

AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)

Name of Item	House, 'Meringo', one of a group of three adjacent houses	Reference N°	2 01 02																								
Other Names		Land Title																									
Address	34 Albert Parade	Locality	Ashfield																								
		Postcode																									
Item Type	Building	Owner/s																									
Group Name																											
Statement of Significance	<p>One of three single-storey houses forming a harmonious ensemble which, although of 20th-century vintage, yet demonstrates the original character of Albert Parade as a residential square of detached single-family houses. The houses and the sites on which they stand are associated with John W Watkin and his family. Watkin was one of Ashfield's most prominent real estate agents, secretary of the Sydney Permanent Freehold Land and Building Society, which developed Albert Parade and other subdivisions in the area, and a former Mayor of Ashfield.</p>	Condition as observed from street —	<input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic																								
Summary of Significance	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Rare</th> <th style="width: 15%; text-align: center;">Associative</th> <th style="width: 15%; text-align: center;">Representative</th> </tr> </thead> <tbody> <tr> <td>Historic</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Aesthetic</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Social</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Scientific</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Other</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>		Rare	Associative	Representative	Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Modifications —	The verandah has been filled in with glazing and the original front door is concealed. The front fence is now steel mesh.
	Rare	Associative	Representative																								
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Photo Roll N° 27	Frame N° 18	Survey Date 26/2/2002	Surveyed by RI
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Current Use House, 'Meringo', 34 Albert Parade, Ashfield, one of a group of three adjacent houses	Reference N° 2 01 02
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>On a suite of allotments that included this site, John W Watkin, a prominent estate agent and Secretary of the Sydney Permanent Freehold Land and Building Society, built his house 'Wellesley', in about 1881.(1) It was occupied by the Watkin family until 1917, at which time the available evidence indicates that it was demolished and the Watkin Estate created.</p> <p>The house now at No 34 was the subject of a building application in 1919, made by Mrs Emma Watkin, owner, of Artarmon and Chas Taylor, builder, of Hurlstone Park, in which the building was described as having a brick foundation, 11-inch thick [that is, cavity] main walls, a 'Ruberoid' dampcourse and a tile roof, and an estimated value of £700.(2) In 1920 John Watkin was the owner of the three houses Nos 34, 36 and 38, the valuation for this house being given in that year as £220 unimproved and £900 improved. John Maitland Hotson became owner in 1922. In 1928 the property was valued at £360 unimproved and £1,200 improved.(3) By 1940 the owner and occupier was Thomas Diplock and the valuation was £340 unimproved and £1,025 improved.(4) Constance Diplock, spinster, was owner in 1959 and John W Diplock, retired, owned the property in 1972.(5)</p> <p>Refer also to the separate Inventory sheet for the group.</p>	
<p>Physical Description</p> <p>This is one of three originally similar Inter-War California Bungalows, Nos 34 and 36 having been almost identical. No 36 next door is more original and intact. The building is typically single-storeyed and built of brick, with a low-pitched roof of terra cotta tiles. From the full-width street-facing gable there projects a side wing, also with a street-facing gable. Both gables have a simple panel-and-batten treatment and the larger one has projecting purlins and an apex screen. The facade is roughcast rendered above the height of about a metre and a half and the corners of the building have one-course brick quoining. The side walls are common bricks. The gable bay has a three-light surface mounted casement window with leaded glass, a rendered apron and a narrow jack-joisted hood. The verandah has full-height piers faced with roughcast render and lightly decorated with projecting headers. These support the main beam of a flat roof and between them there is a low brick balustrade which is possibly not original. A curved path leads to the side entry. The front garden is simple and the fence is now made of steel mesh.</p>	
<p>Information Sources</p> <p>(1) Refer to the Inventory sheet for the group.</p> <p>(2) Building Application record, 1919, No 3844-45, in Ashfield Council Archives; Rate Book, North Ward, 1920, Nos 1-3, <i>ibid</i>.</p> <p>(3) Valuer-General's records, <i>ibid</i>, 1928, No 4, in Ashfield Council Archives; records in Ashfield & District Historical Society.</p> <p>(4) Valuer-General's records, <i>ibid</i>, 1940, No 34.</p> <p>(5) Records in Ashfield & District Historical Society.</p>	