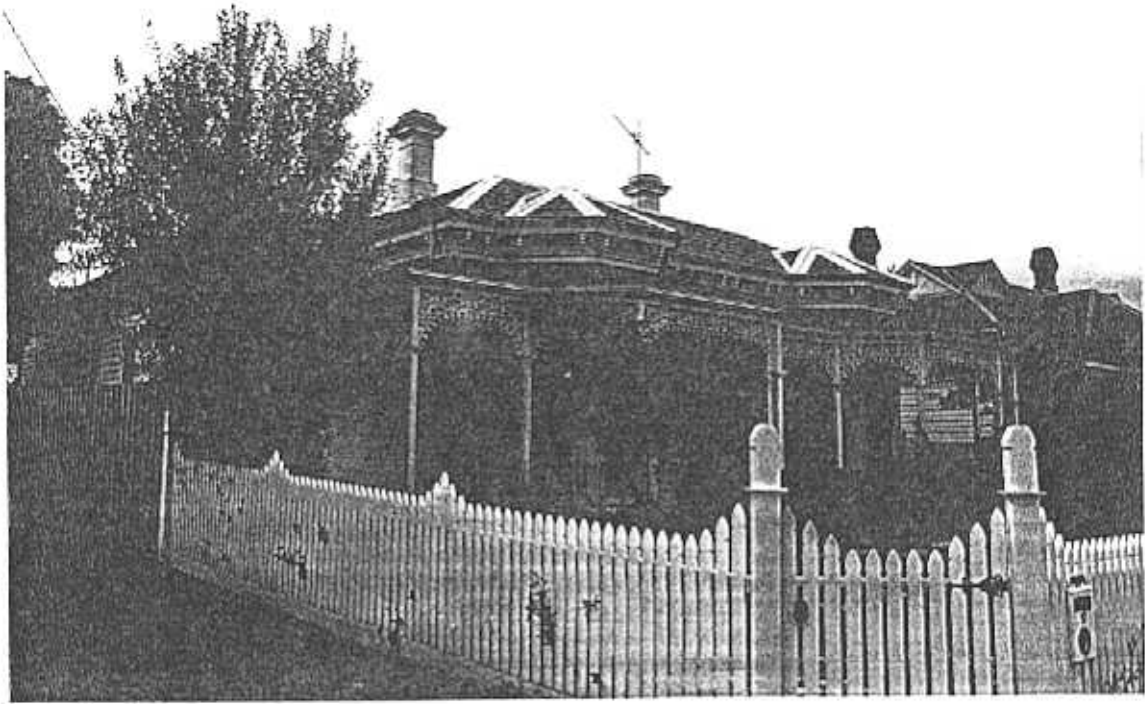


**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 159**

Richard Peterson Architect & Conservation Consultant. 1997.

<b>NAME:</b> Umina		
<b>ADDRESS:</b> 17 Retreat Road		
<b>USE:</b> House		
<b>SIGNIFICANT DATE:</b>	<b>CONSTRUCTION DATE:</b> 1891	<b>SOURCE:</b> 1
<b>DESIGNER:</b> —	<b>BUILDER:</b> Purnell & Sons	
<b>CRITERIA:</b> Ar1; H1	<b>HISTORIC THEME:</b> 2.3	
<b>DESCRIPTION:</b>	<b>STYLE:</b> Italianate	<b>STORIES:</b> 1
<b>MATERIALS:</b>	<b>WALLS:</b> Timber	<b>ROOF:</b> Iron
<b>CONDITION:</b> Good	<b>INTACTNESS:</b> Very good	<b>DETACHED.</b>
		<b>STRUCTURE:</b> Stud
		<b>THREATS:</b> —
<b>SIGNIFICANT INTACT ELEMENTS:</b>		
MATERIALS. Shaped slates. FORM. FACADE. VERANDAH. ROOF FORM. ROOF DECORATION. VERANDAH DECORATION. CHIMNEYS. DOORS. WINDOWS. OUTBUILDING.		
<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>SURVEY:</b> RP	<b>DATE:</b> 9.2.1997	<b>NEGS:</b> 7.30 & 32; 1274.39; 1275.2, 3&4

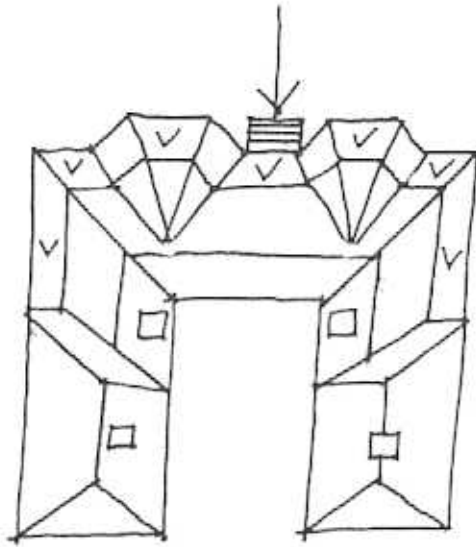




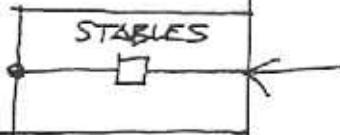
RETREAT ROAD

159

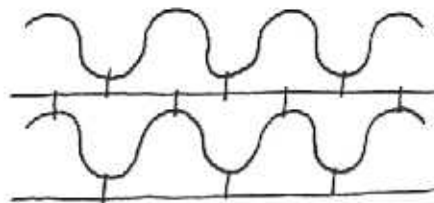
No 17



LANE



LANE



SLATES DETAIL

RP 9.2.97 NTS.

**HISTORY:** In 1891 Mr R. McInnes bought a block of land measuring 60' x 122' that had a timber cottage with 8 rooms, stables and a coachhouse on it from Purnell & Sons. This was the only time a coachhouse was mentioned in the description. McInnes owned the house until c1900, although always had it tenanted, when he sold it to Henry Clarke, grocer. In 1911 Albert Clutterbuck, law clerk, bought the property and lived in it for ten years before selling it to Mary Baker in 1921. From this point on, the stables were no longer mentioned in the description of the property, although the land size did not change.<sup>1</sup>

**VISUAL DESCRIPTION:** A large symmetrical, hipped-roof timber late Italianate house. There are two canted bay windows expressed with roofs, which the verandah extends around the returns to projecting wings on each side. The verandah is bullnosed with cast-iron lace valance and brackets on Doric posts. Chimneys have deep Classical moulds, the roof is clad with slates, many of which are unusually bell-shaped.

Eaves have turned spindle bracket pairs between panels and a frieze-mould. The front is clad with unusually wide ship-lapped boards. Bays have spandrel panels and the entrance has leadlight side and fan-lights with diagonal boarded spandrels. It is on a bluestone ashlar rock-face base. The floor plan is U-shaped around a courtyard.

There is a gable-roofed former stables with two fine turned finials.

**SIGNIFICANCE:** A large late Italianate symmetrical timber house built by Parnell and Sons in 1891, with its former stables. It is architecturally significant locally as a good relatively intact late Italianate house with interesting cladding materials and historically significant locally as an evocative embodiment of comfortable (rented) family lifestyle in Newtown, before the financial crash of 1892.

**INTACTNESS:** Very good. The fence, steps, flyscreen door and garage door are recent. The white colour is not appropriate.

**CONDITIONS & THREATS:** Good. The former stables chimney needs repair.

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<sup>1</sup> City of Newtown and Chilwell Ratebooks.