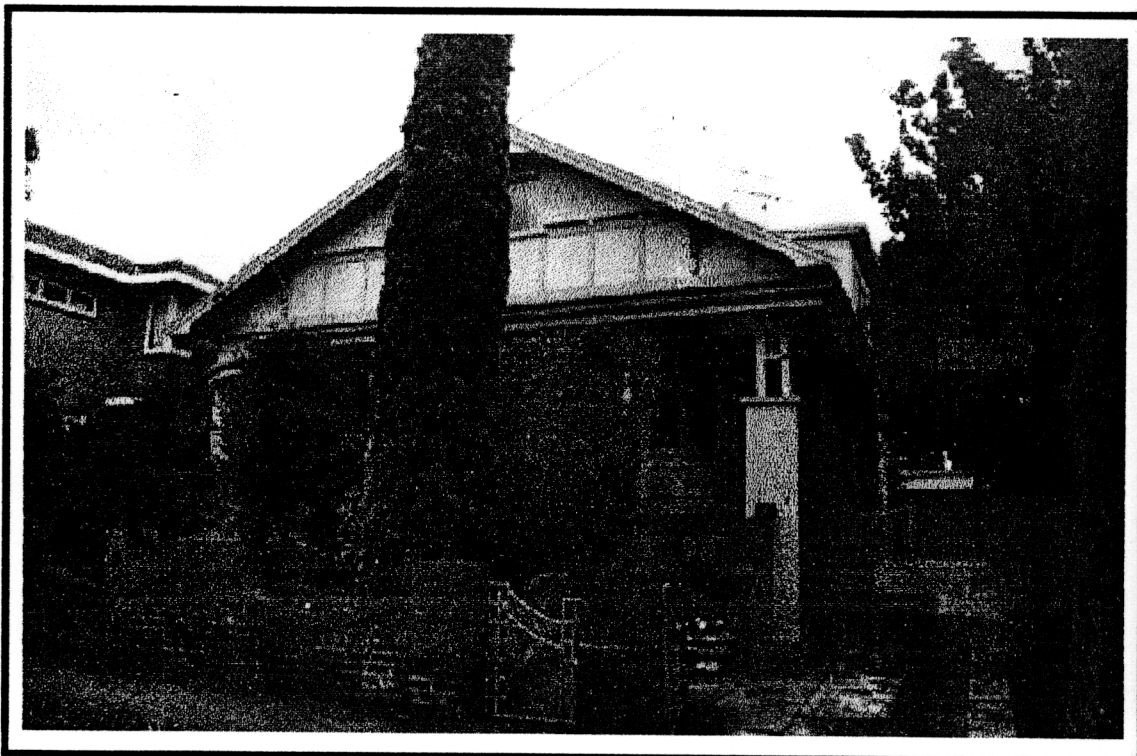


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 57

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

NAME: —			
ADDRESS: 28 Buckland Avenue.			
USE: House.			
CONSTRUCTION DATE: mid-1920s		SOURCE: Visual & 1	
DESIGNER: —		BUILDER: —	
CRITERIA: H1; Ar1.		HISTORIC THEME: 2.3	
DESCRIPTION: STYLE: Bungalow STORIES: 2 DETACHED.			
MATERIALS: WALLS Timber ROOF Iron STRUCTURE Stud.			
CONDITION: Very good. INTACTNESS: Very good. THREATS: -			
SIGNIFICANT INTACT ELEMENTS: FORM. VERANDAH. GABLE DECORATION. VERANDAH DECORATION. WINDOWS. CONTEXT Nos. 23 & 25, etc.			
SIGNIFICANCE: TYPE: HISTORICAL. ARCHITECTURAL. LEVEL: LOCAL.			
DESIGNATION EXISTING: PLANNING SCHEME.			
RECOMMENDED CONTROL: PLANNING SCHEME.			
GRID REF:	SURVEY: RP	DATE: 27.1.96	NEGS: 2.36



HISTORY: This house was built in the mid-1920s for manager, Leslie Lucas.¹

VISUAL DESCRIPTION: A single-fronted timber Californian Bungalow with a very broad gable roof facing. This has shingles over simple brackets in the upper section, with pressed metal in roughcast pattern below. Its purlins are supported on concave bracket pairs. At left is a bow-window. The verandah at right is recessed, and returns. At the angle is an oriel bow window, of three-quarter circle plan. Windows generally have leadlight upper sashes. The verandah is supported on post pairs, with a palisade valence between, over brick piers, with a catenary-curved brick balustrade. There are chain-link and metal-ribbon pedestrian and vehicular gates of a type rare in Victoria. The Cypress pine may be contemporary with the house.

SIGNIFICANCE: A timber Californian Bungalow built in the mid 1920s. It is architecturally significant locally as characteristic of this domestic style, with some interesting details such as the oriel bow window and balustrade. The fence and gates are significant for their relative rarity in Victoria. It is historically significant as the representative embodiment of family life in the confident 1920s.

INTACTNESS: Very good. The brickwork has been painted.

CONDITION: Very good.

¹ City of Newtown and Chilwell Ratebooks.