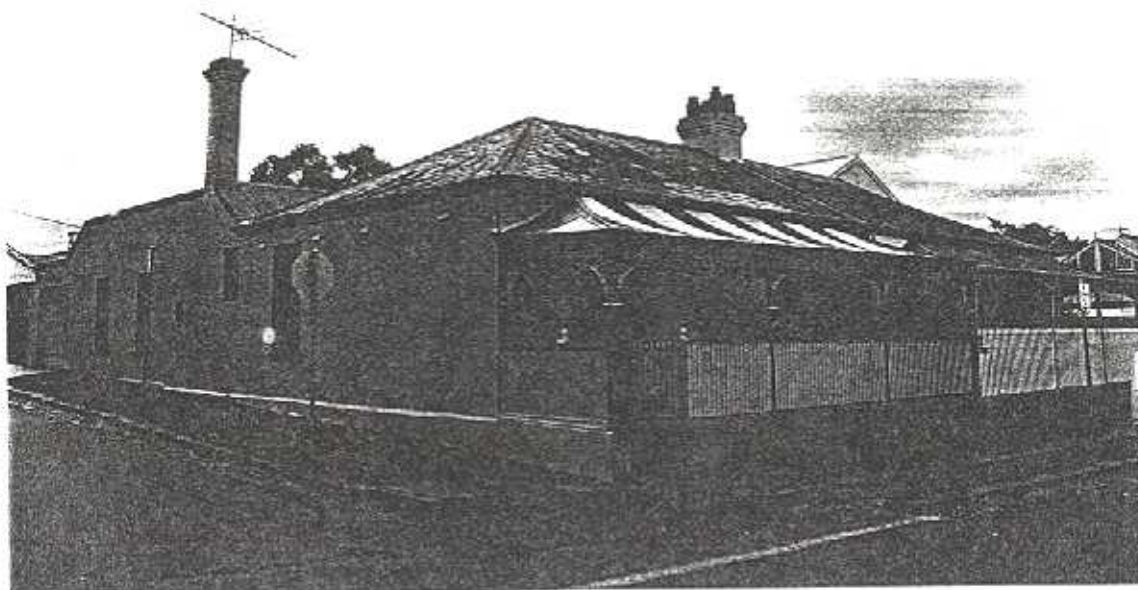
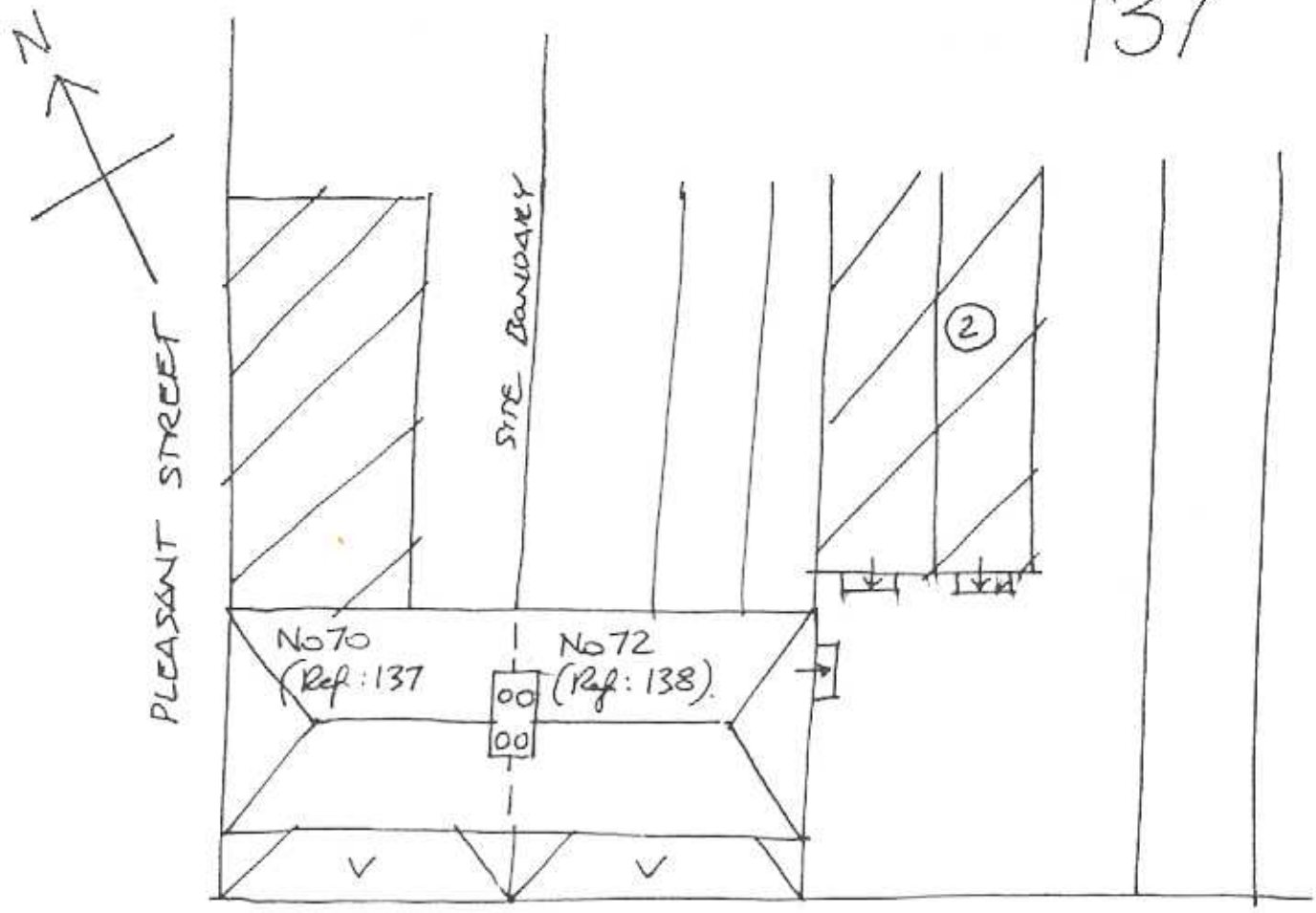


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 137
 Richard Peterson Architect & Conservation Consultant, 1997.

NAME: —	
PREVIOUS NAME:	Rotoma.
ADDRESS: 70 Prospect Road (next to NE cnr Pleasant Street)	
USE: House	
SIGNIFICANT DATE:	CONSTRUCTION DATE: pre- 1859 SOURCE: 1
ALTERATIONS/ADDITIONS:	DATE: c1960s SOURCE: Visual
DESIGNER: —	BUILDER: —
CRITERIA: Ar3; H1,6.	HISTORIC THEME: 2.3
DESCRIPTION:	STYLE: Early STORIES: 1 SEMI-DETACHED.
MATERIALS:	WALLS: Brick ROOF: Slate STRUCTURE: Lb.
CONDITION: Good	INTACTNESS: Good THREATS: —
SIGNIFICANT INTACT ELEMENTS:	
MATERIALS. Slate. FORM. FACADE. VERANDAH. ROOF FORM. VERANDAH DECORATION. CHIMNEY. DOORS. WINDOWS. CONTEXT Nos: 72.	
SIGNIFICANCE:	
TYPE:	HISTORICAL. ARCHITECTURAL.
LEVEL:	LOCAL.
DESIGNATION EXISTING:	PLANNING SCHEME.
RECOMMENDED CONTROL:	PLANNING SCHEME.
SURVEY: RP	DATE: 8.2.1997 NEGS: 7.2,3; 1274.15 & 16



137



PROSPECT ROAD.

RP 8.2.97 NTS

Richard Peterson Architect & Conservation Consultant 1997.

HISTORY: This cottage was constructed before 1859. The 1859-1860 Rate Books indicate it was lived in by Jane Hastie, who was still the occupier in 1869. Although it was unoccupied in 1874 and the agents E Frew were rated as the owners, in 1875 Mrs Hewlett lived at 70 Prospect Road which was then owned by John Henshaw. However, Hewlett vacated the cottage by 1884 and Caleb Mountjoy lived there, renting from Henshaw who continued to be listed as the owner. By 1890 Henshaw had sold the property to Maria Johanna who rented it for over ten years to the teacher Nicholas Cooke. By 1910 possession of the property was taken over by James Duncan who named the cottage Rotorua and lived there with one other occupant. Duncan continued living at Rotorua until his death in 1920. By 1930 Frederick Gowty, a mechanic, lived at 70 Prospect Road, and was still owner and occupier in 1940.¹

VISUAL DESCRIPTION: Semi-detached (with separate characteristics) brick pair each symmetrical double-fronted with a common hipped slate roof, built on the street boundary. There are separate concave hipped-roof verandahs with simple concave decorative brackets. There is a four-panelled door, and a stallboard separates the verandah from that of No. 72. The chimney has two pairs of terra-cotta pots. There is no party-wall parapet.

COMPARATIVE ANALYSIS: No. 72. Refs: 144 & 145.

SIGNIFICANCE: One of an early semi-detached brick pair, built before 1859. It is architecturally significant locally as a relatively intact rare survival of a building type unusual in Newtown. It is historically significant as a surviving unusual embodiment of the way of life in early Newtown.

INTACTNESS: Good. A major addition at rear is sympathetic.

CONDITIONS & THREATS: Good. The hip ridge is bowed. Slates are mossy, which is acceptable.

¹ City of Newtown and Chilwell Rate Books.