

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use House, 'Malwa', 2 Bland Street, Ashfield	Reference N° 2 02 01
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The land in this area was at the northern edge of William Faithful's 25-acre grant of 25 acres. By about 1820 Faithful's holding had been incorporated into Joseph Underwood's Ashfield Park Estate.(1) In the 1883 Higinbotham & Robinson map of Ashfield, Bland Street had not been formed south of Elizabeth Street, where the site of No 2 now is; instead, the land is shown in the ownership of C Whitney. By the early 20th century Bland Street was extended, slightly wider than it is on the north side of Elizabeth Street, and continued under the railway bridge so as to link to Brown Street and then on to Holden Street. Whitney's land was acquired by the Railway Commissioners and subdivided into six allotments, as it is today. This allotment is the southernmost, adjacent to the railway line.(2) Construction of the houses on these blocks began in 1918. No 2 Bland Street first appears in the Ashfield Rate Book in 1919, when it was owned by Madeline Violet Merton, who purchased the property from J Robinson for £800. Its valuation in that year was £166 unimproved and £800 improved. It was described as a four-room brick and tile cottage.(3) The property changed hands in about 1922, when it was purchased by Ellen Mary and Mary Irene McCauley. It was then valued at £227 unimproved and £975 improved.(4) Its name 'Malwa' first appeared in 1924, when the occupant was A E Lynch.(5) By 1928 its valuation had increased to £315 unimproved and £1,150 improved. The Misses McCauley lived at No 52 Bland Street and the occupier of the house was then O G D McGraw, who remained there until at least 1933.(6)</p>	
<p>Physical Description</p> <p>This is an example of what was called a 3/4 frontage house. Its architectural style is a composite of Arts-&-Crafts and California Bungalow. The walls are brick, the facade being in face work above a rendered base. The main roof has a street-facing gable from which there projects a smaller side gable bay. Both gables have panel-and-batten treatment and bulb-ended barge boards. The verandah is a small, flat-roofed, simple paired-posted structure alongside the subsidiary bay, protecting the entrance doorway. The projecting bay window has four leaded-glass casement lights facing the street, with small flanking lights. The front garden is small and simple, with a mature palm, while the front fence is a brick panel-and-pier design with pipe rails between the piers. There is a side driveway between the railway reserve and the house. There appear to be no chimneys.</p>	
<p>Information Sources</p> <p>(1) Ashfield Heritage Study 1993, vol 1, pp 32, 36. (2) H E C Robinson Map of Ashfield, north ward, undated but about 1912. (3) Rate Book, North Ward, 1919, No 2165; Valuer-General's records, 1920, No 386, in Ashfield Council Archives. <i>Sands Directory</i> lists the occupant in 1920 as Max F Merton. (4) Valuer-General's records, <i>ibid</i>, 1922-25, No 396. (5) <i>Sands Directories</i>. (6) Valuer-General's records, North Ward, 1928, No 444, <i>ibid</i>; <i>Sands Directories</i>.</p>	