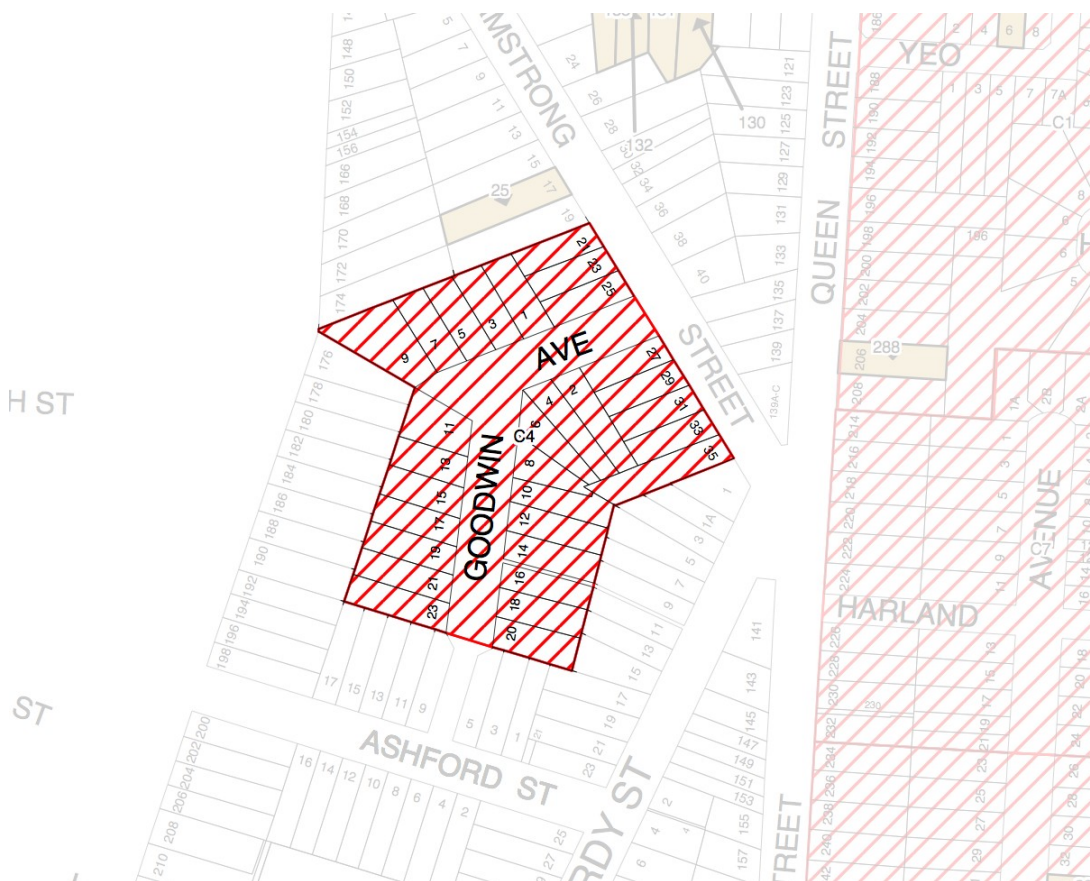


## C4 Goodwin Avenue, Ashfield

### Heritage Conservation area



#### KEY PERIOD OF SIGNIFICANCE: 1918-1920s

**HCA TYPE: Single storey residential (i) uniform single period subdivision**  
**Statement of Significance**

The Goodwin Avenue Heritage Conservation Area is of local heritage significance.

The area is of *historical significance* as a 1918 subdivision that reflects the boundaries of earlier subdivisions, resulting in the kink in the Goodwin Avenue street alignment, and which was uniformly developed as a complete sub-division by the same builder.

The area has *historical association* with the local Ashfield builder H W R Newman who designed and built all except three of the houses between 1918 and 1922.

The area has *aesthetic significance* for its uniformity of development with Inter-war California Bungalow style detached single storey brick houses.

Goodwin Avenue has *aesthetic significance* for its pre-1943 street tree plantings of brush box trees and for its wide grassed verges.

#### Key Character Elements



Subdivision and public domain elements:

- Pre-1943 street tree planting of brush box trees on grass verges in Goodwin Avenue
- Relatively wide carriageway with grass verges in Goodwin Street
- Kink in Goodwin Avenue street alignment resulting from historical subdivision boundaries

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached single storey face brick Inter-war California bungalow style houses
- Original details such as:
  - Front verandahs with original detailing
  - Original roof forms with original cladding of unglazed terracotta
  - Gable ends facing the street with original roughcast stucco, timber shingles or imitation half-timbered finishes (or a combination of these)
  - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences - low brick or timber picket
- Medium height (approx. 1.2m) hedges along front property boundaries

## NON-CONTRIBUTORY ELEMENTS

- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 4 Goodwin Avenue)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples 27 Armstrong Street, 23 Goodwin Avenue); painting of face brickwork (examples: 14 & 16 Goodwin Avenue); reskinning (example 17 Goodwin Avenue); modern roof cladding (examples concrete roof tiles); changes to windows or doors (examples 27 Armstrong Street, 23 Goodwin Avenue)
- Enclosure of front verandahs or porches (examples 3 and 16 Goodwin Avenue)
- Carports in front gardens (example 17 Goodwin Avenue)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (examples 15 and 17 Goodwin Avenue)



## Historical Development

This land was part of Robert Campbell's Canterbury Park Estate that he acquired before 1820 from the Rev Richard Johnson, to whom it had been granted in 1796.

After Campbell's death his estate was gradually broken up. By the time Ashfield became a municipality most of the surrounding streets had been created and are shown on the first map of the municipality (prepared by Higginbotham & Robinson in 1883)<sup>1</sup>. This map shows that a residential subdivision had already been created in Ashford Street, while the location of Goodwin Avenue was undeveloped. The land had however been divided into two parcels, separated by the line that can still be perceived today in the allotment boundaries and which appears to have been the cause of the kink where Goodwin Avenue changes direction. The land south of that line became known as the Alcock Subdivision.

The land, including the Alcock Subdivision, was acquired around 1918 by H W R Newman, a builder of Queen Street, and became known as Newman's Estate<sup>2</sup>. Between 1918 and 1921 Newman lodged building applications for the residences in the subdivision.

He erected all of the houses except Nos 4 and 6 Goodwin Avenue and 25 Armstrong Street. The Building Application Register is incomplete in respect of the latter house and it is possible that he also built it. The builder E G Bale was credited with the erection of the houses at No 4 and of No 6, 'Wilga', in Goodwin Avenue. From the available evidence it seems possible that Bale was either a partner of, or successor to, H W R Newman<sup>3</sup>.

Goodwin Avenue was named for John D Goodwin, Ashfield's Borough Engineer and Overseer of Works from 1880 to 1920. Goodwin was quite an important Council servant. In 1895 he designed Stanton Bridge, the stone structure built over Long Cove Creek between Summer Hill and Lewisham. He was responsible for the first asphalt roads and footpaths (in Holden Street); his suggestion for standard four-foot wide asphalt footpaths was later adopted by other municipalities. He instituted the rolling of streets, and 'his wonderful drainage works' were well known; these included the main stormwater drains under Smith and Lackey Streets. Goodwin also proposed the planting of avenues of trees along Parramatta Road and Liverpool Road, a vision that was not realised. John Goodwin lived in Queen Street at the corner of Norton Street. He retired from the council at the end of 1919 and died in 1925<sup>4</sup>.

The building applications describe the houses generally as constructed with brick walls on brick or concrete foundations, with bituminous felt dampcoursing ('Ruberoid' or 'Malthoid') and tiled roofs. The number of main rooms varied from four to five. The houses are called cottages and described as double-fronted or 3/4 frontage and the estimates of building cost are generally in the range £500 to £750. A couple of early BAs were recorded for garages and a few for early additions or alterations such as tool sheds, laundries, verandahs and extra rooms. Many changes, most of them minor, appear in the BA records from the 1960s, for example carports to Nos 8, 14 and 16, a swimming pool at No 17 and the upper storey extension to No 4, all in Goodwin Avenue.

<sup>1</sup> Ashfield Heritage Study 1993, vol 1, pp 32, 36. Copies of the Higginbotham & Robinson map are held in the collections of Ashfield Council Archives and the Ashfield & District Historical Society

<sup>2</sup> Newman's Estate and the Alcock Subdivision are named in the Valuer-General's records for the properties in this CA, held in Ashfield Council Archives.

<sup>3</sup> This is an interpretation of the entries in the BA Register and the Valuer-General's records for these properties, found in Ashfield Council Archives.

<sup>4</sup> The brief biography of J D Goodwin is given by Chris Pratten in Ashfield at Federation, pp 305-308.





**Above:** An extract from the H C E Robinson map of Ashfield South Ward, compiled in about 1912 and progressively updated. At this time this part of Ashfield was in the East Ward. Note the two unnamed subdivisions, shown by their deposited plan numbers. The oblique line separating the two is clearly shown. Goodwin Avenue, short and angled, is yet generously wide. One of the Ashford Street allotments was used to provide a narrow access from the south

## BUILDING RANKING DEFINITIONS

| Building ranking No. | Building Ranking Definition   |
|----------------------|---|
| *                    | Heritage items:<br>Buildings individually listed as heritage items in the LEP   |
| 1                    | Contributory 1:<br>Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA   |
| 2                    | Contributory 2:<br>Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character   |
| 3                    | Neutral:<br>Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA |
| 4                    | Detracting:<br>Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area  |



## Goodwin Avenue

| Street           | Side | No | Rating | Name       | Style/Observations                 |
|------------------|------|----|--------|------------|------------------------------------|
| Armstrong Street | W    | 35 | 1      | Jersey     | California Bungalow/ Arts-&-Crafts |
| Armstrong Street | W    | 33 | 1      |            | California Bungalow/ Arts-&-Crafts |
| Armstrong Street | W    | 31 | 1      | Mirador    | California Bungalow/ Arts-&-Crafts |
| Armstrong Street | W    | 29 | 1      | Montreal   | California Bungalow/ Arts-&-Crafts |
| Armstrong Street | W    | 27 | 2      | Palmerston | California Bungalow/Arts-&-Crafts  |
| Armstrong Street | W    | 25 | 1      | Bogolong   | California Bungalow/ Arts-&-Crafts |
| Armstrong Street | W    | 23 | 1      | Glenelg    | California Bungalow/ Arts-&-Crafts |
| Armstrong Street | W    | 21 | 1      | Realt      | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 2  | 1      | Haerami    | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 4  | 2      |            | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 6  | 1      | Wilga      | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 8  | 1      | Camira     | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 10 | 1      | Caliben    | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 12 | 1      | Balgownie  | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 14 | 1      | Stannaswa  | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 16 | 1      | Kildonnan  | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 18 | 1      | Kenetra    | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | E    | 20 | 1      | Wilber     | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 23 | 2      | Eleua      | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 21 | 1      |            | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 19 | 1      | St Omer    | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 17 | 2      | Georgia    | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 15 | 1      | Celestan   | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 13 | 1      | Eskside    | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 11 | 1      | Acacia     | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 9  | 1      | Ruplin     | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 7  | 1      | Marathon   | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 5  | 1      | Loxton     | California Bungalow/ Arts-&-Crafts |
| Goodwin Avenue   | W    | 3  | 1      | Rola       | California Bungalow/ Arts-&-Crafts |





| Street         | Side | No | Rating | Name        | Style/Observations                 |
|----------------|------|----|--------|-------------|------------------------------------|
| Goodwin Avenue | W    | 1  | 1      | Glen Lossie | California Bungalow/ Arts-&-Crafts |



