

Heritage Data Form

ITEM DETAILS									
Name of Item	The Warren Heritage Conservation Area								
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	Carrington Road, Cary Street, Cooks River, Day Street, Excelsior Parade, Holt Crescent, Illawarra Road, Mansion Street, McGowan Avenue, Premier Street, Renwick Street, Roseby Street, Richards Avenue, Thornley Street, Warren Road								
Suburb/town	Marrickville						Postcode	2204	
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 Gadigal Country, and in language known as Bulanaming, the Warren Heritage Conservation Area (HCA) has cultural significance at a local level for historical, aesthetic and representative values, demonstrating key late Victorian, Federation and interwar housing typologies. The HCA is historically associated with Thomas Holt and his extensive estate, The Warren. The grand Victorian Gothic mansion, known as The Warren, overlooking the Cooks River, was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley.</p> <p>The remains of the house lie outside the HCA boundary; however, this HCA is representative of the original extent of The Warren property, with the site of the former mansion still legible in the subdivision pattern of the HCA. The grounds of the estate were progressively subdivided and developed, leading to the creation of several layers of residential development in the Victorian, Federation, and interwar periods. Most properties maintain their early lot pattern from the first and second subdivision of The Warren Estate.</p> <p>Dwellings in the HCA display a good degree of integrity and intactness, incorporating typical characteristics such as low-scale, modest construction, timber joinery, hipped and gabled roofs, and details—for example, ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings.</p> <p>Overall, the architectural character of the properties contributes to the surrounding area, representing the development of The Warren Estate and its immediate surrounds from the late 1880s through to the interwar era.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The Warren HCA is located along the south boundary of Marrickville. It is bounded by Illawarra Road, Warren Road, Carrington Road and Cooks River (omitting Area 52) and comprises Cary Street, Cooks River, Day Street, Excelsior Parade, Holt Crescent, Mansion Street, McGowan Avenue, Premier Street, Renwick Street, Roseby Street, Richards Avenue and Thornley Street.</p> <p>The area has been subdivided and developed throughout the late Victorian and Federation periods, resulting in a combination of lots—some narrower, shorter or longer. Overall, it has retained the strong rectangular grid pattern of The Warren subdivision and symmetrical lots evident on Day Street and Roseby Street. The HCA is predominantly residential in character and comprises a variety of Victorian terraces and cottages, Federation brick cottages and interwar bungalows. It includes several individually listed heritage items including The Warren archaeological site. The dwellings throughout the HCA range in scale from modest single-storey buildings to large two-storey terraces. The HCA comprises an area of substantially intact detached housing. There is evidence of cultural overlays to fabric by migrant groups including Greek columns serving as verandah posts and fibreglass balustrades to verandahs and fences.</p> <p>Most properties within the HCA originate from the Federation era. They are typically of masonry construction and feature a front verandah with timber elements such as verandah posts, bargeboards and finials. The earliest dwellings are concentrated at the centre of the HCA along Cary Street, Premier Street, Renwick Street and Excelsior Parade. They are generally late Victorian houses and terraces characterised by ornate iron lace, rendered mouldings, bullnose verandahs and masonry chimneys. There are examples of interwar bungalows throughout the area as well as postwar and contemporary dwellings, but they are fewer in number.</p> <p>Generally, the topography of the area is level. Where there is a slope in the street, such as on Cary Street, houses have been built on brick and stone foundations.</p> <p>Although the front fences vary in material from brick to metal and timber, the setbacks of the dwellings are consistent.</p>					
Physical condition and Archaeological potential	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.					
Construction years	Start year	1880s	Finish year	1920s	Circa	<input type="checkbox"/>
Modifications and dates	Properties have been modified with contemporary additions and materials.					
Further comments						

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HISTORY	
Historical notes	<p>Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The village of Marrickville was established in the 1855 Marrick Estate subdivision by Thomas Chalder. Up to this time the area had been sparsely settled by stonemasons, market gardeners and dairy farmers. The influx of new residents included lawyers, architects, members of parliament and senior public servants. Thomas Holt, a wool merchant and politician, built The Warren on his 130-acre (53-hectare) estate overlooking the Cooks River.</p> <p>Trams connected Newtown to Marrickville by 1881 and to the city the following year. Transport was one of the key factors that opened up the district to residential development. Large landholders, in anticipation of the coming of the railway, undertook subdivision of land in close proximity to the proposed rail corridor. The Bankstown line opened from Sydenham to Belmore in 1895 and led to an influx of new residents settling in the cottages and terrace houses built in streets close to the station.</p> <p>Brickmaking, woollen mills, steel and metal works, and service industries were established in the Marrickville area from the 1890s (as well as automotive industry from the 1920s) to take advantage of access to water, land, rail and a pool of potential workers. This in turn created a demand for cheap land and housing close to places of employment.</p> <p>By 1935 Marrickville mayor Henry Morton boasted that everything you could want was made in Marrickville: chocolate, guitars, fishing lines, saucepans, shoes, radios, machinery, margarine, bathtubs and boots. After the Second World War a new wave of residents arrived in the area, many of whom were culturally diverse and recent arrivals, attracted by the availability of work in the many factories in Marrickville as well as cheap housing. Greek migrants were at one time the largest of the ethnic groups that settled in Marrickville. They were joined from the 1970s by Vietnamese and Chinese migrants and refugees, making Marrickville a culturally diverse area.</p> <p>The HCA comprises the first and second subdivisions of The Warren Estate and a small subdivision of land in CT Vol 1458, Fol 200 (1911). For the purposes of this brief history, heritage items A5 and I127 are excluded from the commentary.</p> <p>Thomas Holt purchased 130 acres (52.6 hectares) of the Petersham Estate on the northern slopes leading down to the Cooks River. Here he built the grand castellated Victorian Gothic mansion named The Warren in 1857. It was designed by architect George Mansfield. The mansion contained an impressive art gallery filled with paintings and sculptures from Europe. There were also elaborate stables built into imposing stone walls, and large landscaped gardens filled with urns overlooking the Cooks River. The grounds were stocked with rabbits bred on the estate for hunting, as well as alpacas and other exotics.</p> <p>After Holt returned to England to join his wife and daughters, The Warren was sold to the Excelsior Land, Investment & Building Co and Bank Ltd in 1880 for £50,000 (<i>Sydney Morning Herald</i>, 28 October 1880, p 4). That company commenced the subdivision of the property for residential development and the land immediately surrounding the building was sold off. The developers pulled out no stops to promote the Warren Estate. In November 1881 they held a promenade concert led by Charles Huenerbein allowing 'intending purchasers and others' to view the estate; 'a line of special omnibuses conveyed a number of invited guests to the grounds' (<i>Sydney Daily Telegraph</i>, 28 November 1881, p 3). The first subdivision, advertised for auction sale in 1881, extended south from Warren Road to Premier Street, bounded to the east by Park Road and west by Illawarra Road, and</p>

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	<p>was bisected through the centre by Excelsior Parade. The second subdivision (sections 7, 8, 9 and 10) was located immediately south between Premier Street and Low Street, bounded by Mansion Street and Illawarra Road (Deposited Plan 759). The mansion was retained on a much reduced parcel of land east of Mansion Street and south of Premier Street.</p> <p>The company offered generous terms to potential purchasers at the first subdivision sale during an auction on 3 December 1881:</p> <p style="padding-left: 40px;">All buyers who have approve plans prepared and contracts entered into for the erection of buildings on the estate from three months from the day of sale, can have 90 percent of the cost of the building advanced to them and NO INTEREST will be charged on half the amount owing for the FIRST FOUR YEARS OF THE LOAN. And they who enter into contracts for the erection of buildings on the Estate from approved plans with six months from the day of sale can get 90 per cent of the cost of the building advances, and will be charged No Interest for the First Four Years on one-fourth of the amount owing. (<i>Evening News</i>, 2 December 1881, p 3)</p> <p>Land sales in December 1881 and again in February 1882 were not immediately registered on the land title, however allotments were sold and houses under construction in late 1881 as, for instance Thornley and Smedley, architects invited tenders for the 'erection and completion of 2 cottage villas, upon lots 11 and 12 Section 3, Cary Street, Warren Estate, Marrickville' (<i>Sydney Morning Herald</i>, 17 November 1881, p 10). The following year, McIntyre and Son advertised for three carpenters and joiners to work for them on the Warren Estate (<i>Sydney Morning Herald</i>, 7 March 1882, p 11). Thornley and Smedley, or Thornley as a solo architect, designed several houses in the estate as evidenced through tender notices in the <i>Sydney Morning Herald</i>, including a wood brick cottage (19 January 1882, p 2), four cottage villas (23 May 1882, p 11), a villa (3 February 1883, p 7), a cottage residence (25 March 1884, p 3), villa residence (3 May 1884, p 3), two cottage residences (17 May 1884, p 3), six detached cottage villas (24 March 1885, p 3), a house in Day Street (19 September 1885, p 4) and a cottage (12 February 1887, p 4).</p> <p>In January 1883, a further 29 lots of the Warren Estate were sold realising £2268 14s 5d (<i>Evening News</i>, 22 January 1883, p 2). The first land sale in the estate was, however, not formally registered until October 1883, being to Enoch Handley of part of Lot 26 in Section 5 in Deposited Plan 759. (Certificate of Title Vol 516 Fol 12). In December 1883 a second subdivision of the Warren Estate comprised the land south of Premier Street, with allotments located in Day, Roseby, Thornley and Mansion Streets and Illawarra Road (Deposited Plan 1142).</p> <p>The last parcel of land occupied by The Warren and overlooking the river was subdivided in late 1919 as a government estate. The subdivision was prepared by John Sulman. It comprised 62 blocks with 40 foot frontages with the balance to be used as a park (present Warren Park and Richardson's Lookout south of Holts Crescent). Allotments were to cost on average between £150 and £170 and 'the total cost of homes will be about £1700' (<i>Smith's Weekly</i>, 4 October 1919, p 13). Building operations commenced on the site in October 1919.</p> <p>In January the next year, the State Housing Board advertised ballots for the allotment of cottages at The Warren and other public housing sites across Sydney, noting 'ten of the cottages are to be allotted at the Warren' (<i>Sunday Times</i>, 25 January 1920, p 1). In March 1920 a ballot was held for 40 newly completed cottages, 14 of which were built on The Warren Estate (<i>Sydney Morning Herald</i>, 1 March 1920, p 7). <i>The Sun</i> reported in November 1920 that 61 cottages had been erected on the estate within the previous 12 months (<i>The Sun</i>, 2 November 1920, p 8).</p> <p>The Minister for Housing announced the reconstructed housing scheme of the Government, whereby homes would be erected for over 200 landholders whose application had been approved and whose deeds and deposits had been lodged with the Savings Bank, providing money for the work (<i>Sunday Times</i>, 24 October 1920, p 3).</p> <p>'Dissatisfaction having been expressed at certain features of the Housing Board's scheme on the old "warren" site at Marrickville, a conference took place there yesterday afternoon ... It was decided that the Housing Board would recommend to the Minister that two streets be completed and linked up at both ends...' (<i>Sydney Morning Herald</i>, 15 June 1921, p 12).</p>
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	<p>Three new streets were formed to the corner site fronting Mansion and Premier streets to make lots for 61 cottages under a 'build-to-sell' scheme promoted by the Housing Board. The Government incurred heavy losses on the Warren Housing Scheme, leading to the sale by the Housing Board of the remaining land as no funds were available for building purposes (<i>Construction and Local Government Journal</i>, 14 January 1925, p 8). The surplus land was sold within one month.</p> <p>An unused portion of the land fronting Premier Street was transferred to the Education Department for a public school and the Ferncourt Public School opened on this site in 1922.</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>The Warren HCA has historical value within Marrickville as it evidences the subdivision of Thomas Holt's extensive and prominent landmark property called The Warren.</p> <p>The expansive grounds of The Warren were subdivided progressively in 1881 and 1882 after Holt returned to England, with a final subdivision taking place in the early 1920s after the State Government purchased and demolished the mansion. Social housing was established on the last parcel of The Warren Estate.</p> <p>The street and subdivision pattern in the HCA is representative of the key phases of historical development, including the Victorian, Federation and interwar periods. The block grid plan established in 1881 and 1882 remains legible as does the 'square' on which was the site of The Warren mansion was located until it was demolished in 1919 to make way for a social housing estate. Richardson's Lookout and Ferncourt Public School were also established during this period to cater to the growing population in this area.</p> <p>The area was subdivided in anticipation of the opening of the Bankstown–Sydenham railway. The cheap land in the vicinity of Marrickville Station led to an influx of a predominantly working class population. The area is also representative of key residential typologies, displaying a variety of late Victorian workers' cottages, Federation workers' cottages and bungalows and modest Inter-War Californian bungalows. It shows the development of workers' housing in the area, retaining several well-maintained cottages, detached, semi-detached and terrace forms constructed in brick, as was common in Sydney subdivisions of this period, and reflecting the prevalence of brick manufacture in the district. Most of the area has remained in continual residential use since its establishment except on Illawarra Road, which forms a continuation of the retail/commercial hub for the suburb. Ferncourt Public School was established in 1922 in the original Victorian mansion called Prosna (later Jesmont). Above the Cooks River is Richardson's Lookout, which features the relocated gateposts from The Warren.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

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Historical association significance SHR criteria (b)	<p>The Warren HCA is historically associated with a notable local figure, Thomas Holt, and his extensive estate, The Warren. The grand Victorian Gothic mansion of the same name occupied a central flat section of the 130-acre property overlooking the Cooks River. The mansion was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley, visible for many miles around. It was built of sandstone to about 70 feet, and was surmounted by castellated battlements. The Warren was Holt's family residence until about 1879 then, on much reduced grounds of 12 acres, was occupied by Carmelite nuns until 1903. It was used during the Second World War as an artillery training range. It was resumed by the New South Wales Government in 1919 and demolished for an NSW Housing Board estate.</p> <p>The original extent of The Warren property and site of the former mansion is still legible in the subdivision pattern of the HCA. Further, Richardson's Lookout (containing the relocated gates of The Warren) and the unused burial vaults adjoining the Cooks River provide evidence of the occupation of the site by Holt and his family for a significant period to 1879.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level for historical association.</p>
Aesthetic significance SHR criteria (c)	<p>The Warren HCA has cultural significance for its aesthetic values, demonstrating key late Victorian, Federation and interwar housing typologies. The area maintains the strong rectangular grid pattern from the original Warren subdivision and represents the development of the area from the late 1880s to the interwar era.</p> <p>The properties display a good degree of integrity and intactness, incorporating typical details such as ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings. Brick Federation cottages feature front verandahs and timber elements including decorative posts and brackets, bargeboards and finials.</p> <p>Overall, the architectural character of the properties contributes positively to the surrounding area.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Warren HCA demonstrates cultural and social changes in the area with evidence of a variety of cultural overlays to fabric by migrant groups, for example Greek column-style verandah posts, and fibreglass balustrades to verandahs and fences.</p> <p>The Warren HCA has cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the 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 Marrickville.</p> <p>The Warren HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Warren HCA is a largely intact collection of late Victorian, Federation and interwar houses. Although there are some fine, highly intact examples of the various housing types, they do not represent a rare example of housing in the local area as there are similar precedents of these typologies elsewhere in Marrickville. However, collectively they are an uncommonly intact grouping, which contributes to the historical character of the area.</p> <p>The Warren HCA does not meet the threshold for cultural significance under this criterion.</p>

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Representativeness SHR criteria (g)	<p>The Warren HCA represents the development of The Warren Estate and its immediate surroundings from the late 1880s through to the interwar era. The HCA retains the boundaries of sections 1 to 6 of the first Warren Estate subdivision and the partial boundary of Sections 7 to 10 of the second subdivision.</p> <p>The area incorporates a variety of late Victorian houses and terraces, as well as Federation brick cottages and interwar bungalows. These dwellings demonstrate the use of popular materials such as brick and weatherboard, and typical features such as front verandahs and decorative timber elements. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Warren HCA is largely intact despite some later modifications. Individual streets have varying levels of intactness and integrity. Excelsior Parade, Renwick Street, Premier Street and Warren Street are particularly intact with a high proportion of original houses.</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		Certificate of Title Vol 516 Fol 12	1880	NSW Land Registry Services
Land title		Certificate of Title Vol 1458 Fol 200	1911	NSW Land Registry Services
Newspaper article	Sydney Morning Herald	Monetary and Commercial	28 Oct 1880	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Huenerbein's Promenade Concert	28 Nov 1881	Trove, National Library of Australia
Newspaper article	Evening News	The Warren Estate, Marrickville	2 Dec 1881	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	20 May 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	Wanted	7 May 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	7 Mar 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	23 May 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	19 Jan 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	3 Mar 1883	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	25 Mar 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	3 May 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	17 May 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	2 Mar 1885	Trove, National Library of Australia

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Advertising	Sydney Morning Herald	To Builders	19 Sep 1885	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	12 Feb 1887	Trove, National Library of Australia
Newspaper article	Evening News	Commercial	22 Jan 1883	Trove, National Library of Australia
Newspaper article	Smith's Weekly	State Housing Scheme	4 Oct 1919	Trove, National Library of Australia
Newspaper article	Sunday Times	State Housing Scheme	25 Jan 1920	Trove, National Library of Australia
Newspaper article	The Sun	"Parasites"	2 Nov 1920	Trove, National Library of Australia
Newspaper article	Sunday Times	State Housing	24 Oct 1920	Trove, National Library of Australia
Newspaper article	Construction and Local Government Journal	Housing Board to be Sold	14 Jan 1925	Trove, National Library of Australia

RECOMMENDATIONS

Recommendations	<p>The Warren 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 Warren 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 Warren 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, 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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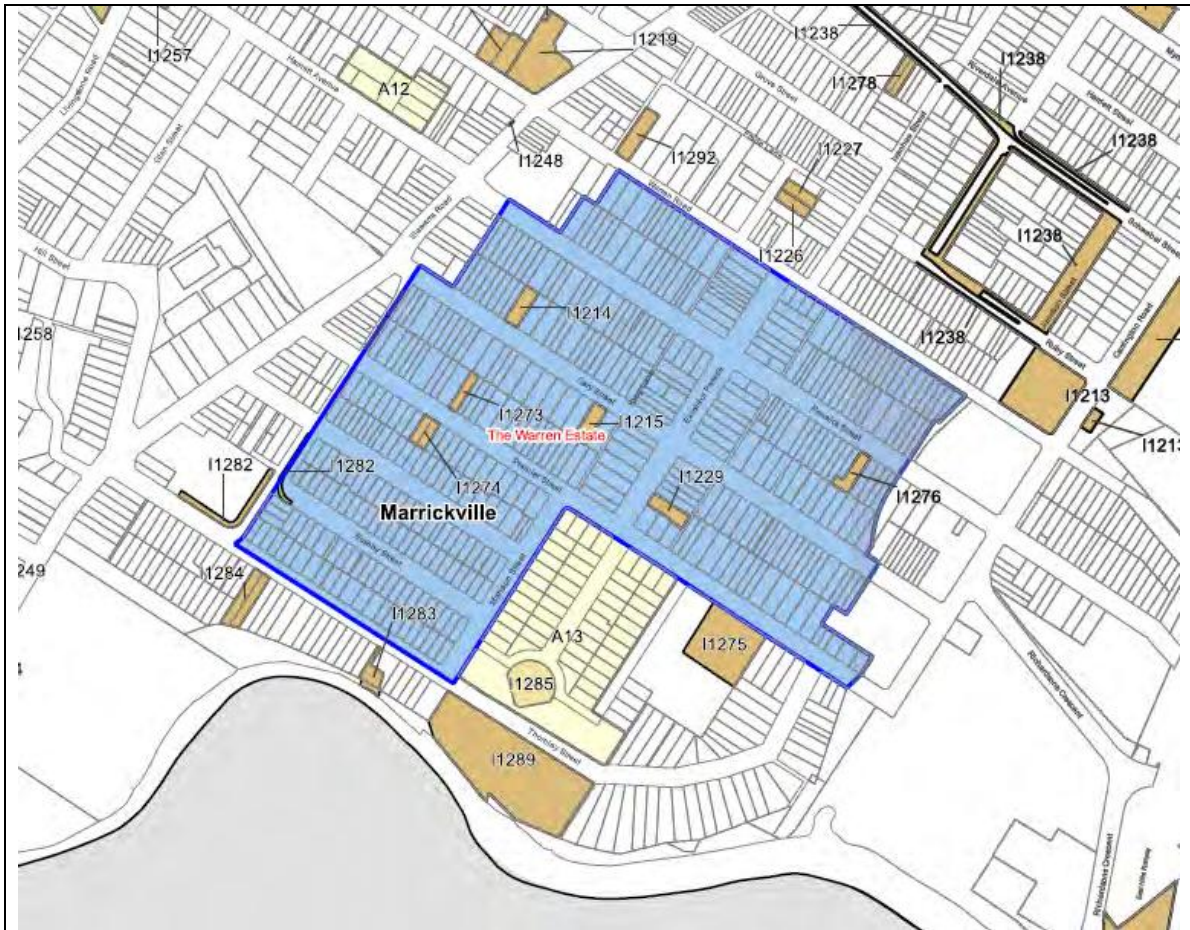
SOURCE OF THIS INFORMATION

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	The Warren HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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



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Image caption	An aerial photograph of The Warren HCA in 1943.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	NSW Spatial Services



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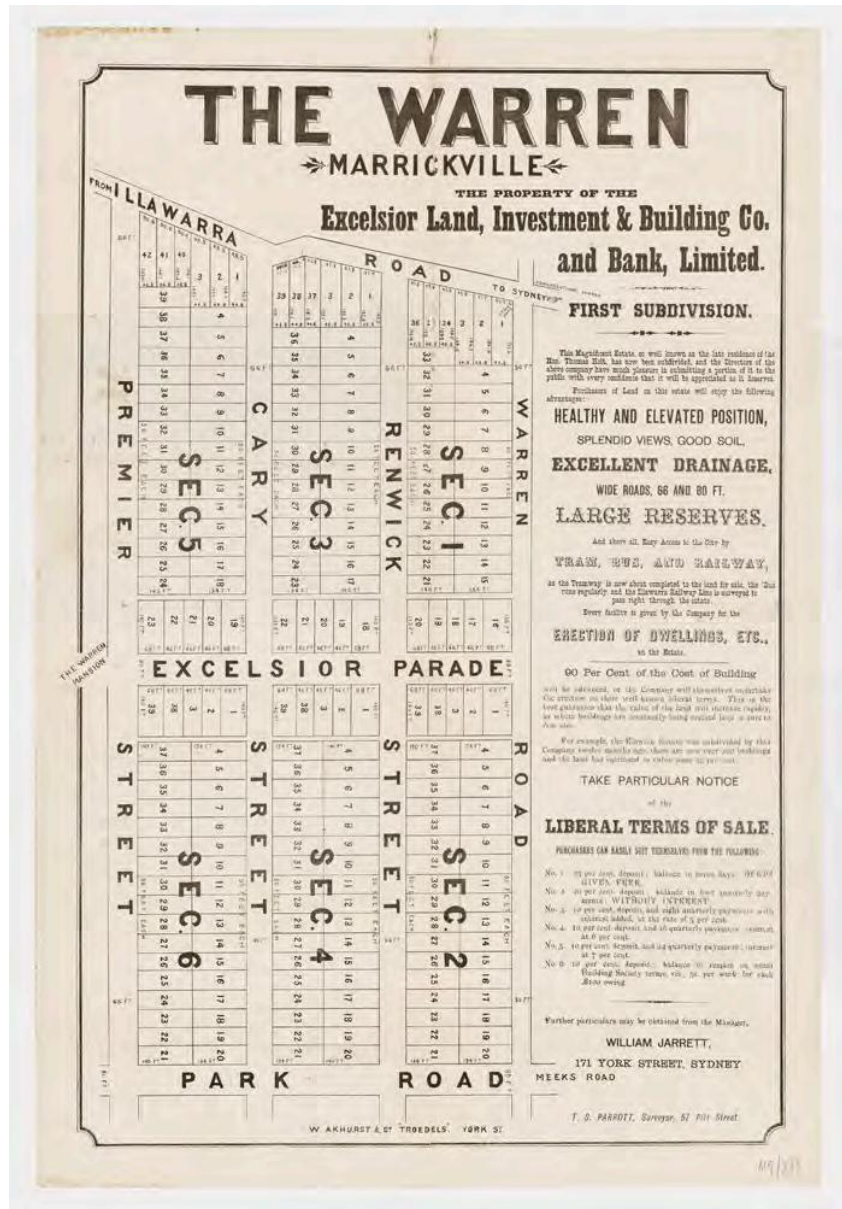
Image caption	The Warren, Marrickville.				
Image year	pre-1919	Image by	unknown	Image copyright holder	Not in copyright



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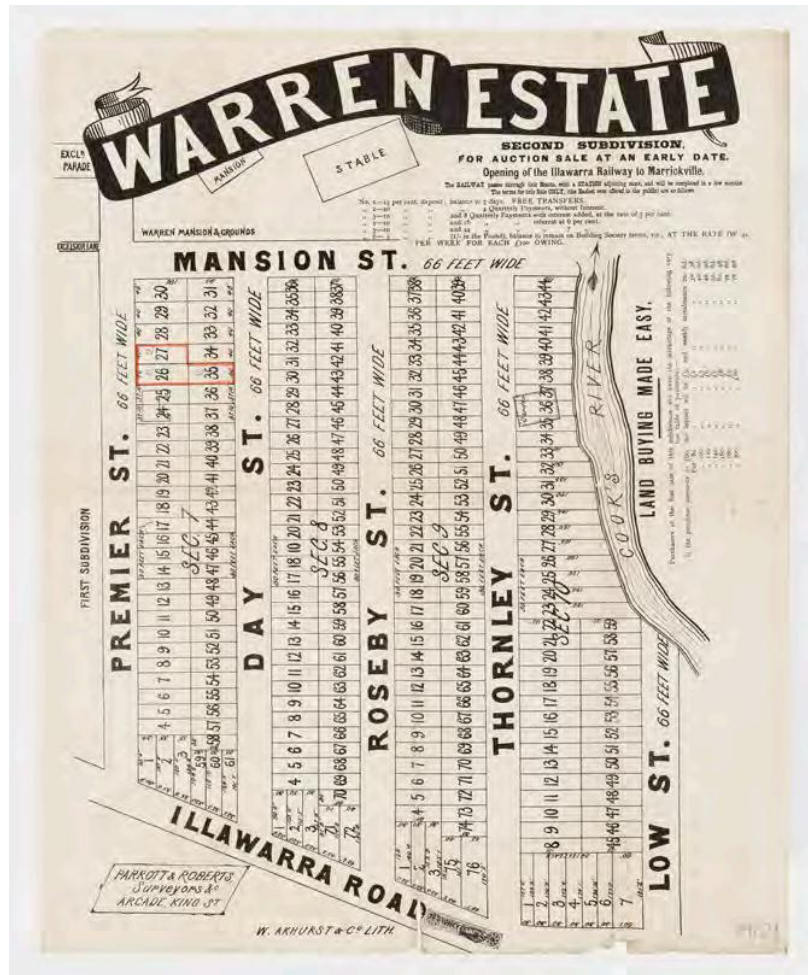
Image caption	The Warren, Marrickville, first subdivision.				
Image year	1881	Image by	Excelsior Land, Investment & Building Co.	Image copyright holder	Not in copyright



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Image caption	Warren Estate, second subdivision.				
Image year	1883	Image by	Parrott and Roberts Surveyors	Image copyright holder	Not in copyright



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Image caption	View of Excelsior Parade showing late Victorian houses and terrace.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	A typical streetscape in The Warren HCA (Day Street) showing interwar houses.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

