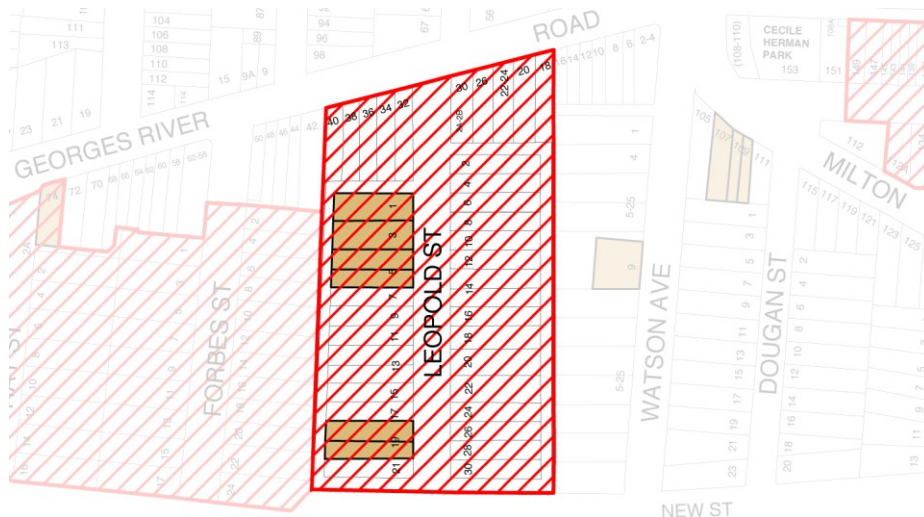


C40 Hillside, Croydon Park Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1882 to 1940s

HCA TYPE 3: Mixed Residential Statement of Significance

The Hillside Heritage Conservation Area is of local heritage significance.

The area is of historical significance for its distinctive late Victorian period (1882) subdivision pattern and as a subdivision of Goodlet's Canterbury House estate.

The area has historical association with John Hay Goodlet (1835-1914), timber merchant and philanthropist.

The area is of aesthetic significance for its distinctive subdivision pattern with rear laneways and wide principal street (Leopold Street) with grass verges and early Brush box street tree planting, and for its predominantly single storey brick detached housing developed in the Federation to Inter-war period (1910s to 1920s) with a few exceptions.

The area also features rare early outbuildings off rear laneways.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within the carriageway in Leopold Street
- Relatively wide carriageway in Leopold Street
- Distinctive 1882 subdivision pattern featuring rear rights-of-way

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

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Victorian period single storey detached houses (Nos. 21 and 30 Leopold Street)
- 1910s-1920s single storey semi-detached shops at Nos 22-24 Georges River Road
- Single storey detached weatherboard cottage (10 Leopold Street)
- Single storey semi-detached brick houses circa 1940s at Nos. 2A & 2B Leopold Street
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - Rendered brickwork walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets for Victorian period houses
- Early brick outhouses or stables off rear rights-of-way (examples brick outhouse at rear of 30 Leopold Street, brick stables at rear of No. 19 Leopold Street)



NON-CONTRIBUTORY ELEMENTS

- Modern commercial building at No. 26 Georges River Road
- Recent houses (examples 14, 20 Leopold St) or heavily altered houses with difficult to reverse uncharacteristic alterations
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 15 Leopold Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 36 & 38 Georges River Road, 11, 4, 24,26 Leopold Street);
- modern roof cladding and loss of chimneys (example concrete roof tiles to 11, 13 Leopold Street, 36 & 38 Georges River Road)
- Aluminium framed windows (example 36 Georges River Road, 11, 6, 28 Leopold St) and roller shutters (9 & 11 Leopold Street)
- Front and/or side verandah enclosures (examples Nos. 1 & 17 Leopold Street) or loss of verandah detail (11 Leopold Street)
- Modern front fences of unsympathetic design and materials (example powder-coated aluminium front fence at 16 Leopold Street, concrete front fence at 24 Leopold Street, brick and concrete front fence at 21 Leopold Street), particularly high solid masonry front fences.

Historical Development

The first land grant in this corner of Ashfield was a grant of 100 acres in 1794 to Lieutenant James Lucas. By 1820 this grant, like many other early ones, had been absorbed into Robert Campbell's very large Canterbury Park Estate.¹

When the break-up of that estate occurred, John Hay Goodlet (1835-1914)², timber merchant and philanthropist, one of Ashfield's most prominent citizens in the late 19th and early 20th centuries, acquired several parcels in the area south of Georges River Road. His famous Canterbury House and garden were created just south of the Ashfield Council area boundary, adjacent to his Ashfield holdings.

This Ashfield land was later gradually subdivided for residential development, some of the streets bearing names associated with Goodlet, including Hay and Forbes. Later, the alignment of Watson Avenue was influenced by one of the carriage drives leading from Milton Road to Canterbury House.

Hillside was the first of these Goodlet holdings to be subdivided. It appeared with that name in Ashfield's first municipal map, prepared by Higinbotham & Robinson in 1883.³ Leopold Street, one chain (66 feet) wide, leading south from Georges River Road, was created to provide access to 42 residential allotments, all of them serviced also by 20-foot wide rear rights-of-way. There were also ten allotments facing Georges River Road.

The lots were offered for sale by auction in June 1882, by Watkin & Watkin, the real estate firm that appears to have been the first in Ashfield. Their subdivision plan described it as 'Hillside, Ashfield Heights'.

Like the other north-south streets nearby, Leopold Street was extended, a little out of alignment, across the municipal boundary into Canterbury following the break-up of Goodlet's Canterbury House property after his death in 1914.

On a later map of Ashfield, the properties facing Georges River Road in this and a nearby subdivision were shown outside the area described as Residential District No 6. Within the 'residential districts' it was prohibited to erect buildings for trade, industry, public amusement or residential flats.⁴ The corollary was that the Georges River Road

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36.

² Australian Dictionary of Biography online entry for Goodlet, John Hay (1835-1914) by Ruth Teale

³ Copies of the Higinbotham & Robinson map of 1883 are held in Ashfield Council Archives and in the collection of the Ashfield & District Historical Society.

⁴ This restriction was eventually enshrined in the Government Gazette of 16 February 1939, ie. long before land zoning became the norm.



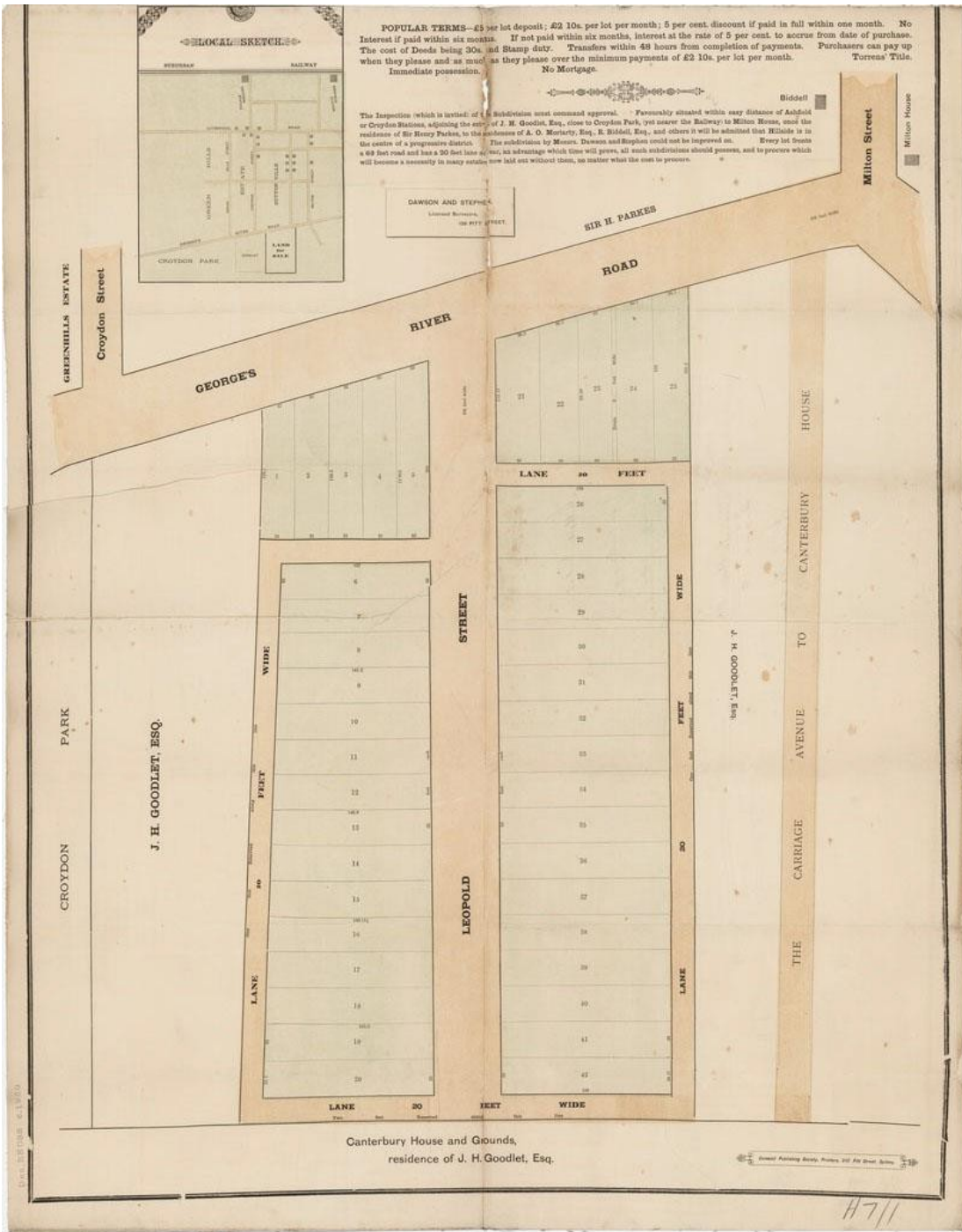
properties might be so used, though these lots were initially zoned for residential purposes.

Re-subdivisions occurred after the initial sales. For example the houses at Nos 1 and 3 Leopold Street were built by James Wilson in 1908, on three allotments divided into two. The house at No 5 Leopold Street was built across two allotments in 1910. No 19 Leopold Street, built in 1907 by Walter Greenfield and named 'Arun', also occupies two allotments; at the rear of the site, accessed by the right-of-way, it has a stable building, now a rare thing in Ashfield.⁵ These four properties were recognised as heritage items by the Council in 1993. No 14 Leopold Street also occupies two allotments, while Nos 18, 20 and 22 occupy sites that were widened by re-subdivision from four allotments. Even though the first allotments were sold in 1882, only two houses were built during those early years. These are numbers 21 and 30, at the south end of Leopold Street. Nos. 2A & 2B Leopold Street appear to be a pair of single storey circa 1940s brick semi-detached houses.

The majority of the houses in the HCA were built in the Federation or Inter-War period.

⁵ Ashfield Heritage Study 1993, vol 2, reference No 161





Above: The Hillside Estate subdivision of 1882. Source: NSW State Library historical subdivision maps Call No. Z/SP/A7



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



Hillside

Street	Side	No	Rating	Name	Style/Observations
Georges River Road	S	18	1		Arts-&-Crafts
Georges River Road	S	20	1		Arts-&-Crafts
Georges River Road	S	22-24	1		
Georges River Road	S	26	3		
Georges River Road	S	30	1		Simplified Art Deco
Georges River Road	S	32	1		Queen Anne/Arts-&-Crafts
Georges River Road	S	34	1		Queen Anne/Arts-&-Crafts,
Georges River Road	S	36	2		Arts-&-Crafts
Georges River Road	S	38	1		Arts-&-Crafts
Georges River Road	S	40	1		Arts-&-Crafts
Leopold Street	E	2A-2B	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	2	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	4	1		Arts-&-Crafts/California modified
Leopold Street	E	6	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	8	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	10	1		Queen Anne
Leopold Street	E	12	1		California Bungalow
Leopold Street	E	14	3		Mock 'Federation'
Leopold Street	E	16	1		Queen Anne/Arts-&-Crafts
Leopold Street	E	18	1	Newmills	Queen Anne/Arts-&-Crafts
Leopold Street	E	20	2		Sydney Bungalow
Leopold Street	E	22	1		Queen Anne/Arts-&-Crafts
Leopold Street	E	24	?		Mediterranean
Leopold Street	E	26	2		Victorian (?) indeterminate
Leopold Street	E	28	1		California Bungalow
Leopold Street	E	30	2		Victorian (?) indeterminate
Leopold Street	W	21	1		Victorian Italianate
Leopold Street	W	19	*		Queen Anne, sympathetically
Leopold Street	W	17	1		Queen Anne/Arts-&-Crafts
Leopold Street	W	15	2		Queen Anne/Arts-&-Crafts



Street	Side	No	Rating	Name	Style/Observations
Leopold Street	W	13	1		Queen Anne (?)
Leopold Street	W	11	1		Federation
Leopold Street	W	9	2		
Leopold Street	W	7	1		Arts-&-Crafts/Art Deco
Leopold Street	W	5	*	Levondale	Queen Anne/Arts-&-Crafts
Leopold Street	W	3	*		Queen Anne/Arts-&-Crafts
Leopold Street	W	1	*	Woongarra	QueenAnne/Arts-&-Crafts,



