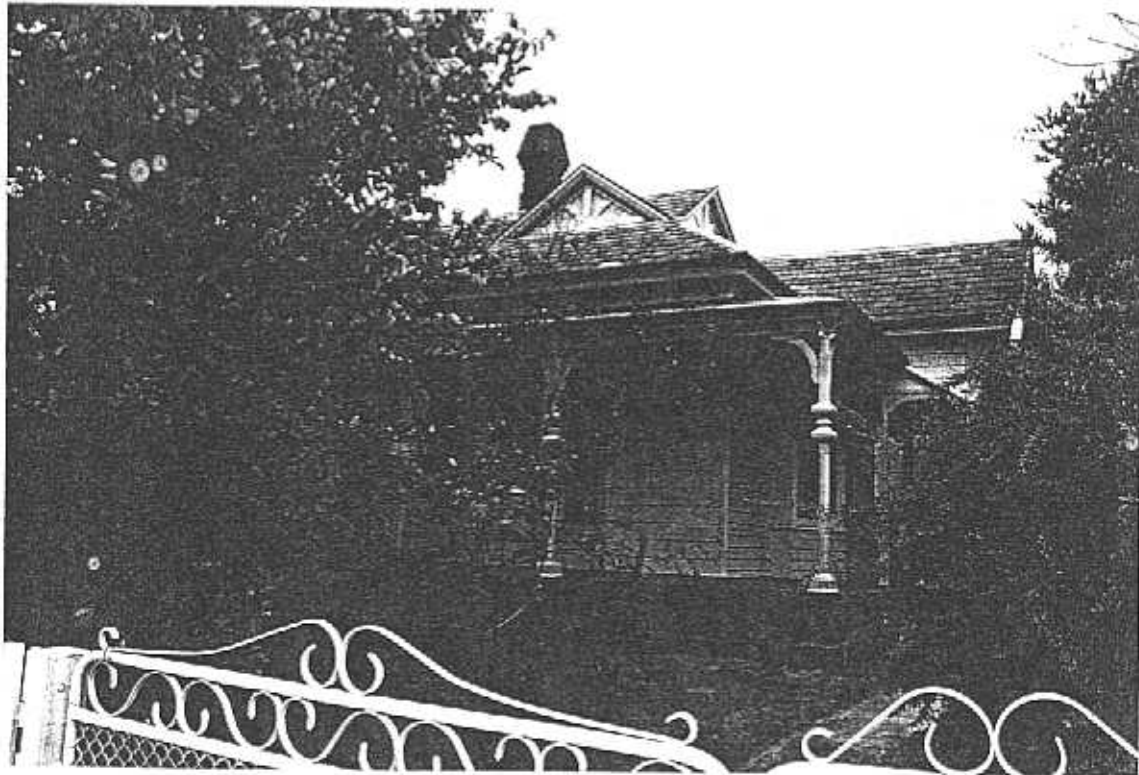


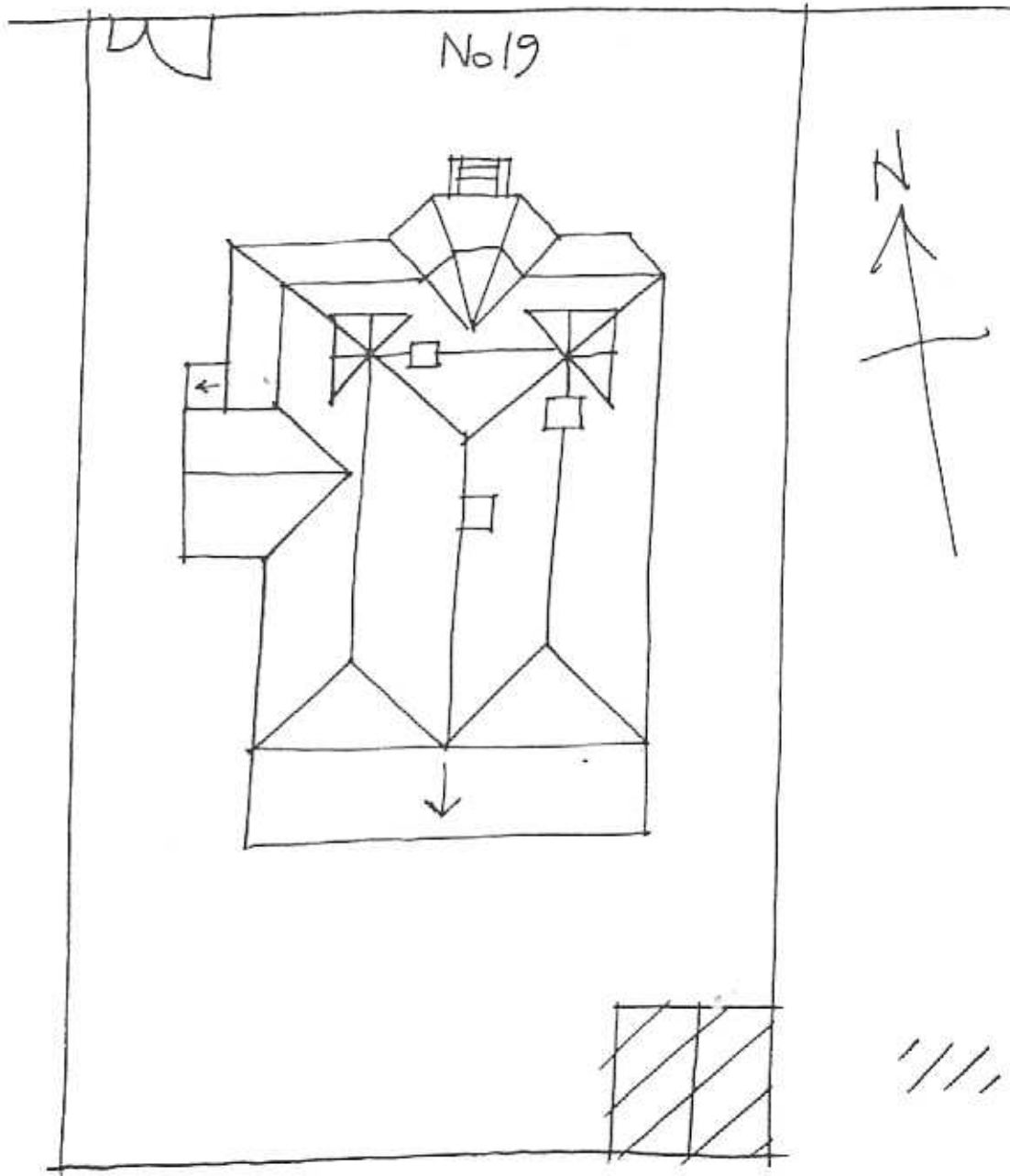
**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 160**

Richard Peterson Architect & Conservation Consultant. 1997.

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|---|
| <b>NAME:</b> Baigownie  |
| <b>ADDRESS:</b> 19 Retreat Road   |
| <b>USE:</b> House   |
| <b>SIGNIFICANT DATE:</b> <b>CONSTRUCTION DATE:</b> 1892 <b>SOURCE:</b> 1  |
| <b>ALTERATIONS/ADDITIONS. DATE:</b> ?? <b>SOURCE:</b> Visual  |
| <b>DESIGNER:</b> — <b>BUILDER:</b> William Purnell  |
| <b>CRITERIA:</b> H1; Ar1 <b>HISTORIC THEME:</b> 2.3   |
| <b>DESCRIPTION:</b> <b>STYLE:</b> Late Vic'n <b>STORIES:</b> 1 <b>DETACHED.</b>   |
| <b>MATERIALS:</b> <b>WALLS</b> Timber <b>ROOF</b> Asbestos <b>STRUCTURE:</b> Stud sheets  |
| <b>CONDITION:</b> Excellent <b>INTACTNESS:</b> Very good <b>THREATS:</b> —  |
| <b>SIGNIFICANT INTACT ELEMENTS:</b><br>FORM. FACADE. VERANDAH. ROOF FORM. GABLE DECORATION. EAVES DECORATION. VERANDAH DECORATION. CHIMNEYS. WINDOWS. NAMEPLATE. GATES. |
| <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>OBSCURED.</b> <b>SURVEY:</b> RP <b>DATE:</b> 9.2.1997 <b>NEGS:</b> 7.31, 33 & 1275.4   |



RETREAT ROAD.



//// RECENT

RP. 9.2.97 NTS.

*Richard Peterson Architect & Conservation Consultant 1997.*

**HISTORY:** In 1892 Jessie Maxwell occupied a timber cottage with 8 rooms, a bathroom and scullery which was still being completed by the owner William Purnell. She bought it the following year and remained its owner and occupier until 1910 when she sold to Florence Summers. At this point the description indicated a timber cottage with 8 rooms and stabling. Summers sold to Percy Neilson, accountant, in the early 1920s. Neilson continued to own and occupy the building which did not appear to undergo any significant changes, although the stabling was not mentioned after 1920. The land was measured at 70' x 122' in the 1920s and 1930s.<sup>1</sup>

**VISUAL DESCRIPTION:** A most unusual late Victorian symmetrical three-bay timber house with a hipped roof. At centre is a large canted bay over the entrance and expressed in the roof. The verandah extends around the front and returns at right to a side gable wing. Chimneys are unusual: fine tuckpointed red brick with deep mansard tops, corbelling on ribs at the angles with V-shaped ribs between. The roof has unusual timber gables at ends facing both front and sides. These and the asbestos cement slates may be later.

Eaves have unusual angled brackets in the frieze. The side gable is clad with mock shingles and forms a verandah pavilion. It has post pairs with decorative fretwork and incised brackets with a turned spindle palisade valance. The upper gable jettys with pressed metal roughcast pattern cladding.

Beneath is a large canted bay, with segmental head sashes and highlights. Windows are pairs. The entrance has wide sidelights and fanlights with leadlight. Verandah posts have deep bevels, unusual mouldings and large concave brackets. The pressed copper nameplate survives.

It is on an ashlar bluestone rockface base. Gates are metal ribbon and chainlink on a tubular steel frame.

**SIGNIFICANCE:** A most unusual late Victorian symmetrical timber house, built by William Purnell in 1892. The design has several rather early advanced elements, and materials, unless they were added later: pressed metal, asbestos cement slates, etc. It is architecturally significant locally as an unusual and forward-looking design, despite its symmetry and historically significant as an embodiment of comfortable life in Newtown, before the financial crash of 1892-3.

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

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**INTACTNESS:** Very good. The timber fence and garage are recent. Steps have been replaced with concrete. The roof may be reconstructed. The bluestone has been poorly repointed.

**CONDITIONS & THREATS:** Excellent. Chimneys are eroding.

