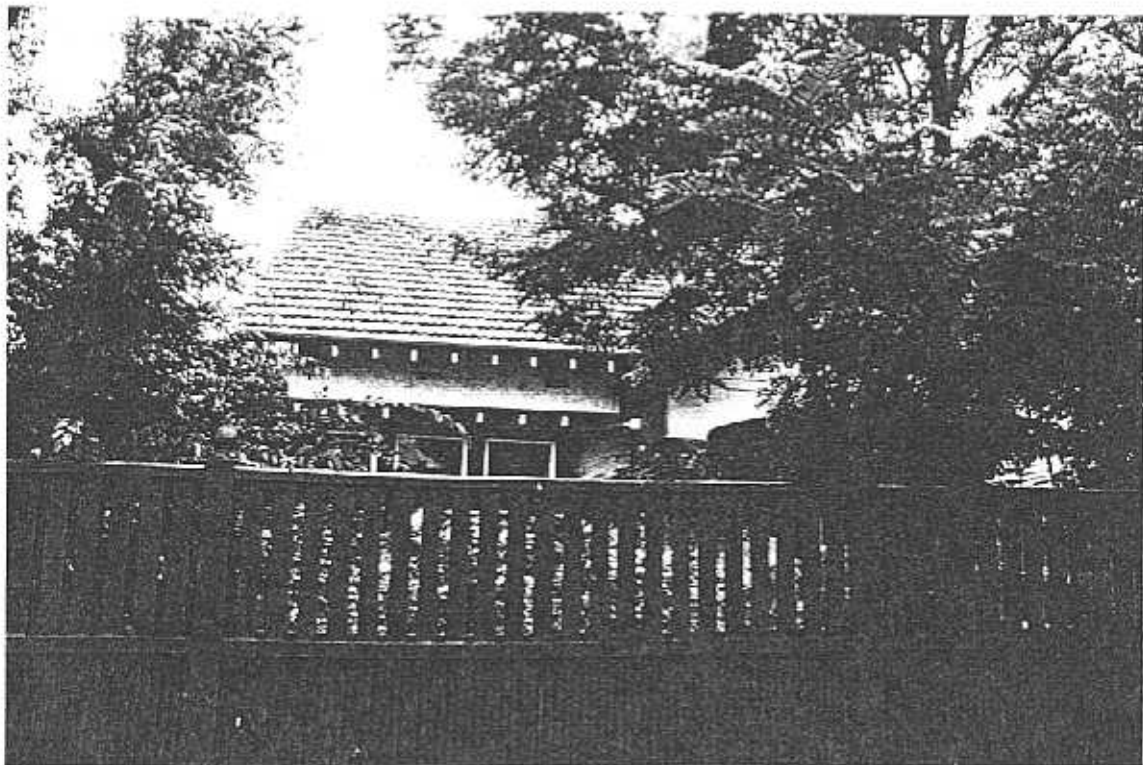
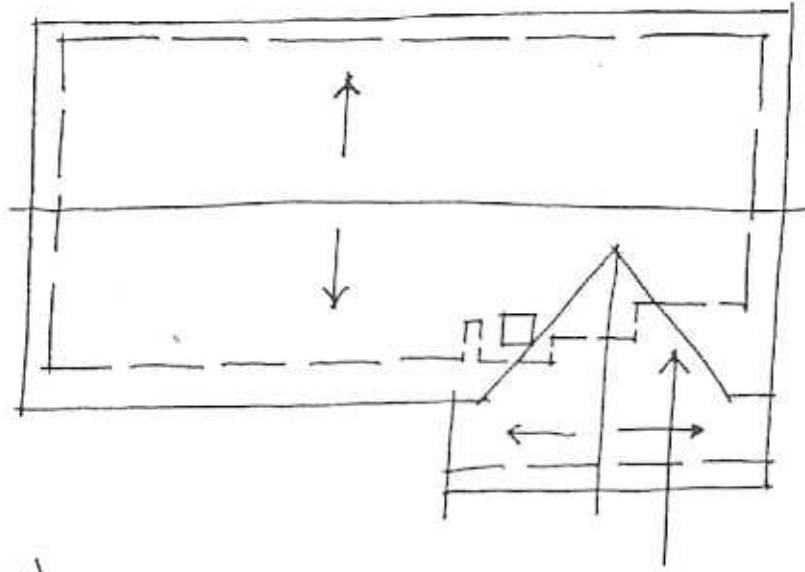


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 143
 Richard Peterson Architect & Conservation Consultant. 1997.

NAME: —			
ADDRESS: 96 Prospect Road			
USE: House			
SIGNIFICANT DATE:	CONSTRUCTION DATE: 1924-25	SOURCE: 1	
DESIGNER: —	BUILDER: —		
CRITERIA: Ar1 & H1.	HISTORIC THEME: 2.3		
DESCRIPTION:	STYLE: Bungalow	STORIES: 2	DETACHED.
MATERIALS:	WALLS Roughcast	ROOF Tiles	STRUCTURE Stud.
CONDITION: Excellent	INTACTNESS: Excellent	THREATS: —	
SIGNIFICANT INTACT ELEMENTS: MATERIALS. Sandstone. FORM. FACADE. VERANDAH. ROOF FORM. GABLE DECORATION. EAVES DECORATION. ROOF DECORATION. VERANDAH DECORATION. CHIMNEYS. WALL DECORATION. DOOR. WINDOWS . PAINTWORK SCHEME. UNPAINTED FINISH. Stone.			
SIGNIFICANCE:			
TYPE:	HISTORICAL. ARCHITECTURAL.		
LEVEL:	LOCAL.		
DESIGNATION EXISTING:	PLANNING SCHEME.		
RECOMMENDED CONTROL:	PLANNING SCHEME.		
OBSCURED.	SURVEY: RP	DATE: 8.2.1997	NEGS: 7, 9, 10 & 1274.21

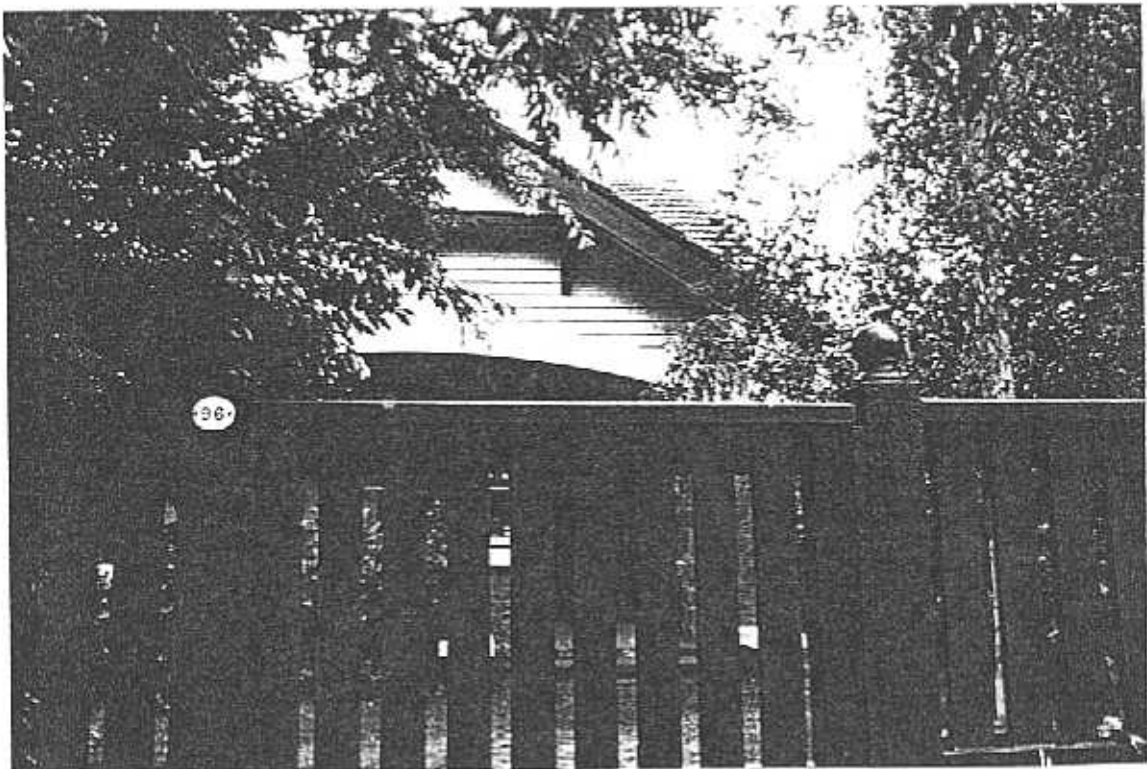


143



No 96

PROSPECT ROAD



Richard Peterson Architect & Conservation Consultant 1997.

HISTORY: This house was constructed for the widow Jessie Maxwell between 1924 and 1925, and she continued to live at the house in 1930. In 1940 Elizabeth Capstick was the owner, and occupied the property with one other person.¹

VISUAL DESCRIPTION: A good, double-fronted timber Californian Bungalow. It has a major gable across, with the right bay projecting as a minor gable over the recessed porch, and an attic. The square plain red brick chimney is in the angle, the chimney breast exposed, adjacent to a corner window, all within the verandah. This has a broad catenary-curved bressumer, and is paved with red bricks and supported on rare random rubble sandstone pylons, with a similar balustrade, flat topped.

The roof has unglazed Marseilles terracotta tiles with curlicue finials. Rafters are exposed and upper gables and eaves jetty on plain timber brackets with roughcast lining. Walls are also roughcast over the dado, with weatherboards below. The left front corner window has a flat hood on ogce brackets.

COMPARATIVE ANALYSIS: Corner windows so early are rare. Stone pylons are very rare in Victoria, no other example is known. (River granite pebbles are more common, but still unusual).

SIGNIFICANCE: A good timber Californian Bungalow built in 1924-25. It has some rare elements: the early corner window and the sandstone random rubble pylons. It is architecturally significant locally as a good characteristic Bungalow and historically as the embodiment of comfortable mid 1920s life in Newtown.

INTACTNESS: Excellent. The roughcast is now pointed. The recent fence is not appropriate.

CONDITIONS & THREATS: Excellent. There is some salt attack to the verandah pavement.

¹ City of Newtown and Chilwell Rate Books