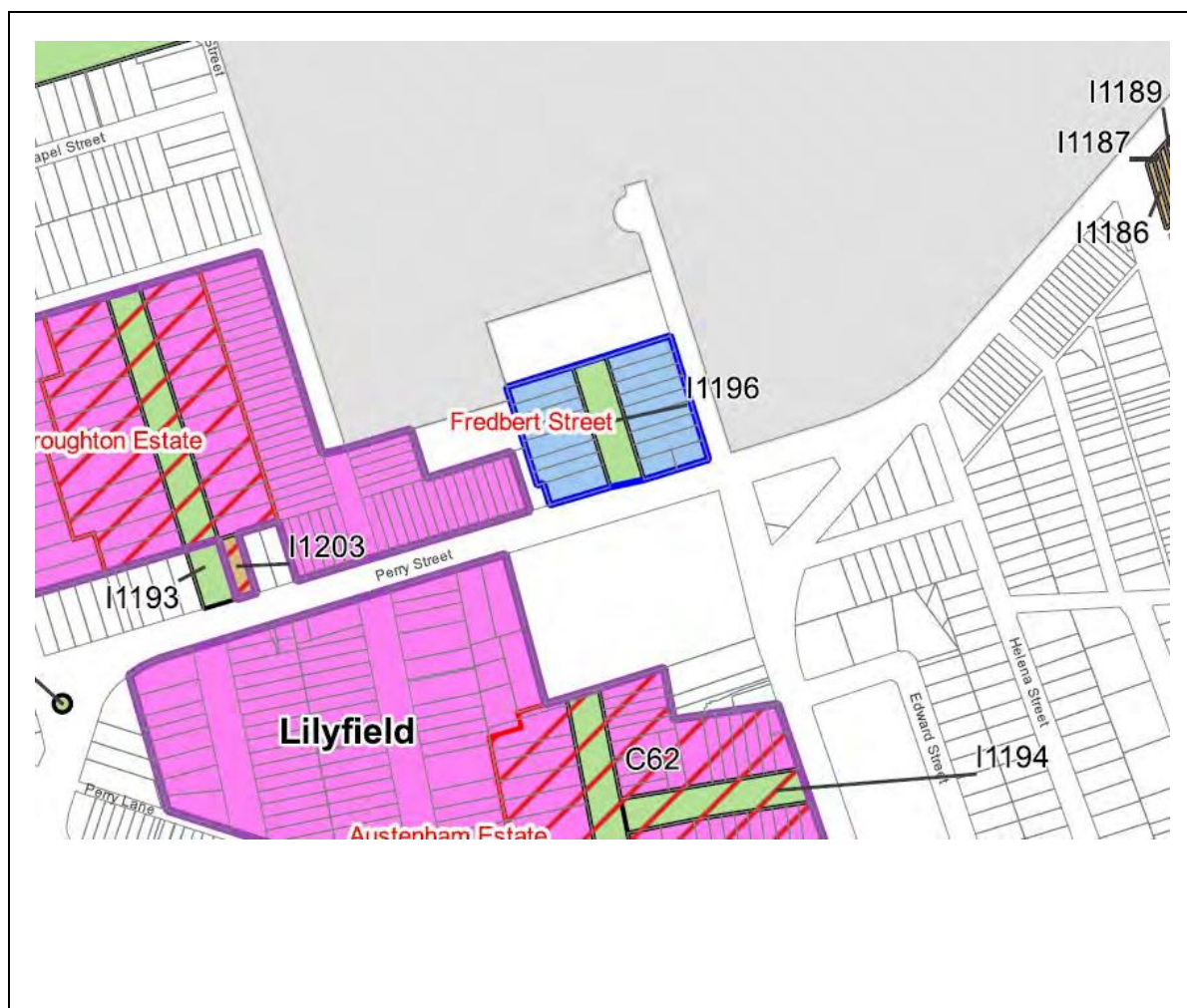
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Fredbert Street HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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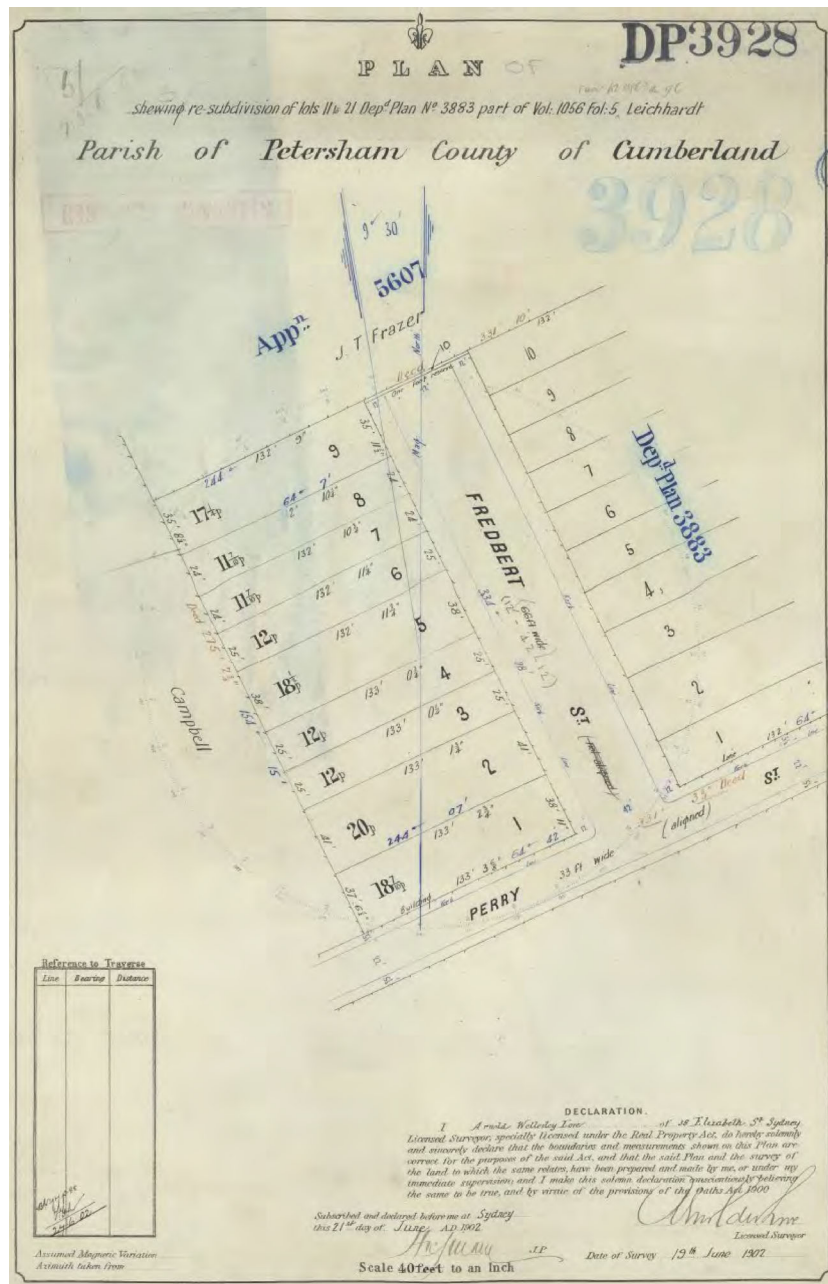
Image caption	Fredbert HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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Image caption	Plan showing re-subdivision of lots 11 to 21 Deposited Plan No 3883, being part of Vol 1056 Fol 5, Leichhardt (DP 3928).				
Image year	1902	Image by	Arnold Wellesley Love, surveyor	Image copyright holder	No copyright held



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Image caption	Aerial photograph of Fredbert Street in 1943.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	NSW Spatial Services



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Image caption	A typical double-fronted house in the Fredbert Street HCA, at the corner of Fredbert and Perry streets.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	The ornamental tree plantings.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	View of the Fredbert Street streetscape showing single-fronted houses.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	A typical single-fronted house.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Modified single-fronted houses along the western side of Fredbert Street.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage

