

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

Name of Item	House, 'Welwyn'	Reference N°	5 20 01
Other Names	'The Manse'		
Address	42 Tintern Road	Land Title	
Locality	Ashfield	Postcode	2131
Item Type	Building	Owner/s	
Group Name			
Statement of Significance		Condition as observed from street —	
<p>An early and now highly unusual eclectic house, which displays a clever and possibly unique adaptation to the original design, made early in the 20th century. As well as this aesthetic significance, the history of the property is interesting, incorporating ownership by the Congregational Church and its use as a manse.</p>		<input checked="" type="checkbox"/> Intact	
		Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic	
Summary of Significance		Major alteration —	
	Rare	Associative	Representative
Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aesthetic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social	<input type="checkbox"/>	<input 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 —	
		No recent changes are evident	
			
Photo Roll N°	71	Frame N°	14A
		Survey Date	8/3/2004
		Surveyed by	RI

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Current Use House, 'Welwyn', 42 Tintern Road, Ashfield	Reference N° 5 20 01
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
Historical Notes At first part of a 1794 grant to John Miller, this land was absorbed into Robert Campbell's Canterbury Park Estate. By about 1880 this area, between what became Tintern Road and Victoria Street, was being referred to as Wilshire's Paddock. The land was purchased by the Town & Country Land Company.(1) The first evidence of the house is found in the Rate Book of 1895, when its owner and occupier was John Bentley and the house was named 'Welwyn'. In 1897, when Mrs Bentley sold the property to John Felix Booth, JP, estate agent, it was the only house on the east side of Tintern Road between Robert and Clissold Streets. Booth lived there until about 1909, when the property was sold to Jas H Whipp, a storekeeper, of Cronulla. It was occupied by George Croaker.(2) In 1911 Jas Whipp sold the house to William Alston. Alston still owned it in 1913, when its improved valuation was £950. In 1915, Alston's house, tenanted by George Leaney, its valuation increased to £1,075. This increase in a two-year period is the only known indication as to the time when the appearance of the house was changed from that of a Late Victorian design to an unusual, early version incorporating late Federation and Inter-War idioms.(3) In 1920 Helena Williams, who was then the owner, sold the property to the Trustees of the Congregational Union which was called 'The Manse'. Then unrateable, it was occupied by the Rev Jeffrey Brown until 1930, when the Rev R W Ashford began his tenancy. In 1943 the improved valuation of the property was recorded as £1,500.(4)	
Physical Description The architectural style of this house is now eclectic, having evidently reached its present state around the time of World War I. Single-storeyed, its form is L-shaped, having a main roof of fairly steep pitch sheeted in slate and trimmed with terra cotta including crested ridging,, and from this a gabled wing with a steep roof projects towards the street. Beside this wing a wide verandah extends to the south around the corner, even more broadly, and under its own lateral gable. More unusual still is the extension of the verandah to the north beneath the gabled wing, giving it a dramatic oversailing effect. The obviously late-Victorian elements, other than the steep roofs, are the chimneys, which have corniced tops and semi-cylindrical pots. But elsewhere the detailing evokes the architecture of the late Federation/early Inter-War years, particularly the California Bungalow style as in the expansive verandahs. Other instances of this evocation include the panel-and-strap treatment of the gable and the splayed apron of the panels below it (which, with the high roof, give a faintly Tudor effect); the widely-spaced and stout paired verandah posts supported upon capped brick piers curving up from bullnose-capped brick balustrading; the surface-mounted windows having casement sashes with leaded glass; and the spiky bargeboards and exposed rafter feet. The front fence and gate ensemble is in the form of a late Victorian iron palisade with stone base and carved posts. There is a brick-paved side driveway leading to a garage at the rear.	
Information Sources (1) <i>Ashfield Heritage Study 1993</i> , vol 1, pp 32, 36; Higinbotham & Robinson map of Ashfield, 1883; Ashfield Rate Book, south ward, 1892, No 833; 1894, No 785; <i>Sands Directories</i> . (2) Rate Book, south ward, 1895, No 826; 1896, No 811; 1897, No 811; Rate Book, east ward, 1907, No 37; Valuer-General's records, east ward, 1908-10, No 511; <i>Sands Directories</i> . (3) Rate Book, east ward, 1911, No 1083; 1915, No 1103; <i>Sands Directories</i> . (4) Rate Book, east ward, 1920, No 1647; Valuer-General's records, east ward, 1920, No 1537; <i>ibid</i> , 1943, No 1847; <i>Sands Directories</i> .	