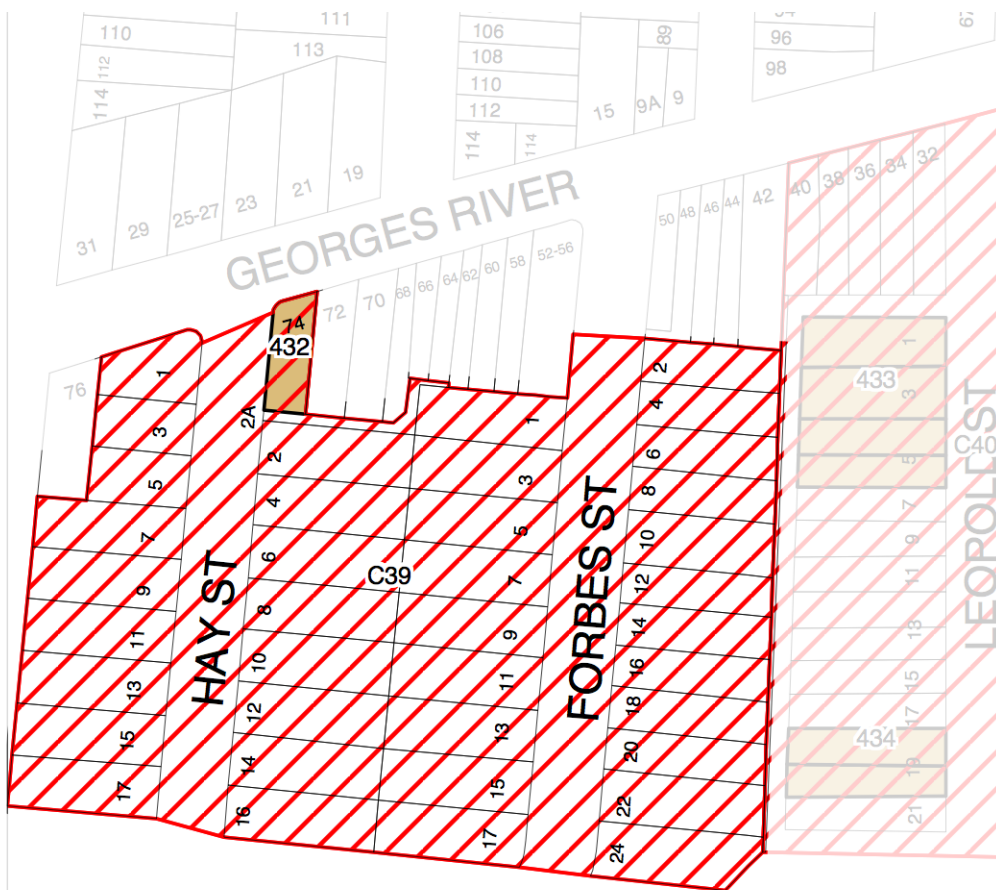


Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1919 to 1930s

HCA TYPE 2: Single storey RESIDENTIAL (i) uniform single period subdivision

Statement of Significance

The Goodlet Heritage Conservation Area is of local heritage significance.

The area is of historical significance as the 1st subdivision in 1919 of John Hay Goodlet's Canterbury Farm Estate. The subdivision, developed under a covenant to ensure high quality development, reflects changes resulting from the passing of the earliest NSW Local Government Act in 1906.

The area has historical association with John Hay Goodlet (1835-1914), timber merchant and philanthropist, with street names relating to Goodlet and his family.

The area is of aesthetic significance as an area uniformly developed with detached single storey brick Inter-war California bungalows with terracotta tile roofs on wide streets with grass verges. The palm tree street planting in Hay Street adds to the aesthetic significance of this streetscape.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of palms in Hay Street
- Relatively wide carriageways with grass verges in Hay Street and Forbes Street

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

- Uniformly detached face brick single storey housing in Inter-war California bungalow styles
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
 - Uniform materials: face brickwork, terracotta tiled roofs
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
 - Original front fences - low brick, brick & timber picket, or timber framed wire mesh, (Inter-war period houses)
- Side driveways with garaging to the rear of houses.

NON-CONTRIBUTORY ELEMENTS

- Recent houses or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 Hay Street)
- Modern detailing inappropriate to house style (example 4 Hay street verandah detailing)
- Changes to materials: Cement rendering of face brickwork (example 4 Forbes Street); modern roof cladding (example concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly powder-coated aluminium front fences (for example at No. 2 Forbes Street).



Historical Development

This area is on land once part of the Canterbury Farm Estate, owned by John Hay Goodlet (1835-1914)¹, timber merchant and philanthropist, one of Ashfield's most prominent citizens in the late 19th and early 20th century.

Following Goodlet's death in 1914, the area was subdivided as The Goodlet Estate. As Goodlet had no children, he left most of his estate to the Presbyterian Church.

The street names within the subdivision relate to Goodlet: Goodlet's first wife (married 1860) was Ann Alison Dickson (1827-1903); Goodlet's second wife (married 1904) was Elizabeth Mary Forbes (1865-1926), it is presumed that Forbes Street and Alison Street within the subdivision were named for these two, and Hay Street after Goodlet's middle name.

This area comprises of a portion of residential allotments from the 1919 sale of 51 building sites south of Georges River Road. The unsold lots were transferred to the Presbyterian Church in 1926 when Goodlet's widow died. All lots were sold with a covenant which provided that the value of the houses to be built should exceed £500, and that the main building should be of brick or stone and roofed with slates or tiles, or such other material approved by the vendors. The covenant and the period of development ensured the area was uniformly developed with detached single storey brick Inter-war California bungalows with terracotta tile roofs.

¹ Australian Dictionary of Biography online entry for Goodlet, John Hay (1835-1914) by Ruth Teale





Above: Map of the 1919 1st subdivision of the Goodlet Estate, which includes the area covered by the Goodlet Heritage Conservation Area Source: Ashfield Subdivision plans online NSW State Library, Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: 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: 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: 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: 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



Goodlet

Street	Side	No	Rating	Name	Style/Observations
Forbes Street	E	2	1		
Forbes Street	E	4	2		
Forbes Street	E	6	1		
Forbes Street	E	8	1		
Forbes Street	E	10	1		
Forbes Street	E	12	1		
Forbes Street	E	14	1		
Forbes Street	E	16	1		
Forbes Street	E	18	1		
Forbes Street	E	20	1		
Forbes Street	E	22	1		
Forbes Street	E	24	1		
Forbes Street	W	17	1		
Forbes Street	W	15	1		
Forbes Street	W	13	1		
Forbes Street	W	11	1		
Forbes Street	W	9	1		
Forbes Street	W	7	1		
Forbes Street	W	5	1		
Forbes Street	W	3	1		
Forbes Street	W	1	1		
Georges River Road		74	*		
Hay Street	E	2	3		
Hay Street	E	4	1		
Hay Street	E	6	1		
Hay Street	E	8	1		
Hay Street	E	10	1		
Hay Street	E	12	2		
Hay Street	E	14	1		
Hay Street	E	16	1		



Street	Side	No	Rating	Name	Style/Observations
Hay Street	W	17	1		
Hay Street	W	15	1		
Hay Street	W	13	1		
Hay Street	W	11	1		
Hay Street	W	9	1		
Hay Street	W	7	1		
Hay Street	W	5	1		



