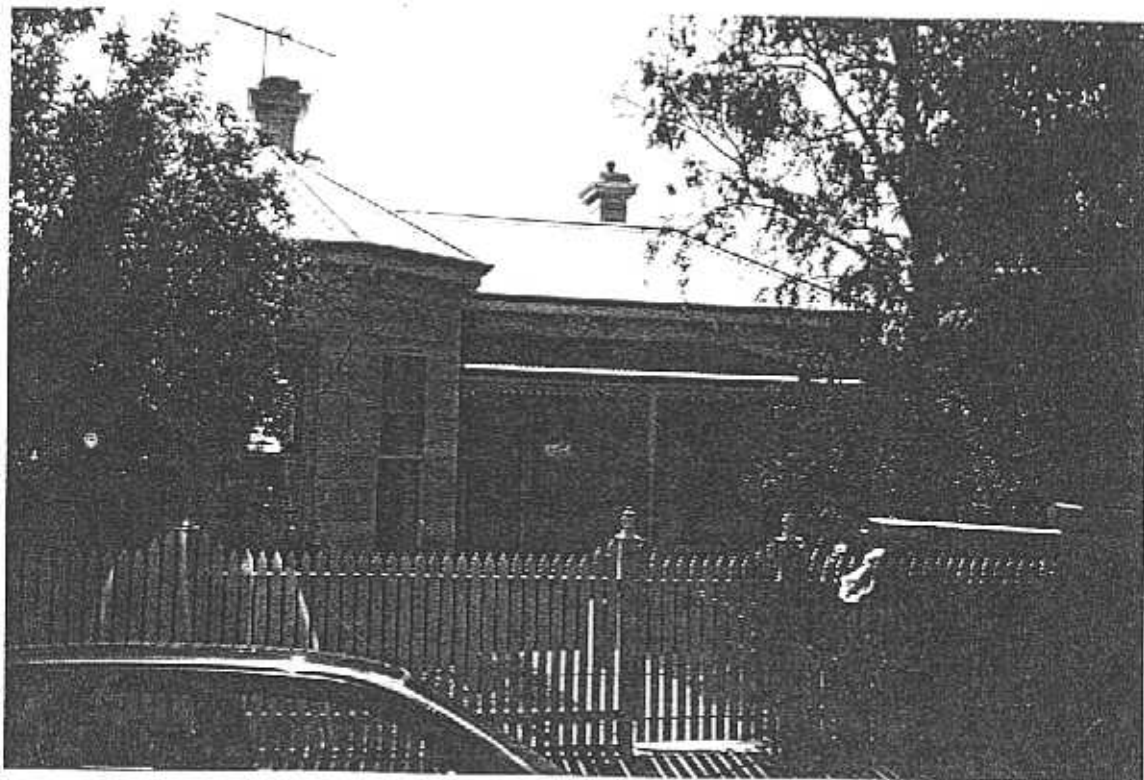


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 269

Richard Peterson Architect & Conservation Consultant. 1997.

NAME: —	
FORMER NAME:	Mondah
ADDRESS:	52 Virginia Street
USE: House	
SIGNIFICANT DATE:	CONSTRUCTION DATE: c1890 SOURCE: Visual
ALTERATIONS/ADDITIONS:	DATE: 1970s SOURCE: Visual
DESIGNER: —	BUILDER: Purnell & Sons
CRITERIA: H1; Ar1	HISTORIC THEME: 2.3
DESCRIPTION	STYLE Late Italianate STORIES 1 DETACHED.
MATERIALS:	WALLS Timber ROOF Zincalume STRUCTURE Stud
CONDITION: Excellent	INTACTNESS: Good THREATS: Sub-floor ventilation
SIGNIFICANT INTACT ELEMENTS:	
MATERIALS. Cladding. FORM. FACADE. ROOF FORM. EAVES DECORATION. CHIMNEYS. DOOR. WINDOWS. CONTEXT Nos: 48, 50 & 56	
SIGNIFICANCE:	
TYPE:	HISTORICAL. ARCHITECTURAL.
LEVEL:	LOCAL.
DESIGNATION EXISTING:	PLANNING SCHEME.
RECOMMENDED CONTROL:	PLANNING SCHEME.
SURVEY: RP DATE: 30.3.1997 NEGS: 11.4 & 1281.35	



HISTORY: This timber house was built by Purnell & Sons in 1890 with seven rooms, a bathroom, pantry and scullery. Purnell rented it to Jessie McMillan, but soon sold the house to Miss Emily Hope. Emily lived there for about 20 years but c1910 it was sold to Samuel McKay of independent means, who named the house Mondah. Ruth Wyatt, a music teacher, was the owner and occupier in 1925 when the land was measured at 40' x 110'.¹

VISUAL DESCRIPTION: A double-fronted timber late Italianate house, with a hipped roof. The left bay is set forward as a canted bay window, expressed at the roof. Chimneys are rendered with Classical moulds. Eaves have coved bracket pairs, over frieze mould. Cladding is with ship-lapped boards. The entrance has side and fanlights.

COMPARABLE ANALYSIS: Similar to no. 50 (268).

SIGNIFICANCE: A timber late Italianate house built in 1890 by prolific local builders Purnell & Sons. It is architecturally significant locally as representative of this domestic style and historically in embodying comfortable life in Newtown just before the economic crash of 1892.

INTACTNESS: Good. The verandah appears to be recent. The Edwardian turned post is anachronistic and the lace not like any in Newtown. The flyscreen door is not appropriate either. The fence is recut and the verandah sub-floor should not have been infilled with random rubble stone.

CONDITIONS & THREATS: Excellent, but there is no sub-floor ventilation.

¹ City of Newtown and Chilwell Ratebooks.