

**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS.** Ref: 149.  
Richard Peterson Architect & Conservation Consultant. 1997.

<b>NAME:</b> —			
<b>FORMER NAME:</b> The Elms (later, Octa)			
<b>ADDRESS:</b> 110 Prospect Road			
<b>USE:</b> House			
<b>SIGNIFICANT DATE:</b>	<b>CONSTRUCTION DATE:</b> c1880	<b>SOURCE:</b> Visual	
<b>DESIGNER:</b> —			
<b>BUILDER:</b> Purnell & Sons.			
<b>CRITERIA:</b> Ar1; H1.			
<b>HISTORIC THEME:</b> 2.3			
<b>DESCRIPTION:</b>	<b>STYLE:</b> Italianate	<b>STORIES:</b> 1	<b>DETACHED.</b>
<b>MATERIALS:</b>	<b>WALLS:</b> Timber	<b>ROOF:</b> Iron	<b>STRUCTURE:</b> Stud
<b>CONDITION:</b> Very good	<b>INTACTNESS:</b> Good	<b>THREATS:</b> —	
<b>SIGNIFICANT INTACT ELEMENTS:</b>			
FORM. FACADE. VERANDAII. ROOF FORM. EAVES DECORATION. VERANDAH DECORATION. Posts. CHIMNEYS. DOORS. WINDOWS . CONTEXT Nos: 112, 114 & 116.			
<b>SIGNIFICANCE:</b>			
<b>TYPE:</b> HISTORICAL. ARCHITECTURAL.			
<b>LEVEL:</b> LOCAL.			
<b>DESIGNATION EXISTING:</b>		<b>PLANNING SCHEME.</b>	
<b>RECOMMENDED CONTROL:</b>		<b>PLANNING SCHEME.</b>	
<b>OBSCURED.</b>	<b>SURVEY:</b> RP	<b>DATE:</b> 8.2.1997	<b>NEGS:</b> 7.17 & 1274.27.



*Richard Peterson Architect & Conservation Consultant 1997.*

**HISTORY:** The builder Purnell and Sons owned land in Prospect Road and, in 1884, subdivided to create the properties at 110, 112, 114 and 116. The seven-roomed timber cottage at 110 Prospect Road was constructed in 1885 for Joseph Mayes (or Mays) who was a 'gentleman'. Mayes still lived in the house in 1890, however in 1900 the owner and occupier was Maryann Mays when it was known as the Elms. In 1910 William Benjamin Crisp owned the cottage which was now called Octa and was described as an eight roomed cottage with stables. In 1920 it was owned and occupied by Maria Jane Crisp on 106 by 143 feet of land. By 1925 Maria Crisp had sold a portion of the land possibly to the owners of 108 Prospect Road, because 110 measured only 61 by 143 feet. Maria Crisp died sometime between 1925 and 1930 for in the latter year the property was owned by the Estate of M J Crisp and occupied by Elizabeth Crisp who, in 1940, lived there with four other occupants.<sup>1</sup>

**VISUAL DESCRIPTION:** A double-fronted timber Italianate house, with a hipped roof, the left bay set forward. The verandah in the angle returns to a wing projecting at rear right. Chimneys are plain, with corbelled tops. The eaves have a most unusual valance in ogee arched fretwork with oculus vents over ogee spindle brackets.

Windows are pairs, with architrave moulds and panel and rondel decoration. There is a rockface stone base. At right on the verandah is a cast-iron lace and coloured glass screen. Verandah posts are square Doric timber. The entrance has ruby side and fan lights with a four-panelled door.

**SIGNIFICANCE:** A characteristic timber Italianate house built in 1884 by Purnell & Sons. It is architecturally significant as typical of this style and historically as an embodiment of Boom period life in Newtown and the work of its builders.

**INTACTNESS:** Very good, but it would appear that the cast-iron lace balustrade is later. It lacks verandah decoration. The high fence is not appropriate.

**CONDITIONS & THREATS:** Very good.

---

<sup>1</sup> City of Newtown and Chilwell Rate Books