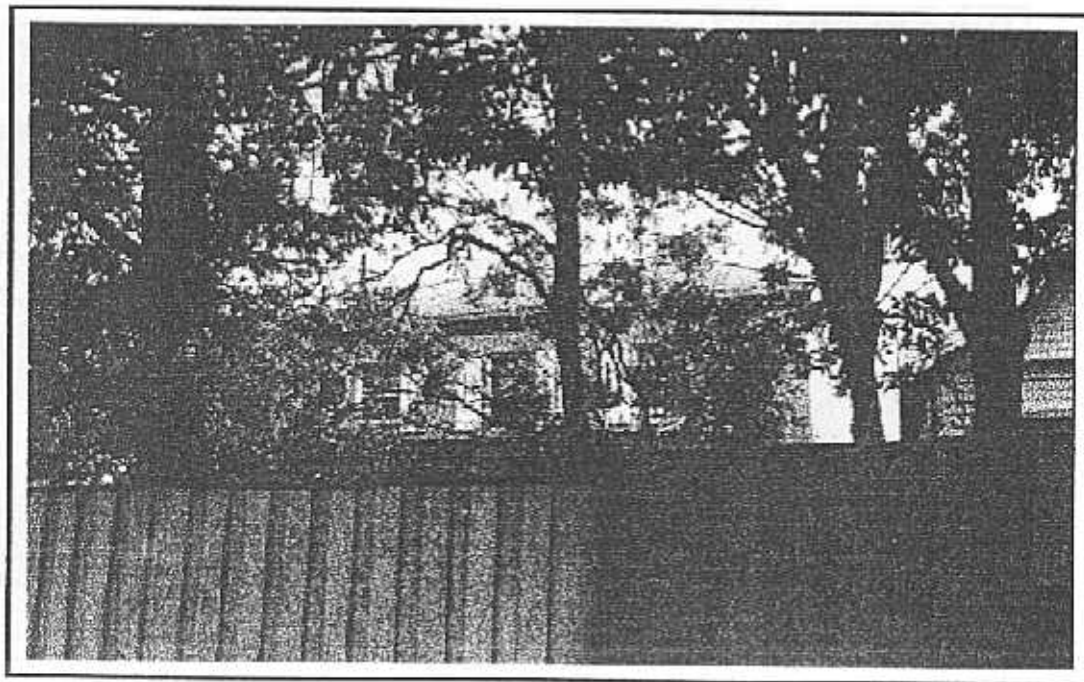


**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 22**

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

<b>NAME:</b> —			
<b>ADDRESS:</b> 26 Aphrasia Street.			
<b>USE:</b> House.			
<b>CONSTRUCTION DATE:</b> c1860		<b>SOURCE:</b> Visual	
<b>ALTERATIONS/ADDITIONS:</b> -		<b>DATE:</b> c1940	<b>SOURCE:</b> 1
<b>DESIGNER:</b> —		<b>BUILDER:</b> —	
<b>CRITERIA:</b> III, Ar1.		<b>HISTORIC THEME:</b> 2.3	
<b>DESCRIPTION:</b>	<b>STYLE:</b> Early	<b>STORIES:</b> 2	<b>DETACHED.</b>
<b>MATERIALS:</b> WALLS Stone	<b>ROOF</b> Iron	<b>STRUCTURE</b> Lb.	
<b>CONDITION:</b> Very good	<b>INTACTNESS:</b> Reasonable.	<b>THREATS:</b> -	
<b>SIGNIFICANT INTACT ELEMENTS:</b>			
MATERIALS, FORM, FACADE, ROOF FORM, WALL DECORATION. (Ground floor only)			
<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>GRID REF:</b>	<b>SURVEY:</b> RP	<b>DATE:</b> 26.1.96	<b>NEGS:</b> 1.27 & 1.28
Obscured.		1200.25	



**HISTORY:** In 1919 builder, Edwin Ernest Beach purchased a fenced block of land from Edwin Wilcox. By 1921 he had erected a dwelling which he continued to own and occupy through that decade. Accountant, Tom B. Cavaghon owned and occupied the house in the early 1930s, followed by Ann J. Miles in the late 30s.(?)<sup>1</sup>

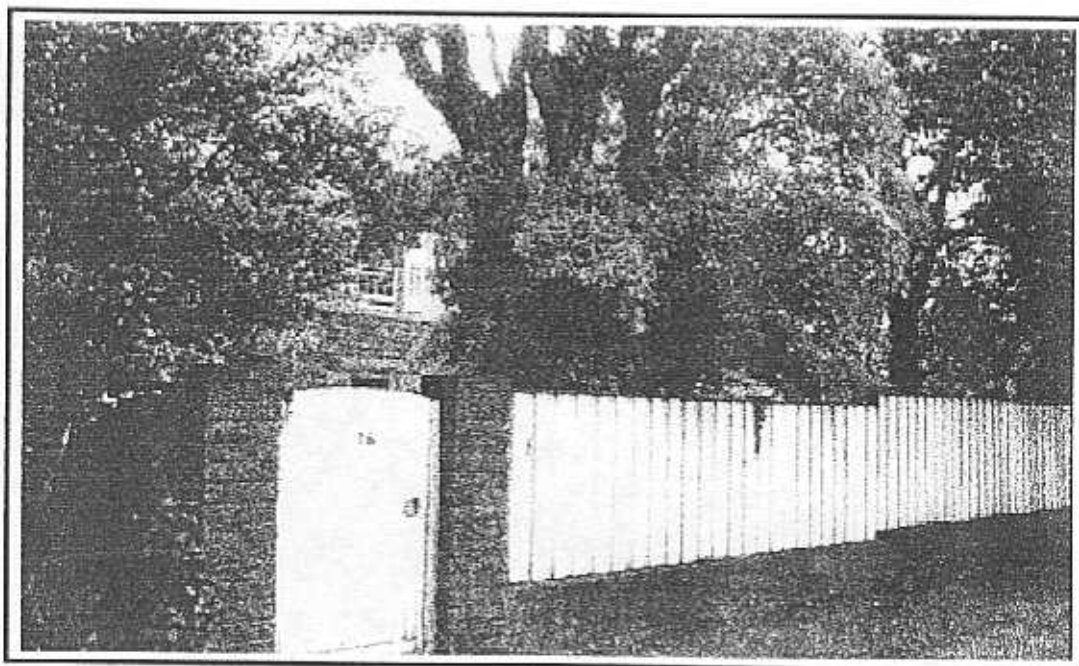
**VISUAL DESCRIPTION:** A double-fronted early single-storey stone, symmetrical house.

It is roughly dressed rockfaced ashler bluestone with finely dressed and ruled pinky buff rockfaced sandstone lintels and quoins at windows and corners. It has a slate hip roof. (Obscured).

**SIGNIFICANCE:** An early stone house apparently built in 1860s with a first floor added c1940. It is architecturally significant locally as characteristic of this early domestic style and the craft of the stonemason then. It has local historical significance as a representative embodiment of the way of life in early Newtown.

**INTACTNESS:** A first storey has been added c1940, relatively sympathetically, however, consideration should be given to its eventual removal. In this addition the roof form and possibly structure and materials have been retained.

**CONDITION:** Very good.



<sup>1</sup> *City of Newtown and Chiswell Ratebooks* 1919, 1921, 1922, 1923, 1932, 1937. It is unclear whether this history applies to this building. Visual evidence would indicate that it does not, it may refer to no. 24, (RP).