

NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 1

Richard Peterson Architect & Conservation Consultant. Daniel Catrice Historian 1996.

NAME: —

PREVIOUS NAME: Coladgyn

ADDRESS: 69 Aberdeen Street

USE: House

CONSTRUCTION DATE: 1907

SOURCE: 1

ALTERATIONS/ADDITIONS:

DATE: c1940s

SOURCE: 1

DESIGNER: —

BUILDER: —

CRITERIA: H1, Ar1.

HISTORIC THEME: 2.3

DESCRIPTION: **STYLE:** Edwardian

STORIES: 1 **DETACHED.**

MATERIALS: **WALLS** Timber

ROOF Iron

STRUCTURE Stud

CONDITION: Very good. **INTACTNESS:** Good.

THREATS: Traffic

SIGNIFICANT INTACT ELEMENTS:

FORM. VERANDAH. ROOF FORM. GABLE DECORATION. EAVES DECORATION.

VERANDAH DECORATION. CHIMNEY. WALL DECORATION. WINDOWS. PAINTWORK

SCHEME. CONTEXT: Nos. 71-81, 85, 87, 93-97.

SIGNIFICANCE:

TYPE: HISTORICAL. ARCHITECTURAL.

LEVEL: LOCAL.

DESIGNATION EXISTING: PLANNING SCHEME. AREA.

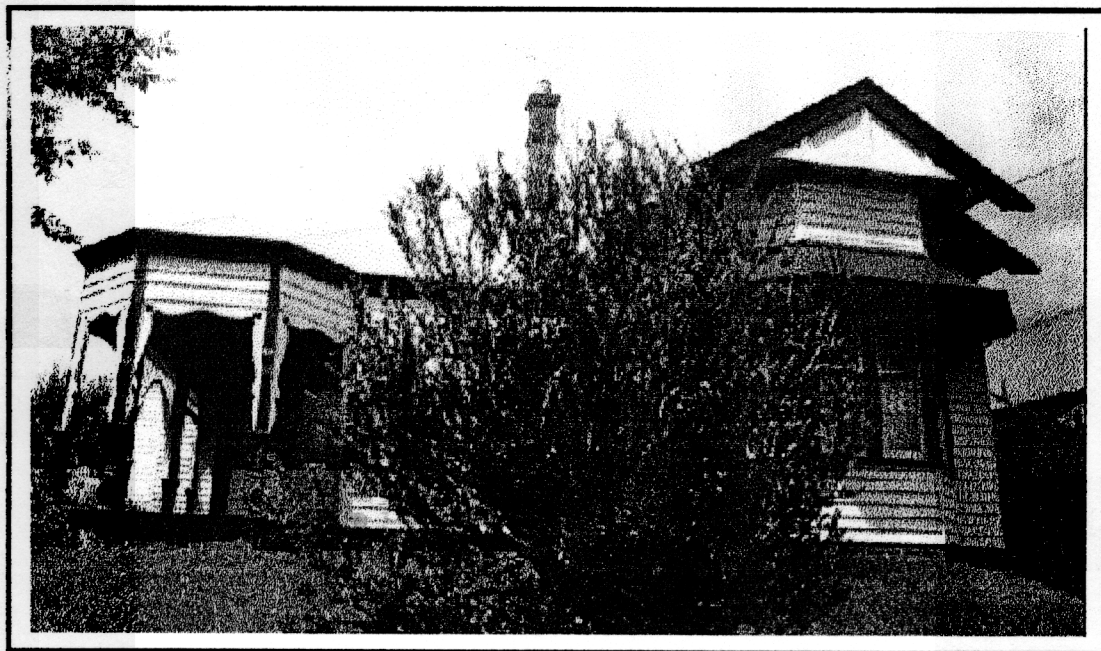
RECOMMENDED CONTROL: PLANNING SCHEME. AREA.

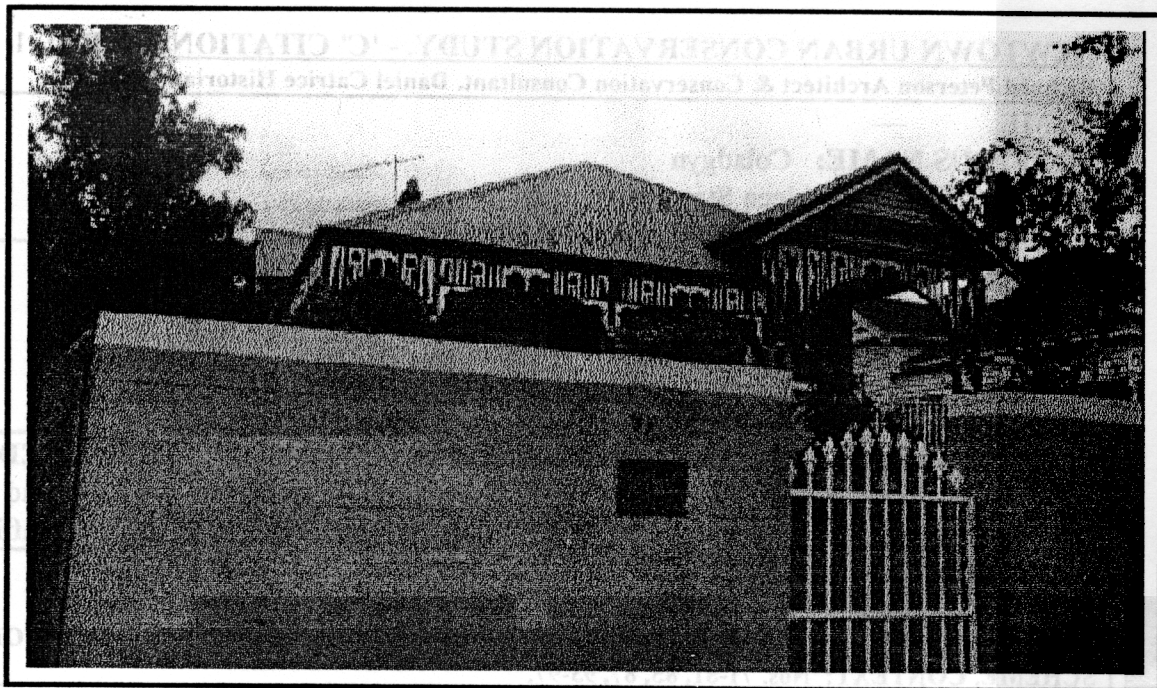
GRID REF:

SURVEY: RP

DATE: 25.1.96

NEGS: 1.1





SIGNIFICANCE: TYPE: HISTORICAL ARCHITECTURAL
 LEVEL: LOCAL
 DESIGNATION EXISTING: PLANNING SCHEME: AREA
 RECOMMENDED CONTROL: PLANNING SCHEME: AREA
 GRID REF: SURVEY: RP DATE: 25.1.98



HISTORY: In 1906 a clerk, F.M. Bailiff was the owner of a fenced block of land. Over the following year he built the weatherboard house, Coladgyn, and lived there with his family. The property passed to widow, Margaret Webb, in the years following the First World War and she occupied the house until the late 1920s, after which Coladgyn was let over several years to a succession of tenants. By the 1950s the house had a new owner, Wilfred Podbury, who presumably soon made the alterations and built the fence and who was still living there in the 1970s.¹

VISUAL DESCRIPTION: An elevated, triple-fronted, timber, pyramidal hip-roofed Edwardian house with right and left side rear bays projecting as gables. The verandah is around the angle. It has an unusual mock shingle valence, with elaborate sinuous Art Nouveau fretwork decoration, including leaf motifs, below and beside the posts to a dado, unusual posts and dado moulding with wavy decoration below. There is an impressive octagonal belvedere in the corner of the verandah and skillion window hoods to the side bay window, with decorative brackets. At front is a bay, with decorative barges and a canted bay projecting, expressed as a gablet on ogee timber brackets, with a hipped hood on decorative brackets. The upper gables are clad with ripple-iron and timbering and jetty forward on timber brackets. The gutter is ogee and there is a tall chimney with dyed brickwork, deep cement moulds and terracotta pots.

SIGNIFICANCE: An interesting Edwardian timber house built in 1907. It has Art Nouveau decorative elements and strong formal characteristics, including an octagonal belvedere, decorative brackets and window hood.

It is architecturally significant locally, as an interesting Edwardian style house demonstrating the introduction of innovative stylistic and formal elements and as one of a relatively intact and most varied group of 12 in Aberdeen Street. It is significant historically as a representative embodiment of the way of life of the Edwardian period in Newtown.

INTACTNESS: The verandah has been infilled at front with a metal blind. There is a c1940 brick fence and metal gates. The verandah has a dwarf brick wall also.

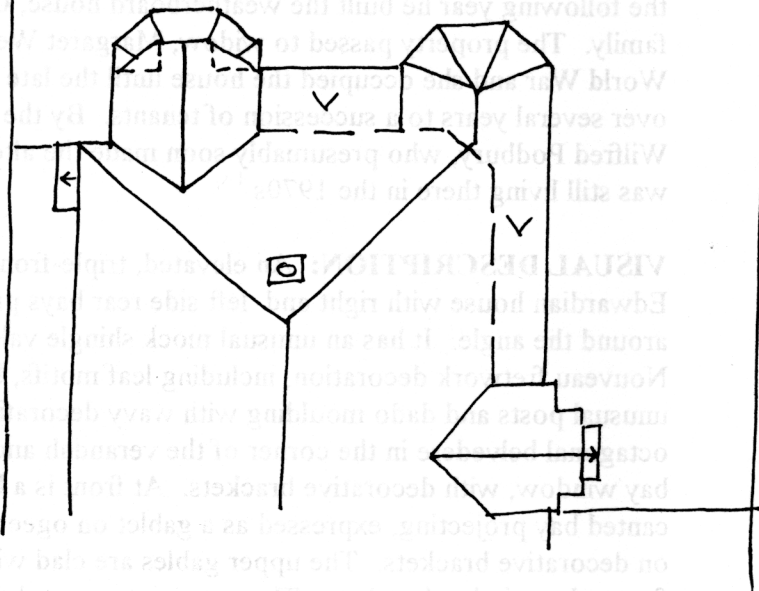
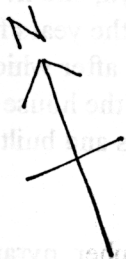
CONDITIONS & THREATS: Very good. There are cracks in the dwarf verandah wall and in the fence.

¹ *City of Newtown and Chilwell Ratebooks*, 1906-10, 1915-17, 1922-23, 1927-28, 1932-33, 1937-38. *Sands & McDougall Directory of Victoria*, 1946, 1956, 1961, 1970.

ABERDEEN STREET

No 71 (Ref 2).

No 69 (Ref 1)



SIGNIFICANCE: An interesting Edwardian timber house built in 1907. It has Art Nouveau decorative elements and strong formal characteristics, including an octagonal belvedere, decorative brackets and window hood.

historically as a representative embodiment of the way of life of the Edwardian period in relatively intact and most varied group of 13 in Aberdeen Street. It is significant demonstrating the introduction of innovative stylistic and formal elements and as one of a architecturally significant locality as an interesting Edwardian style house

CONDITIONS & THREATS: Very good. There are cracks in the dwarf verandah wall and in the floor.