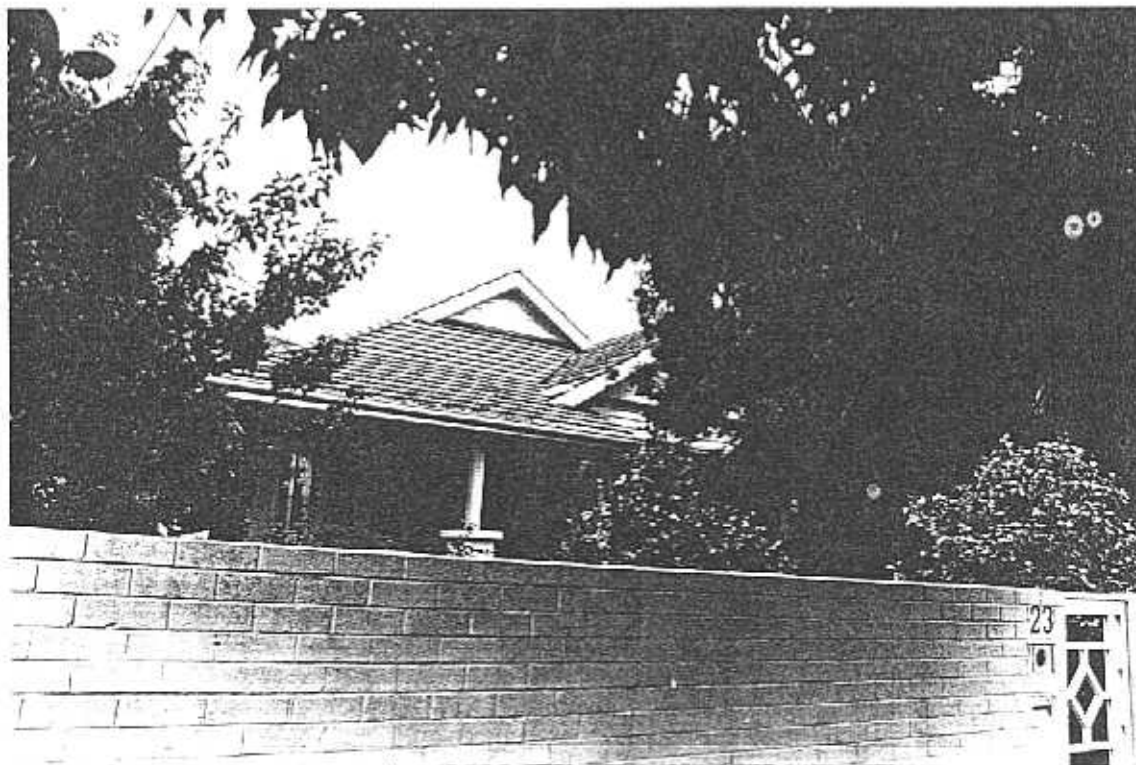
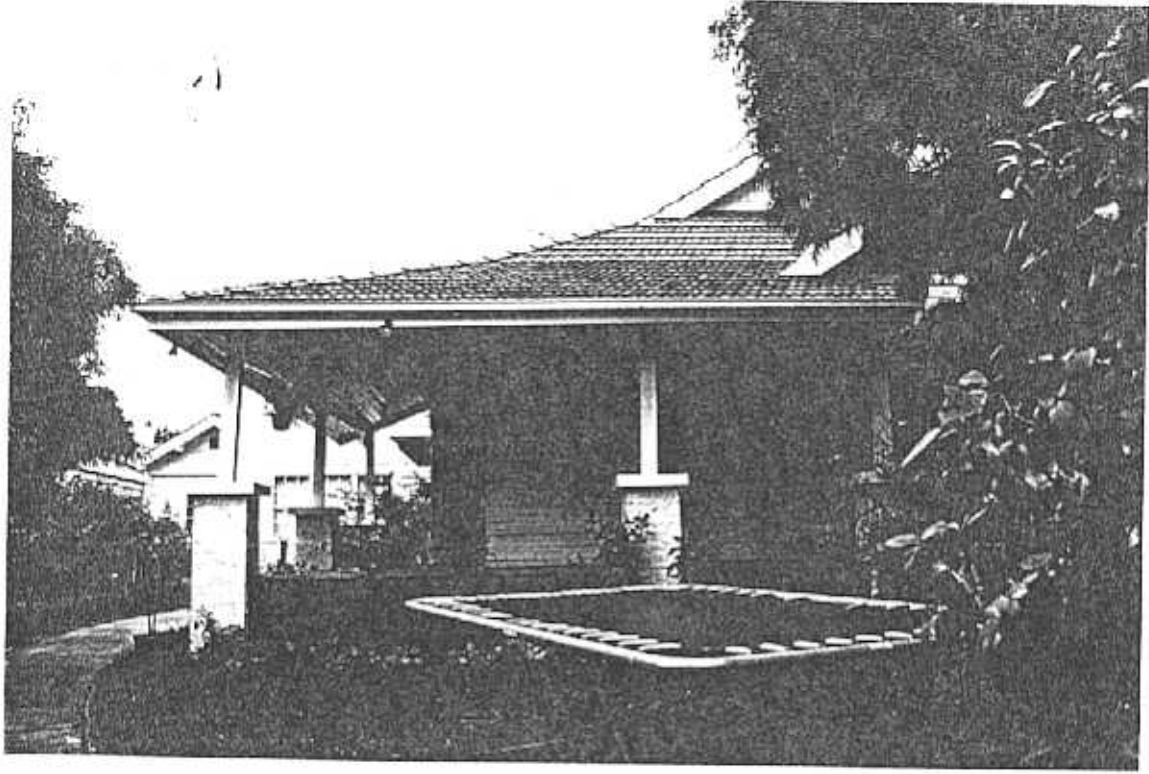


**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS.** Ref: 162  
 Richard Peterson Architect & Conservation Consultant. 1997.

<b>NAME:</b> Ghazeepore	
<b>ADDRESS:</b> 23 Retreat Road	
<b>USE:</b> House	
<b>SIGNIFICANT DATE:</b>	<b>CONSTRUCTION DATE:</b> 1921-3 <b>SOURCE:</b> 1 & owner
<b>DESIGNER:</b> —	<b>BUILDER:</b> —
<b>CRITERIA:</b> Ar1; H1	<b>HISTORIC THEME:</b> 2.3
<b>DESCRIPTION:</b> STYLE: Bungalow	<b>STORIES:</b> 1 <b>DETACHED.</b>
<b>MATERIALS:</b> WALLS Timber	<b>ROOF:</b> Tiles <b>STRUCTURE:</b> Stud
<b>CONDITION:</b> Very good	<b>INTACTNESS:</b> Good <b>THREATS:</b> —
<b>SIGNIFICANT INTACT ELEMENTS:</b> FORM. FACADE. VERANDAH. ROOF FORM. GABLE DECORATION. VERANDAH DECORATION. CHIMNEYS. DOORS. WINDOWS. NAMEPLATE. CONTEXT No: 21.	
<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> 7.35,36; 8.0 & 1275.6



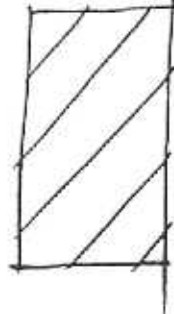
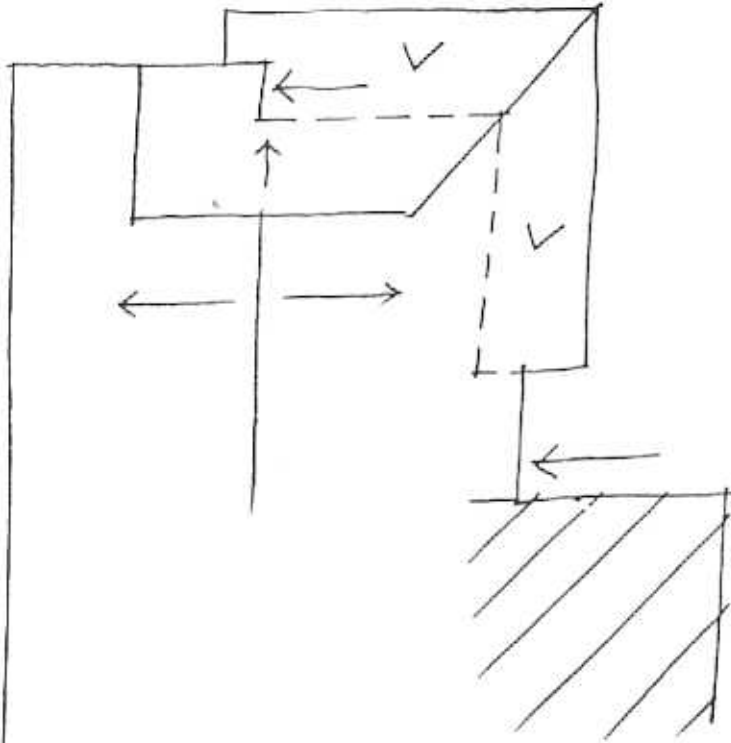
162.



RETREAT ROAD

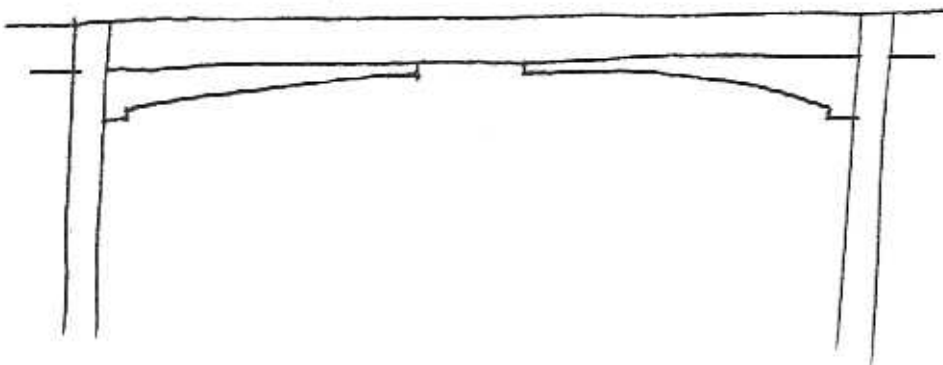
162

No 23



1960s.

RP. 9.2.97 NTS.



VALENCE DETAIL

**HISTORY:** In 1923 Neil Freeman<sup>1</sup>, solicitor, bought a block of land measuring 70' x 122' from Ellen Malony<sup>2</sup> (see ref 163). A timber house was built, owned and occupied by Freeman who, like his neighbour, James Robertson, was still recorded as its owner/occupier in 1935.<sup>3</sup> The house has only ever had two owners. The present owner purchased in October 1969.

**VISUAL DESCRIPTION:** A double-fronted gambrel-roofed timber early Californian Bungalow, the right bay set forward as a gable. Upper gables have shingles cladding and this has a rectangular louvred vent. Below is a rectangular bay window.

The verandah is under the gambrel at break-pitch around the angle and lined on the rake. It is supported on plain posts over brick dwarf piers with plate tops, with shallow catenary-curved brackets and bressemer. There is an early corner window at the angle. Windows have nine-pane upper sashes. The pressed copper Art Nouveau lettered nameplate survives.

**SIGNIFICANCE:** A timber early Californian Bungalow built in 1923 by a solicitor. It is architecturally significant locally as an early representative of the style with important early elements such as the corner window and historically as an embodiment of professional life in Newtown after the Great War. Its continuity of ownership is of interest.

**INTACTNESS:** Good. It has an inappropriate high fence. The major two-storey additions are discretely set well back. Leadlighting is new and the brickwork has been painted.

**CONDITIONS & THREATS:** Very good.

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<sup>1</sup> Mrs Ann Rowan the present owner puts the date earlier at 1920-21. She said Mr Freeman was on Ghazeepore Island (now Ghazipur, Uttar Pradesh in north India. It is on the Ganges, north-east of Allahobod) during the Great War. Potentially North Indian bungalows influenced the design.

<sup>2</sup> Refer: ref 163

<sup>3</sup> City of Newtown and Chilwell Ratebooks.