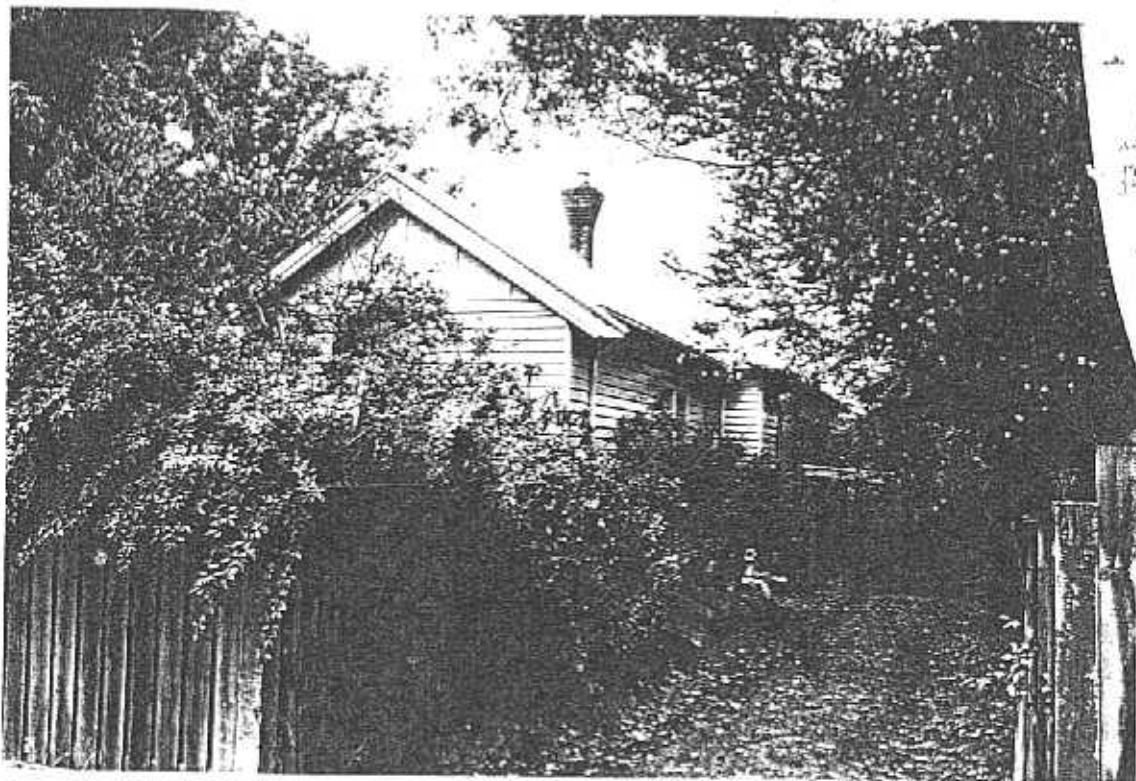
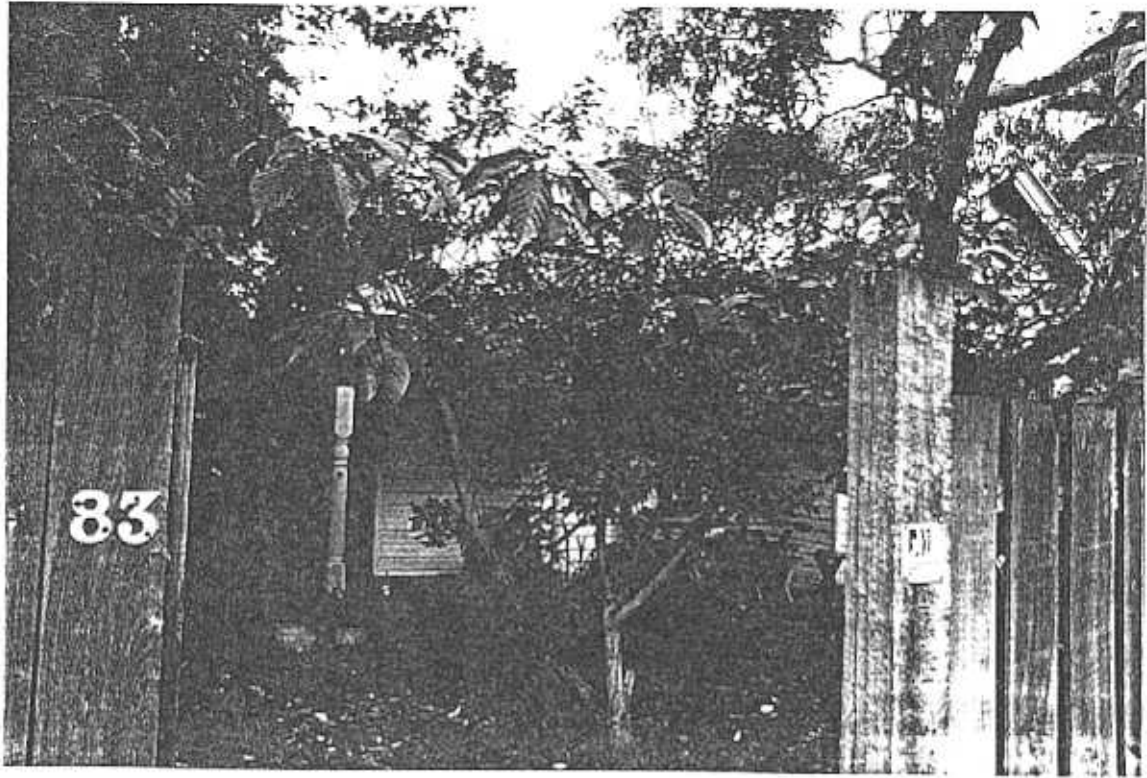


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 139
 Richard Peterson Architect & Conservation Consultant. 1997.

NAME: —	
PREVIOUS NAME:	Stretton
ADDRESS:	83 Prospect Road
USE: House	
SIGNIFICANT DATE:	CONSTRUCTION DATE: c1875 SOURCE: 1
ALTERATIONS/ADDITNS.	DATE: c1910? SOURCE: Visual
DESIGNER: —	BUILDER: —
CRITERIA: H1, 5; Ar1.	HISTORIC THEME: 2.3
DESCRIPTION: STYLE: Edwardian STORIES: 1 DETACHED.	
MATERIALS: WALLS Timber ROOF Zincalume STRUCTURE Stud	
CONDITION: Very Good INTACTNESS: Fair THREATS: —	
SIGNIFICANT INTACT ELEMENTS: FORM. VERANDAH. ROOF FORM. GABLE DECORATION. VERANDAH DECORATION. CHIMNEYS.	
SIGNIFICANCE:	
TYPE:	HISTORICAL. ARCHITECTURAL.
LEVEL:	LOCAL.
DESIGNATION EXISTING:	PLANNING SCHEME.
RECOMMENDED CONTROL:	PLANNING SCHEME.
OBSCURED. SURVEY: RP DATE: 8.2.1997 NEGS: 7, 4, 5 & 1274.17	



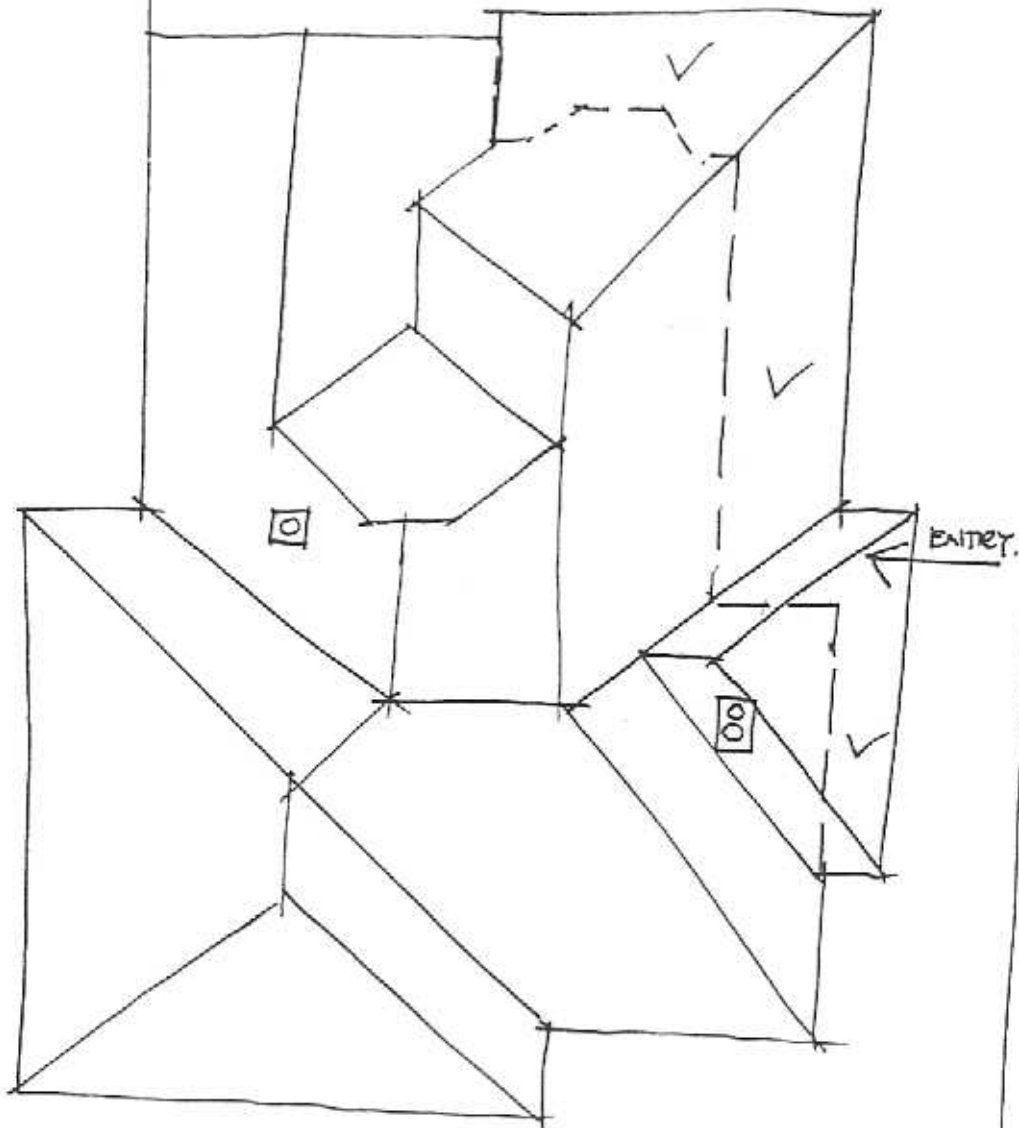




PROSPECT ROAD.

RP. 8.2.97 NTS

No 83.
(STRETTON)



Richard Peterson Architect & Conservation Consultant 1997.

HISTORY: The cottage at 83 Prospect Road was constructed before 1859. The 1859-1860 Rate Books indicate Mary Doolan resided in the six-roomed cottage. By 1869 James Appleton was described as the owner and occupier. Appleton continued to live there for nearly two decades, in 1884 still being described as the resident and owner. Appleton must have succeeded in his business because arguably James Appleton and J S Appleton, who owned and rented the stone cottages at 101 and 103 Prospect Road between about 1866 and 1884, were the same people. By 1890 the wool manufacturer William Collins was the occupier. It is possible that Collins extended the house, which was previously described as comprising six rooms and constructed of brick, because by 1900 it was described as an eight roomed brick and wooden cottage. Collins possibly rented the property for a short period in 1901 to William Codus, also a woollen manufacturer. However by 1902, and again in 1910, Collins was nominated as the owner of the house which was occupied by five people. He was still the owner in 1920, and he had called the house 'Stretton', but had retired as a woollen manufacturer and was described as being of 'independent means'. By 1930 Collins had died; the house was owned by the William Collins Estate and Adeline Collins, presumably his wife or daughter, lived there. In 1940 Adeline Collins still lived there with three others, the property continuing to be owned by the William Collins Estate.¹

VISUAL DESCRIPTION: A triple-fronted timber house apparently Edwardian, but actually built 35 years earlier. It has a complex hipped roof. The verandah is under this and returns to a gable at right. At front is a second hip at left side rear which the verandah posts appear to support. There are Venetian chimneys in dark brown brick with terracotta pots and a canted bay window under the verandah at left front. The verandah posts are deeply turned. Entry is at centre of the left side. Upper gables are roughcast-pattern pressed metal and timbered.

SIGNIFICANCE: A complex timber house built about 1875 but apparently with major Edwardian additions in front and impressive chimneys. It is historically significant locally as a representative embodiment of Edwardian life in Newtown but also demonstrating a changing sequence of architectural styles over time. Architecturally it is significant as a characteristic Edwardian house.

INTACTNESS: Fair. Most windows have been replaced, the roof has been replaced with Zincalume, and there is an inappropriate high timber fence.

CONDITIONS & THREATS: Very good.

¹ City of Newtown and Chilwell Rate Books. The house visible from the street appears to be Edwardian. This discrepancy has not been explained. If there has been a major addition at the front about 1910, it is not reflected in the rates.