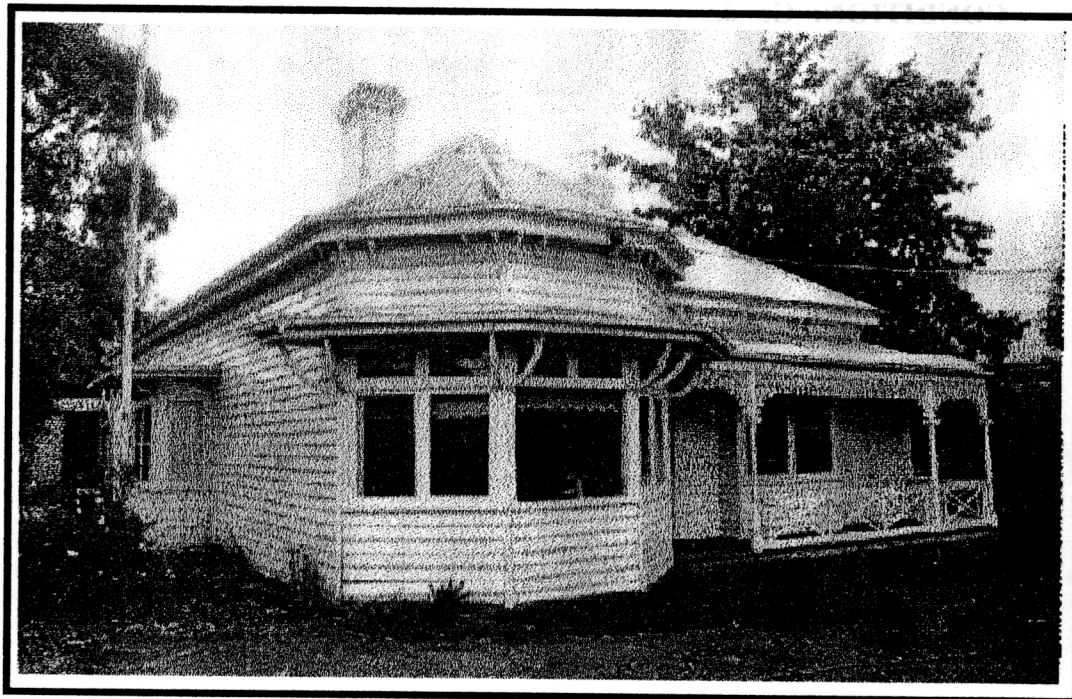


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 68

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

NAME: Nyam PREVIOUS NAME: — ADDRESS: 17 Claremont Avenue.
USE: House. PREVIOUS USE: SIGNIFICANT DATE: CONSTRUCTION DATE: 1890 SOURCE: Visual & 1 ALTERATIONS/ADDITIONS: DATE: 1970 SOURCE: Visual. DESIGNER: — BUILDER: — CRITERIA: H1; A+1. HISTORIC THEME: 2.3
DESCRIPTION: STYLE: Italianate STORIES: 1 DETACHED. MATERIALS: WALLS Timber ROOF Iron STRUCTURE Stud. CONDITION: Good. INTACTNESS: Fair. THREATS: Sub-floor ventilation
SIGNIFICANT INTACT ELEMENTS: FORM. EAVES DECORATION. VERANDAH DECORATION. CHIMNEYS. DOORS (including flyscreen door?). WINDOWS. CONTEXT Nos. 11, 13 & 15.
SIGNIFICANCE: TYPE: HISTORICAL. ARCHITECTURAL. LEVEL: LOCAL.
DESIGNATION EXISTING: PLANNING SCHEME. RECOMMENDED CONTROL: PLANNING SCHEME.
GRID REF: SURVEY: RP DATE: 27.1.96 NEGS: 3.11



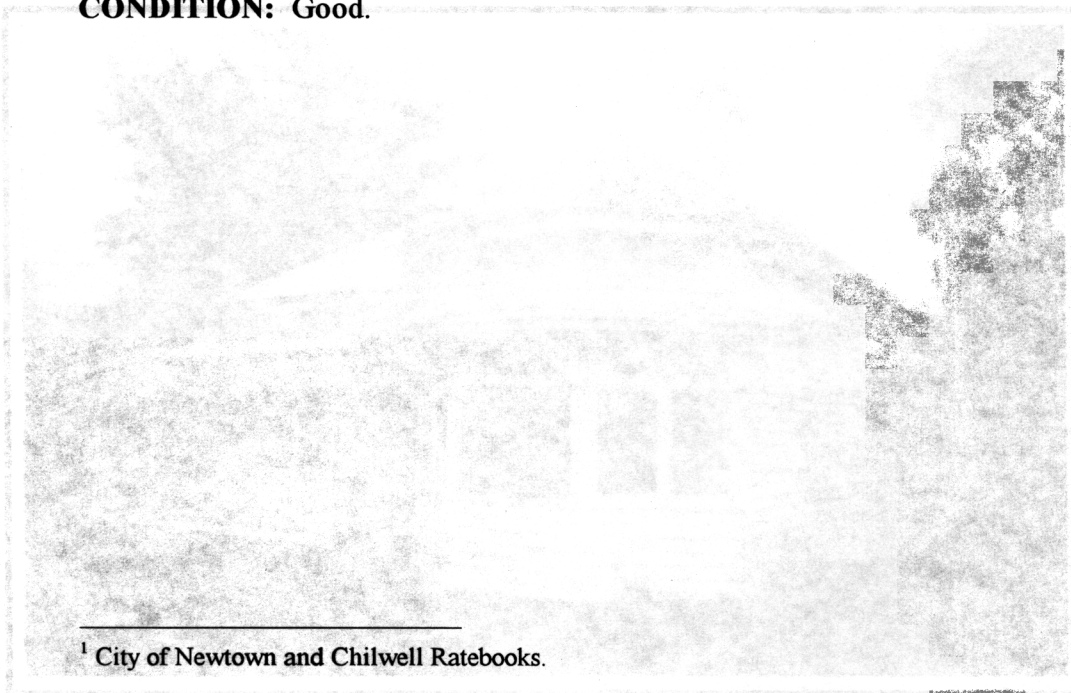
HISTORY: Woollen manufacturer, David Melvin, built this timber house in 1890. Melvin sold the house to Mary Godfrey at the turn of the century. She sold the house to a Mrs. Clayton who leased it to a number of tenants until the 1920s. Clayton then sold the house to long-term owner, Rowland Hope.¹

VISUAL DESCRIPTION: A double-fronted Italianate, hip-roofed timber house. The left bay projects as a canted bay window, with a ridge continuous with the main roof. This has a flat hood, supported on giant quadrant brackets. Eaves have pendant ogee spindle brackets, with panels between. The bullnosed verandah is in the angle with fine fretwork frieze decoration, cast iron lace valence and brackets, on Corinthian posts. The entrance is in the angle, with four-panelled door, side and fan-lights and a possible rare Victorian flyscreen door. Weatherboards are beaded. Unusually for a timber house, the base and step are rock-faced bluestone.

SIGNIFICANCE: Nyam is a timber Italianate house built in 1890. It is architecturally significant locally as characteristic of this domestic style with the (presumably Edwardian) Art Nouveau-influenced window-hood brackets of particular interest, despite diminished value due to subsequent alterations. It is historically significant as a representative embodiment of family life at the height of the economic boom.

INTACTNESS: Fair only. Chimneys have been painted, windows replaced, balustrade recent, and the verandah return at right, infilled.

CONDITION: Good.



¹ City of Newtown and Chilwell Ratebooks.