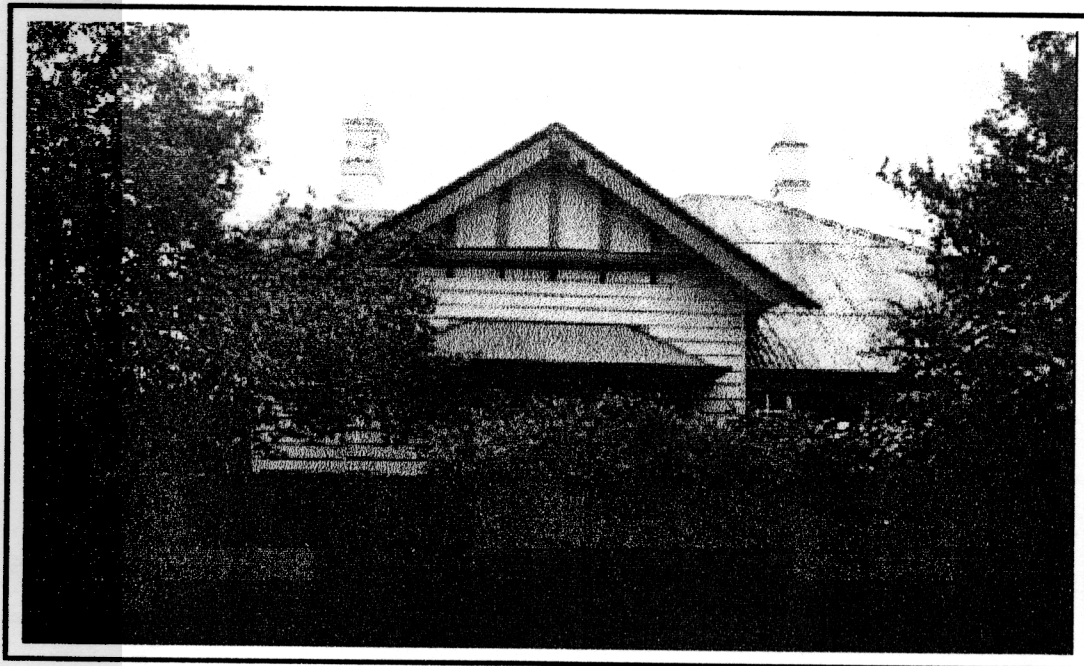


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 28
Richard Peterson Architect & Conservation Consultant. Daniel Catrice Historian 1996.

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|--|--|---|--|
| NAME: — | | | |
| ADDRESS: 40 Aphrasia Street. | | | |
| USE: House. | | | |
| CONSTRUCTION DATE: 1911 | | SOURCE: Visual | |
| DESIGNER: — | | BUILDER: — | |
| CRITERIA: H1; Ar1, Ar3 | | HISTORIC THEME: 2.3 | |
| DESCRIPTION: STYLE: Edwardian STORIES: 1 DETACHED. | | | |
| MATERIALS: WALLS Timber | | ROOF Iron STRUCTURE Stud. | |
| CONDITION: Good | | INTACTNESS: Very good. THREATS: - | |
| SIGNIFICANT INTACT ELEMENTS: FORM. VERANDAH. ROOF FORM. VERANDAH DECORATION. CHIMNEYS. WINDOWS. PAINTWORK SCHEME. | | | |
| SIGNIFICANCE: TYPE: HISTORICAL. ARCHITECTURAL. LEVEL: LOCAL. | | | |
| DESIGNATION EXISTING: PLANNING SCHEME. | | | |
| RECOMMENDED CONTROL: PLANNING SCHEME. | | | |
| GRID REF: | | SURVEY: RP | DATE: 26.1.96 NEGS: 1.35 |



HISTORY: In 1911 Edwin Ernest Overend built a wooden dwelling on a block subdivided from land owned Thomas Scott. By 1916 William Kucks was the owner and he rented it to Norman Hatham Joughin, a student. A few years later the house passed to Teresa Kucks who continued letting it to tenants. By 1927 manager, Francis Cobb was the owner and occupant. He lived briefly in the house then rented it to a series of tenants during the 1930s.

VISUAL DESCRIPTION: A double-fronted, hip-roofed timber Edwardian house. The left bay and right side rear bay are gables, the front set forward. The verandah returns around the angle, under the main roof. This has arched and straight rail valences with tulip-pattern fretwork decorative panels and incised, moulded posts. Upper gables jetty on ogee brackets, with pressed metal in roughcast-pattern and timbering. There is a hip-roofed window hood at front. Rafters are exposed and chimneys have pots with friezes.

SIGNIFICANCE: A characteristic Edwardian timber house built in 1911. It has architectural significance as characteristic of the Edwardian domestic style and historical significance as a representative embodiment of a way of family life in Newtown before the Great War.

INTACTNESS: Very good. Chimneys are painted. The high timber fence is not appropriate.

CONDITIONS & THREATS: Good.

