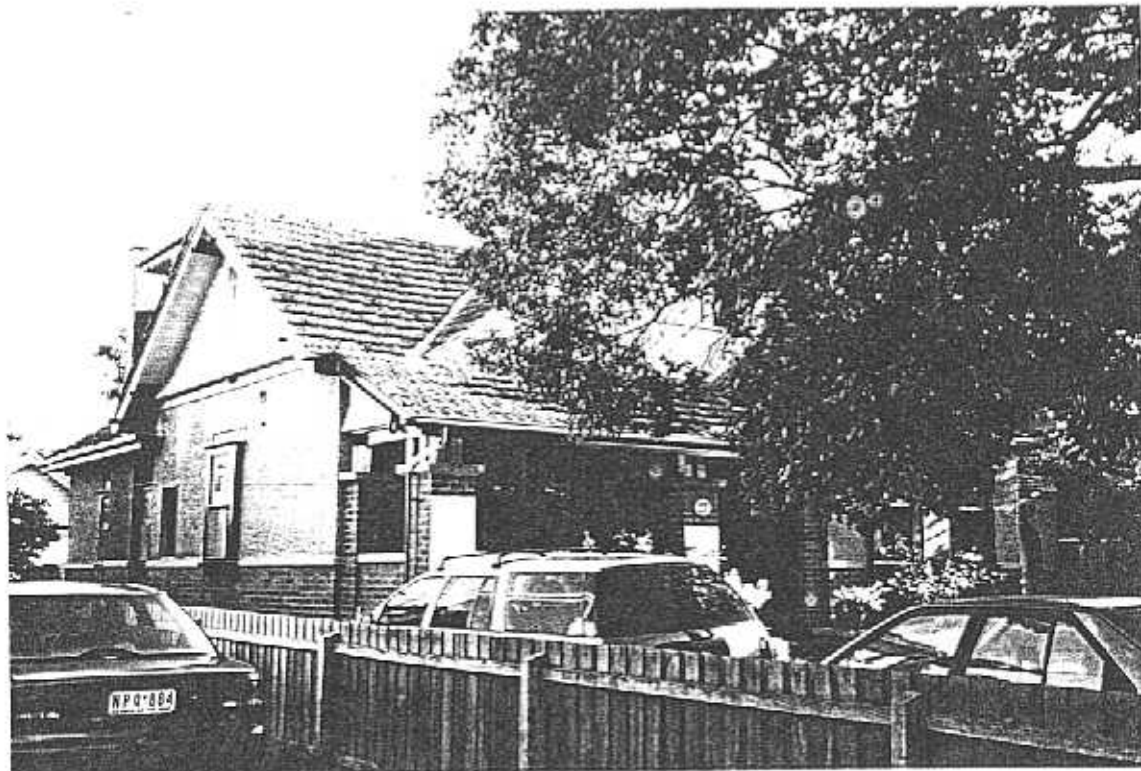


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 256
 Richard Peterson Architect & Conservation Consultant. 1997.

NAME —	
FORMER NAME:	Belvedere
ADDRESS:	27 Virginia Street
USE: House	
SIGNIFICANT DATE:	CONSTRUCTION DATE: 1926 SOURCE: 1
DESIGNER: —	BUILDER: —
CRITERIA: H1; Ar1	HISTORIC THEME: 2.3
DESCRIPTION: STYLE: Bungalow	STORIES: 2 DETACHED.
MATERIALS: WALLS Brick & roughcast	ROOF Tile STRUCTURE Lb
CONDITION: Very good	INTACTNESS: Very good THREATS: —
SIGNIFICANT INTACT ELEMENTS: FORM. FACADE. VERANDAH. ROOF FORM. GABLE DECORATION. CHIMNEYS. DOORS. WINDOWS . WALL. Side only. TREE.	
SIGNIFICANCE:	
TYPE:	HISTORICAL. ARCHITECTURAL.
LEVEL:	LOCAL.
DESIGNATION EXISTING:	PLANNING SCHEME.
RECOMMENDED CONTROL:	PLANNING SCHEME.
SURVEY: RP DATE: 29.3.1997 NEGS: 10.22,23; 1281.18 & 19	



256



256

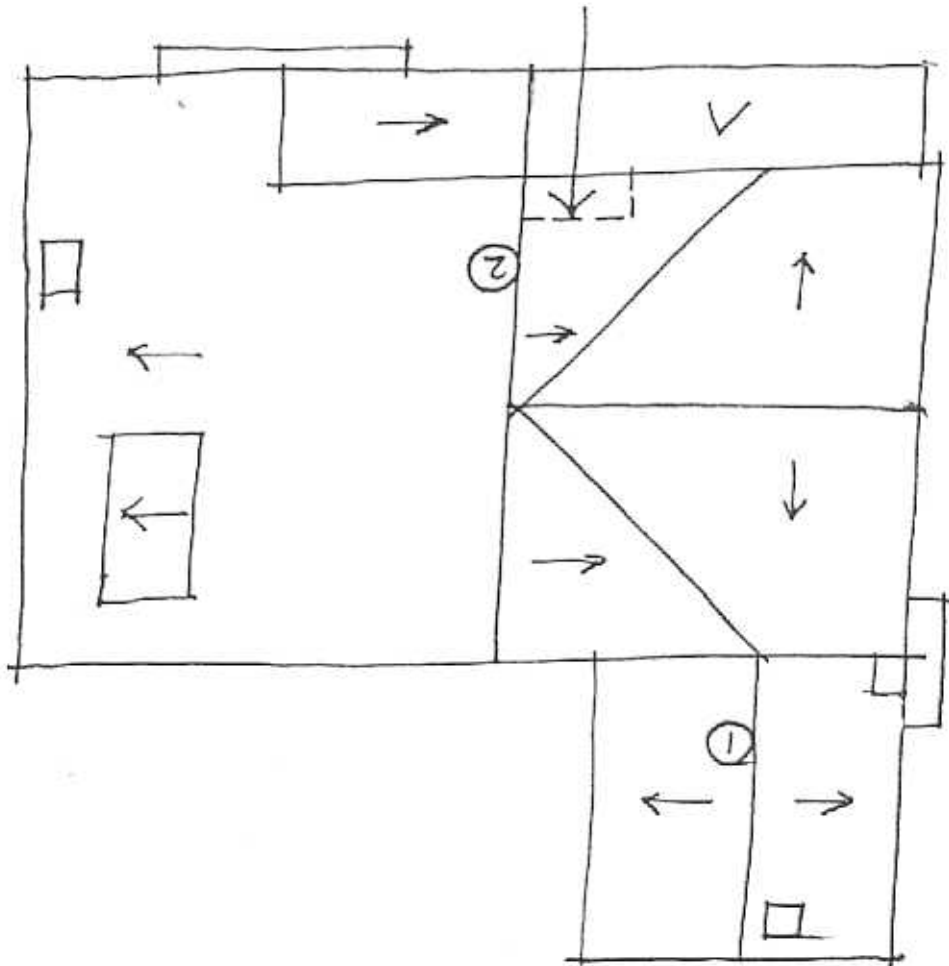
VIRGINIA STREET

No 31

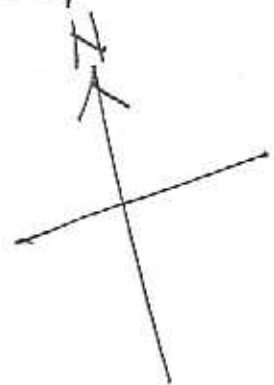
(258)

MONTROSE

No 27



RP. 29.3.97 NTS.



HISTORY: Prior to 1879 a large part of Virginia Street was land owned by John Donohoe or William Purnell. The rate books are missing for the following few years but in 1884 this block, owned and occupied by Mrs Mary Hudson, had a two storey brick house on land measuring 151' 6". In 1886 Mrs Hudson seemed to have acquired the neighbouring block as the measurements were given as 151'6" & 50'6". And in 1890 the blocks were measured together as 201'6" x 230'. A few years later, she acquired another 15' of land. In 1900 it was described as a timber and brick house with 10 rooms, stables and a backhouse, and was called 'Belvedere'. About this time, Hudson moved out and rented the house to James McWilliam, grazier; Robert Sutterby, farmer; and then Francis Leary, an estate agent. In 1925 Mrs Leary, now a widow, was the new owner and occupier although the land had been halved to measure 108' x 229'. That same year she sold another 50' to Herbert Washington which became no. 25 Virginia Street in 1926. In 1926 Leary sold to James David, an accountant, who was still living there in 1935.¹ The present house must have replaced the 1879-84 house in 1926.

VISUAL DESCRIPTION: A double-fronted Californian Bungalow with an attic in the gable roof. The right bay projects with the verandah in the angle, under an extension of the cross-gable. The major gable is expressed at centre facing, with attic windows. The verandah is supported on post-pairs over tall plain red brick piers and balustrade between, with plate caps.

Upper gables are shingled, with rectangular vents, splaying over the small brackets. Purlins are expressed. The gable facing and verandah have a triple window with a flat hood. Walls are roughcast over a red brick dado. Roof tiles are Marseillaise pattern unglazed terracotta. Chimneys have a soldier course and plate tops. At right is a garden wall capped with pantiles, with an arch-headed door. There is a mature tree in the front garden.

SIGNIFICANCE: A characteristic, relatively undecorated brick Californian Bungalow with an attic, possibly built in 1925 to replace the double-storey brick house built c1879-84 which must have been demolished then. It has architectural significance as representative of this domestic style and historical significance in embodying professional life in Newtown in the mid-1920s.

INTACTNESS: Very good.

CONDITIONS & THREATS: Very good.

¹ City of Newtown and Chilwell Ratebooks and visual evidence.