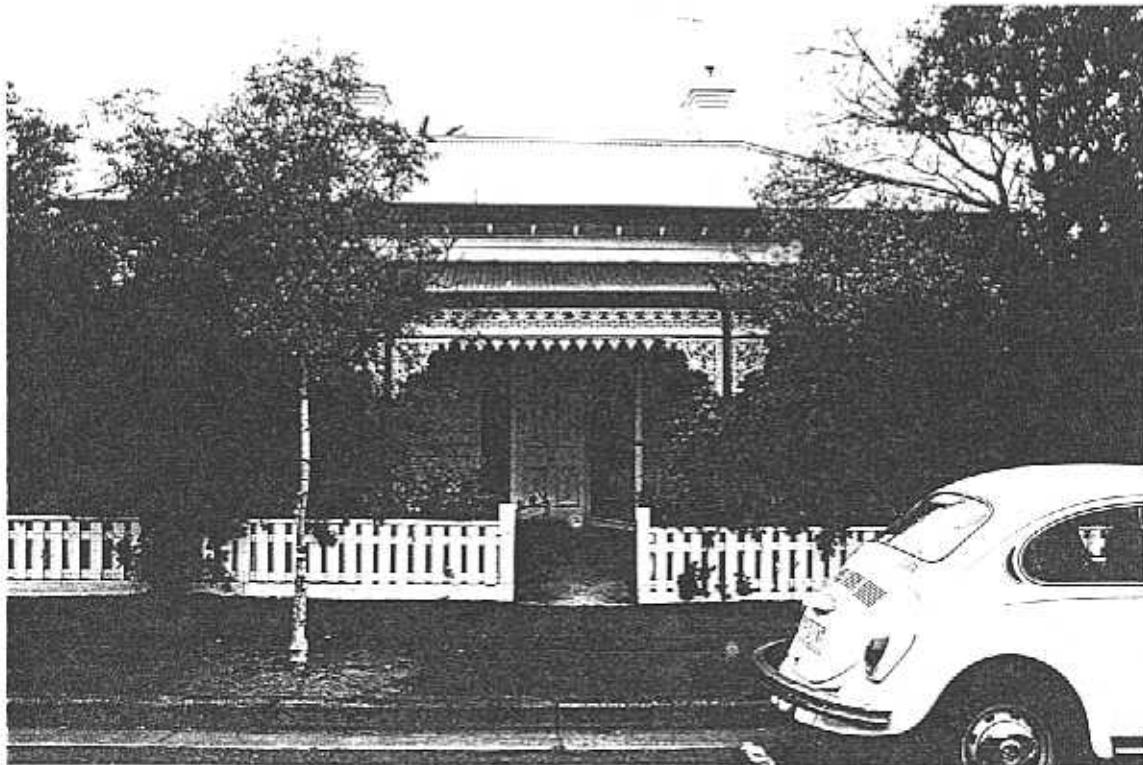
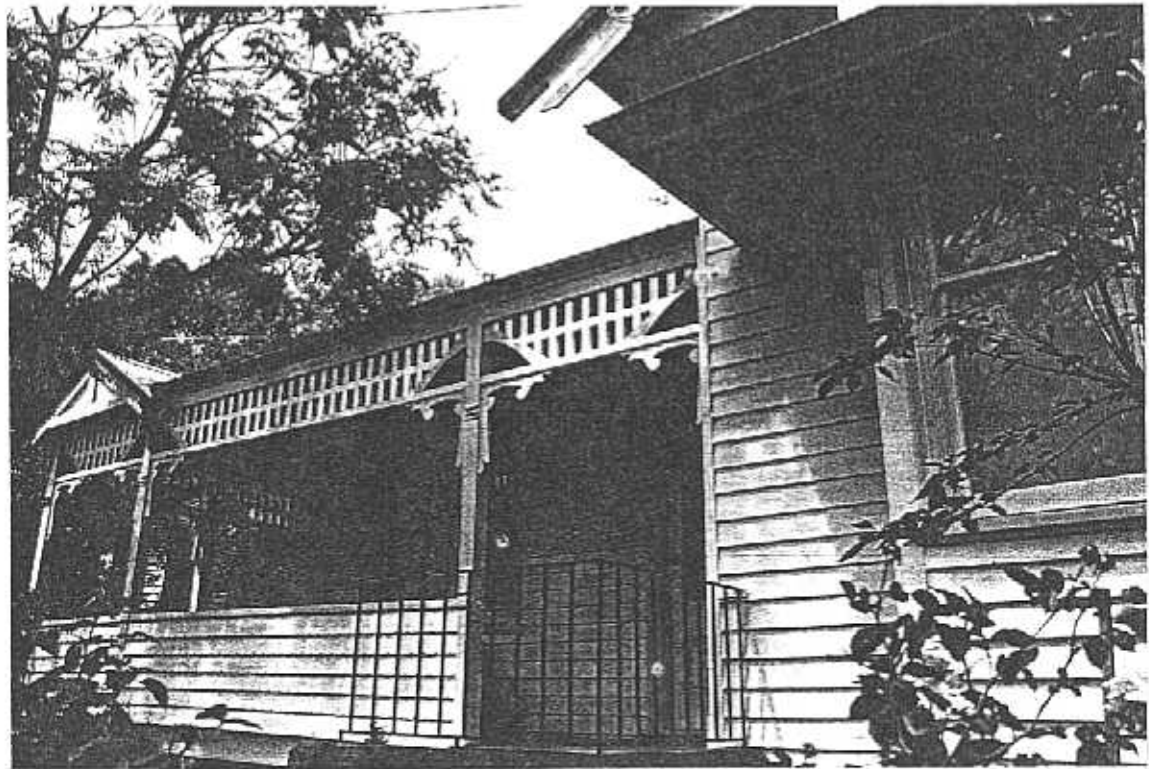
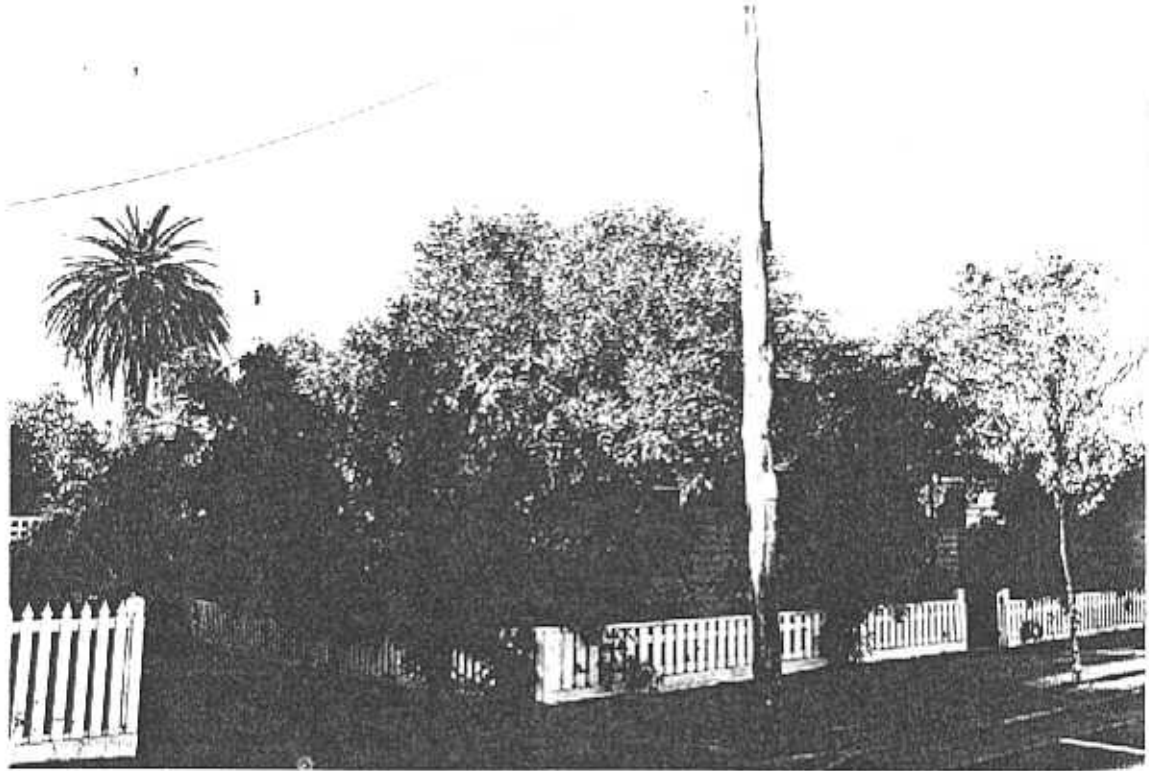


**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 187**  
 Richard Peterson Architect & Conservation Consultant. 1997.

<b>NAME:</b> —	
<b>ADDRESS:</b> 28 Roebuck Street	
<b>USE:</b> House	
<b>SIGNIFICANT DATE:</b>	<b>CONSTRUCTION DATE:</b> 1890 <b>SOURCE:</b> 1
<b>DESIGNER:</b> —	<b>BUILDER:</b> —
<b>CRITERIA:</b> H1;Ar1	<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> Very good <b>THREATS:</b> —
<b>SIGNIFICANT INTACT ELEMENTS:</b> FORM. FACADE. VERANDA. ROOF FORM. EAVES DECORATION. VERANDA DECORATION. CHIMNEYS. DOOR. WINDOWS. CONTEXT No: 27. TREE.	
<b>SIGNIFICANCE:</b>	
<b>TYPE:</b>	HISTORICAL. ARCHITECTURAL.
<b>LEVEL:</b>	LOCAL.
<b>DESIGNATION EXISTING:</b>	PLANNING SCHEME.
<b>RECOMMENDED CONTROL:</b>	PLANNING SCHEME.
<b>SURVEY:</b> RP <b>DATE:</b> 15.3.1997 <b>NEGS:</b> 8.35, 36 & 1279.34	





*Richard Peterson Architect & Conservation Consultant 1997.*

**HISTORY:** In 1890 this house was recorded as a wooden cottage with six rooms, bathroom and pantry but unfinished and so still untenanted. It was owned by John Gubby who later rented it to Mary Fitzpatrick. By 1895 it had seven rooms, a bathroom and a pantry. Gubby continued to own the house with Fitzpatrick as his tenant until 1905 when he sold it to William McInnes. McInnes rented the house to Robert Moore and then sold it c1913. Charles James, a farmer, was its next owner for several years and then Ada Goodman for nearly ten years. William Toyne, woolclasser, then Phillip Hore, clerk, tenanted the house for the next 20 years or so but no owner was named. In the early 1950s Ralph Hosking, clerk, became the owner and occupier.<sup>1</sup>

**VISUAL DESCRIPTION:** A double-fronted symmetrical timber Italianate house with a hipped roof. The verandah has a concave hipped roof with cast-iron lace frieze in a strong maple leaf pattern over a rail, with valence and brackets, with Composite cast-iron posts.

Cladding is ship-lapped boards. Chimneys are corbelled brick Venetian. Eaves have turned spindle ogee brackets over the frieze moulding. The entrance has a four-panelled door with a surviving knob, side and fan-lights. Windows are tripartite with barley sugar Gothic pilasters. At rear is a large palm.

**SIGNIFICANCE:** A characteristic timber Italianate house built in 1890. It has local architectural significance and representative of this domestic style and historically significant in embodying optimistic family life in Newtown just prior to the financial crash of 1892 - 1893.

**INTACTNESS:** Very good. It lacks its nameplate, chimneys are painted and the fence and gates are not appropriate.

**CONDITIONS & THREATS:** Very good. There is no sub-floor ventilation at the front.

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<sup>1</sup> City of Newtown and Chilwell Ratebooks.