

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

<b>Name of Item</b>	House, 'Gracemere', one of a group of three adjacent	<b>Reference N°</b>
<b>Other Names</b>	houses	2 01 04
<b>Address</b>	38 Albert Parade	<b>Land Title</b>
<b>Locality</b>	Ashfield	<b>Postcode</b>
<b>Item Type</b>	Building	<b>Owner/s</b>
<b>Group Name</b>		
<b>Statement of Significance</b>		<b>Condition as observed from street —</b>
<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>		<input type="checkbox"/> Intact
		<b>Minor alteration —</b> <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic
<b>Summary of Significance</b>		<b>Major alteration —</b>
	<b>Rare</b>	<b>Associative</b>
		<b>Representative</b>
<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Aesthetic</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Social</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Scientific</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>
		<b>Modifications —</b>
		The verandah has been filled in and the original front door is concealed. There is now a concrete block fence. The barge boards appear not to be original.



<b>Photo Roll N°</b> 27	<b>Frame N°</b> 20	<b>Survey Date</b> 26/1/2002	<b>Surveyed by</b> RI
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## Ashfield Heritage Study Review of Areas Zoned 2(a)

<b>Current Use</b>	<b>Reference N°</b>
House, 'Gracemere', 38 Albert Parade, Ashfield, one of a group of three adjacent houses	2 01 04
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation	<b>Themes : State</b> Towns, suburbs and villages
<p><b>Historical Notes</b></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>In fact all three houses, Nos 34, 36 and 38, were erected for John Watkin and they appear in the Rate Book initially in 1920.(2) Soon afterwards Mrs Emma Watkin is recorded as owner and occupier of No 38, and its valuation is given as £300 unimproved and £1,200 improved.(3) By 1923 it had passed to Lincoln Watkin. In 1928 the name 'Etklinrae' appeared and its valuation was £324 unimproved and £1,300 improved.(4) Watkin still owned the property in 1940, by which time (presumably because of the impact of the great depression) its valuation had decreased to £306 unimproved and £1,100. The house was still called 'Etklinrae' but by then Lincoln Watkin was living in Eastwood.(5) The property passed to his wife Charlotte, then to Lawrence Ware in 1963, and to Lindsay Bolton in 1981.(6)</p> <p style="padding-left: 2em;">Refer also to separate inventory sheet for the group.</p>	
<p><b>Physical Description</b></p> <p>This is one of three originally similar Inter-War California Bungalows. The building is typically single-storeyed and built of brick, with a low-pitched roof of terra cotta tiles. The side walls are common bricks. From the full-width street-facing gable there projects a side wing, also gabled. Both gables have a simple panel-and-batten treatment and the larger one has projecting purlins and an apex screen. The gable bay has a three-light surface mounted casement window with leaded glass and a narrow, jack-joisted hood. The verandah has brick piers and a partial balustrade but, because it has been filled in, the original form of the verandah is no longer evident except for the flat roof. A side path leads to the side entrance.</p>	
<p><b>Information Sources</b></p> <ol style="list-style-type: none"> <li>(1) Refer to the Inventory sheet for the group.</li> <li>(2) Rate Book, North Ward, 1920, Nos 1-3, in Ashfield Council Archives.</li> <li>(3) Valuer-General's records, North Ward, 1922-25, No 6, <i>ibid</i>.</li> <li>(4) Valuer-General's records, 1928, No 6, <i>ibid</i>.</li> <li>(5) Valuer-General's records, 1940, No 36, <i>ibid</i>.</li> <li>(6) Information in the collections of Ashfield &amp; District Historical Society.</li> </ol>	