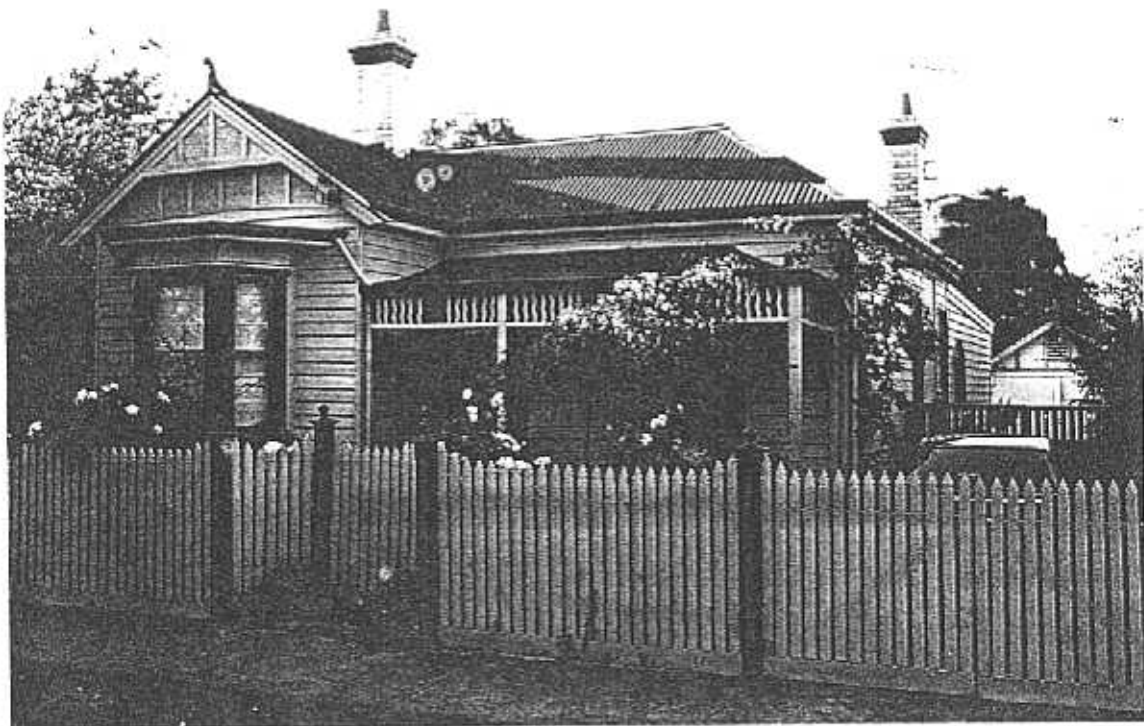
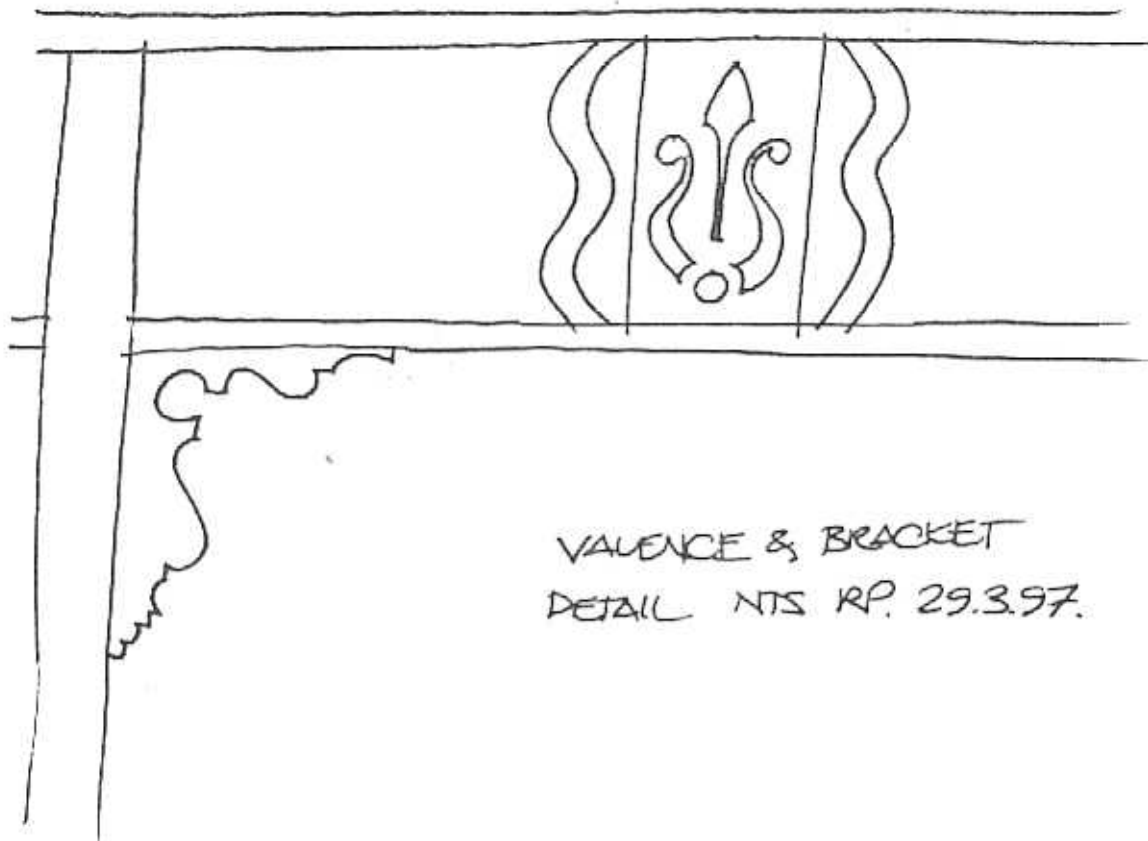


**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS.** Ref: 255  
 Richard Peterson Architect & Conservation Consultant. 1997.

<b>NAME:</b> —			
<b>ADDRESS:</b> 26 Virginia Street			
<b>USE:</b> House			
<b>SIGNIFICANT DATE:</b>	<b>CONSTRUCTION DATE:</b> c1905	<b>SOURCE:</b> Visual & 1	
<b>DESIGNER:</b> —	<b>BUILDER:</b> —		
<b>CRITERIA:</b> H1; Ar1	<b>HISTORIC THEME:</b> 2.3		
<b>DESCRIPTION:</b>	<b>STYLE:</b> Edwardian	<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. VERANDAH. ROOF FORM. GABLE DECORATION. ROOF DECORATION. VERANDAH DECORATION. CHIMNEYS. Pots. DOOR. WINDOWS.			
<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> 29.3.1997 <b>NEGS:</b> 10.21 & 1281.17			





VALENCE & BRACKET  
DETAIL NTS RP. 29.3.97.

**HISTORY:** Built after 1879 (the rate books were missing for these few years), this house was first mentioned in 1884. It was described as a five room timber building and kitchen on 50'9" of land and owned and occupied by Frank Drew, a plumber. Drew lived there for a few years but then rented the house until he sold it c1905. The tenants were Janet Clarkson; Arthur Clutterbuck, and insurance agent; William Scott, a timber merchant; and Margaret Hill. Drew sold to William Elford, a dairyman, whose widow still owned and occupied the house in 1925.<sup>1</sup> The present house is most likely to have replaced the 1879-85 house in c1905.

**VISUAL DESCRIPTION:** A double-fronted timber apparently Edwardian cottage with a hipped roof, the left bay set forward as a gable. This has a sheet metal curlicue finial, the upper section is timbered pressed metal roughcast pattern, jettied. It has a canted bay window with expressed rafters. The hipped verandah is in the angle. It has a wavy palisade valance over a rail, with lyre motif fretwork panels.

The window pair under the verandah has a fine rose-motif leadlight. The panelled door has leadlight and fanlight over a nailhead rail.

**SIGNIFICANCE:** A characteristic early Edwardian (c1905) remodelling of a Victorian timber house built between 1879 and 1884. It has architectural significance locally as a representative early Edwardian domestic example and historical significance in embodying life in Newtown in both the early 1880s and early twentieth century as well as changing needs of subsequent owners.

**INTACTNESS:** Very good. The verandah floor has been replaced with a concrete slab and the flyscreen door and fence are recent.

**CONDITIONS & THREATS:** Very good.

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<sup>1</sup> City of Newtown and Chifwell Ratebooks and visual evidence.