

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

Name of Item	House, 'Waldrick', one of a group of three adjacent houses'	Reference N°				
Other Names	'Wellesley'	2 01 03				
Address	36 Albert Parade	Land Title				
Locality	Ashfield Postcode					
Item Type	Building	Owner/s				
Group Name						
Statement of Significance		Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic				
<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>						
Summary of Significance		Modifications — Security screens have been added. The front fence is now steel mesh.				
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">Rare</td> <td style="width: 33%; text-align: center;">Associative</td> <td style="width: 33%; text-align: center;">Representative</td> </tr> </table>			Rare	Associative	Representative
	Rare		Associative	Representative		
Historic	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" 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"/>			



Photo Roll N° 27	Frame N° 19	Survey Date 26/2/2002	Surveyed by RI
-------------------------	--------------------	---------------------------------	--------------------------

Ashfield Heritage Study Review of Areas Zoned 2(a)

<p>Current Use</p> <p>House, 'Waldrick', 36 Albert Parade, Ashfield, one of a group of three adjacent houses</p>	<p>Reference N°</p> <p style="font-size: 1.2em;">2 01 03</p>
<p>Heritage Listing Recommended</p>	
<p>Themes : Local</p> <p>Subdivision and consolidation</p>	<p>Themes : State</p> <p>Towns, suburbs and villages</p>
<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. 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.(1)</p> <p>The house now at No 36 was the subject of a building application in 1919 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 main walls, a 'Ruberoid' dampcourse and a tile roof, and an estimated value of £700.(2) In fact all three houses, 34, 36 and 38, were erected for John Watkin and they appear in the Rate Book initially in 1920. No 36 was first occupied by Mrs Emma Watkin.(3) In 1928, No 36 was named 'Wellesley', was owned by Miss Mildred Watkin, of Marrickville and occupied by James Morton. Its valuation was then £360 unimproved and £1,225 improved. Mildred Isabel Watkin was daughter of John Watkin and she lived to more than a hundred years of age.(4) In 1940 Miss Watkin sold the property, still called 'Wellesley', to Mrs Clara Ellen Warner, who also occupied it. It was then valued at £340 unimproved and £1,000 improved. This reduction in value presumably reflects an effect of the great depression. The owner in 1962 was George Woodfield.(5)</p> <p style="text-align: right;">Refer also to 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 being almost identical. 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 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 splayed rendered apron and a narrow, jack-joisted hood. The verandah has battered masonry piers, faced with roughcast render, supporting paired and tapered timber posts which in turn support the flat roof. Its floor is tessellated tiles with marble edging, and a curved path similarly paved leads to the entry. The front door has a sidelight and transom-lights and a door with sidelight opens on to the verandah. 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.</p> <p>(3) Rate Book, North Ward, 1920, Nos 1-3, in Ashfield Council Archives. <i>Sands Directories</i>.</p> <p>(4) Valuer-General's records, 1928, No 5, in Ashfield Council Archives; <i>Sands Directories</i>; information from the records of Ashfield & District Historical Society.</p> <p>(5) Valuer-General's records, 1940, No 35, <i>ibid</i>; further information from the records of Ashfield & District Historical Society.</p>	