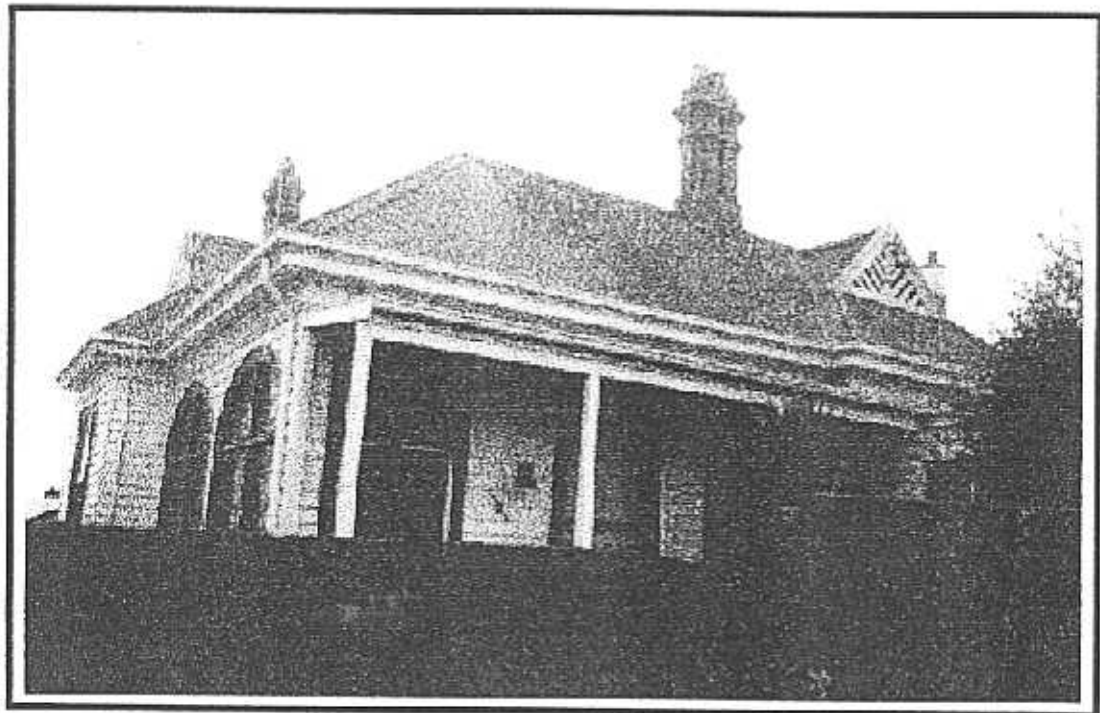


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 38
 Richard Peterson Architect & Conservation Consultant. Daniel Catrice Historian 1996.

NAME: _____			
PREVIOUS NAME: Hazeldene			
ADDRESS: 3 Buckland Avenue.			
USE: House.			
PREVIOUS USE:			
SIGNIFICANT DATE:		CONSTRUCTION DATE: 1900	
		SOURCE: 1	
DESIGNER: —		BUILDER: —	
CRITERIA: H1; Ar1		HISTORIC THEME: 2.3	
DESCRIPTION: STYLE: Late Victorian			
		STORIES: 1 DETACHED.	
MATERIALS: WALLS Timber		ROOF Iron	
		STRUCTURE Stud.	
CONDITION: Good.		INTACTNESS: Fair.	
		THREATS: -	
SIGNIFICANT INTACT ELEMENTS:			
FORM. ROOF FORM. GABLE DECORATION. CHIMNEYS. WINDOWS.			
CONTEXT: Nos 2,4,5,6,8.			
SIGNIFICANCE:			
TYPE: HISTORICAL. ARCHITECTURAL.			
LEVEL: LOCAL.			
DESIGNATION EXISTING: PLANNING SCHEME.			
RECOMMENDED CONTROL: PLANNING SCHEME.			
GRID REF:		SURVEY: RP	
		DATE: 26.1.96	
		NEGS: 2.12	



HISTORY: A timber house was built on this allotment in 1900 for George Tilley, a local school teacher. By the mid-1910s, the house, then known as Hazeldene was owned by George and Annette Emms.¹

VISUAL DESCRIPTION: A triple-fronted timber, hip-roofed, late Victorian house. The left side rear and front right bay slightly project as gambrels, with a continuous ridge-line. These have 45° angled and vertical timbering, set forward. The impressive, deeply modelled brick chimneys have frieze and cornice moulds, vertical strips and terra-cotta pots.

SIGNIFICANCE: Hazeldene is a late Victorian house with some Edwardian elements built in the 1910s. It is architecturally significant as characteristic of this transitional style and in particular for its domestic chimneys. It is historically significant as a representative embodiment of life in Newtown at the turn of the century.

INTACTNESS: Fair only. Verandah and finials have been removed. There is an addition to the front right and large round-headed leadlight windows on the left side which appear to be additions. The high fence is not appropriate.

CONDITION: Good.

¹ City of Newtown and Chilwell Ratebooks.