

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use House, 43 Park Avenue	Reference N° 1 16 20
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation The Boom Years	Themes : State Towns, suburbs and villages
Historical Notes This property is part of the Education Park Estate, the allotments of which were first offered for sale in 1882.(1) It is located at the corner of the short unnamed street giving southern access to Pratten Park, and is described as Lot 63 of Section 1. Lots 64, 65 and 66 were taken for the park access street. The allotments in this part of Park Avenue were only 15 feet (4.6 m) wide, but re-subdivisions increased the widths of most of them, making this one of the few so narrow that remain. H P Cooper is recorded as the owner of this allotment in 1884 and, according to the 1887 rate book, Henry Playford became the owner and occupier of the house.(2) Harry Playford was a warehouseman and is first listed as occupant in 1888. It seems likely that he died in 1908, for the ownership changed in 1907 to Emily Playford, and she remained the owner and occupier until 1922.(3) In 1925 Frederick J Lane is recorded as occupier and he continued so until at least 1933.(4) On a 1958 map of Ashfield prepared by the Cumberland County Council and marked up in 1959 to show the condition of buildings in the municipality, this property is shown as 'bad'.(5)	
Physical Description The house is a narrow single-storeyed timber building, the side walls of which are on the boundaries of the site. Rectangular in plan, with a small appendage at the rear, it has a front verandah under a corrugated metal skillion roof. The main roof is a fairly steep gable with the ridge parallel to the street and sheeted with corrugated metal. The roof space contains an attic with a dormer window, which appears to be original, facing the street, with a curved roof also of corrugated metal. The walls are clad in weatherboards and the exterior joinery is timber, the windows having double-hung sashes. There is a tiny front garden. The property is in fairly poor condition and the verandah appears to have been altered by being partly filled in. However the house appears to be quite capable of restoration.	
Information Sources (1) Subdivision Plan in Ashfield Council archives. See also the history notes in the Park Avenue Conservation Area, in this Review. (2) Rate Book, 1887, in Council archives. (3) <i>Sands Directory</i> , from 1887; Rate Books, 1906, 1907, 1908. (4) <i>Sands Directory</i> , to 1932-33. (5) The properties were assessed during a Land Use Survey. Ashfield Council Archives.	