

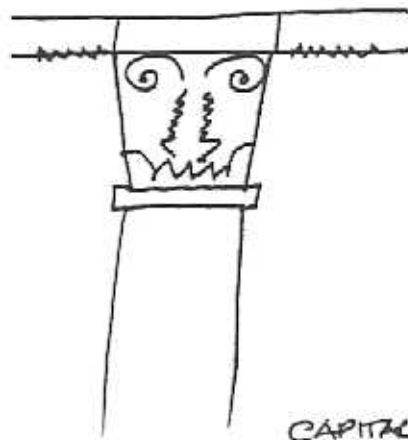
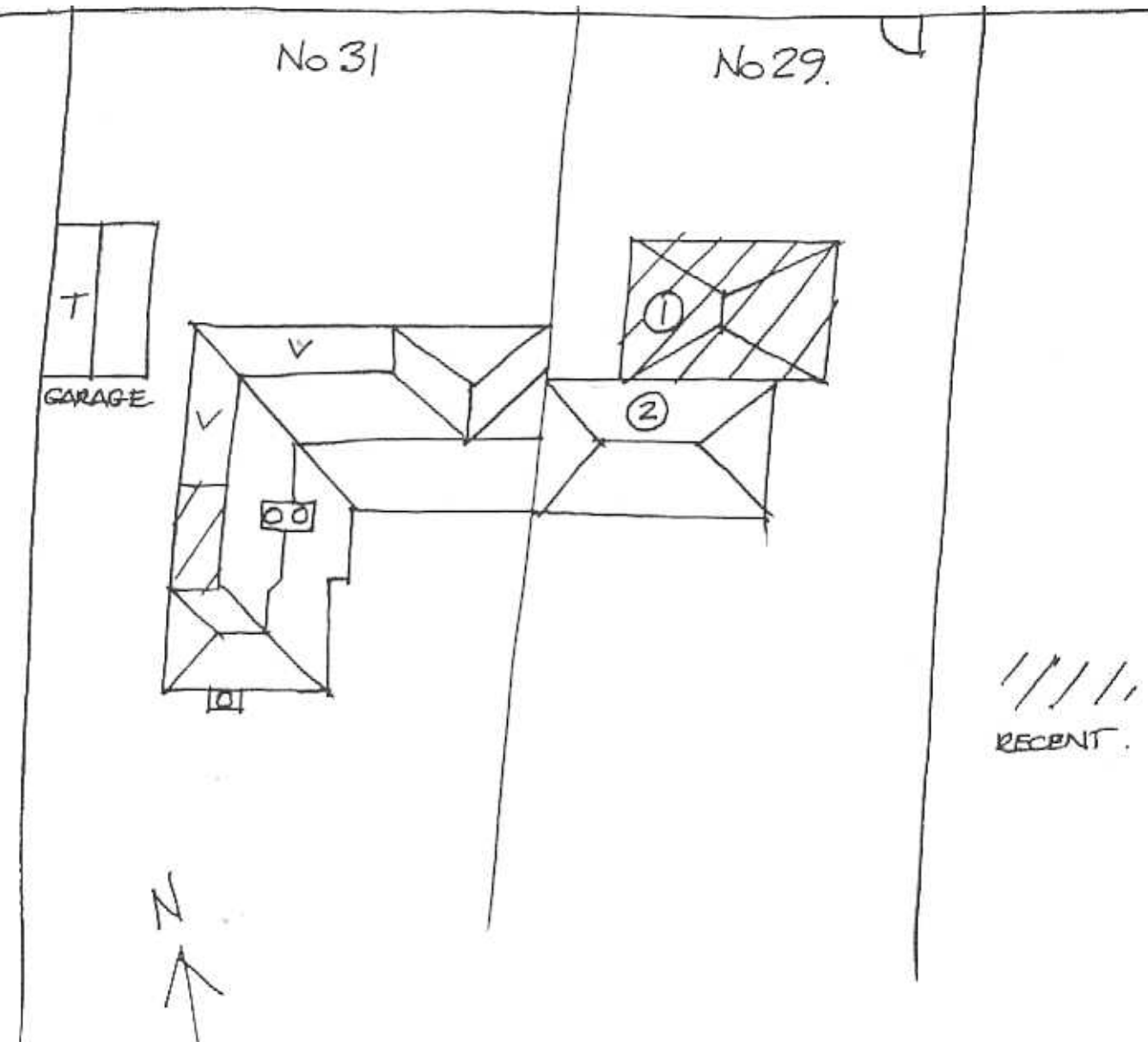
NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 165

Richard Peterson Architect & Conservation Consultant, 1997.

NAME: —		
PREVIOUS NAME: Airley Bank		
ADDRESS: 31 Retreat Road,		
USE: House		
SIGNIFICANT DATE:	CONSTRUCTION DATE: 1870	SOURCE: 1
ALTERATIONS/ADDITIONS:	DATE: 1957 & 1980s	SOURCE:
DESIGNER: —	BUILDER: —	Visual & 1
CRITERIA: H1;Ar1	HISTORIC THEME: 2.3	
DESCRIPTION:	STYLE: Mid Victorian	STORIES: 1
MATERIALS:	WALLS: Brick	ROOF: Slate
CONDITION: Very Good	INTACTNESS: Good	THREATS: —
SIGNIFICANT INTACT ELEMENTS:		
MATERIALS. Slates. FORM. FACADE. VERANDAH. ROOF FORM. VERANDAH		
DECORATION. CHIMNEYS. Pots. DOORS. WINDOWS. OUTBUILDING. CONTEXT: 29		
SIGNIFICANCE:		
TYPE:	HISTORICAL. ARCHITECTURAL.	
LEVEL:	LOCAL.	
DESIGNATION EXISTING:	PLANNING SCHEME.	
RECOMMENDED CONTROL:	PLANNING SCHEME.	
SURVEY: RP	DATE: 9.2.1997	NEGS: 8.3; 1275.8 & 9



RETREAT ROAD



CAPITAL DETAIL.

HISTORY: In 1870 Mr H. Cameron, a merchant, owned land with 40' frontage. He bought 120' and 80' from Mr Gibson and David Aitchison respectively and built a house. The 1871 rate book describes it as a brick cottage with 5 rooms, a kitchen and a servant's room on 240' of land. Hugh Cameron and his family continued to live in this house until he died c1900 when Dora Cameron rented it to William Aitkin. In 1907 she sold to Caleb Mountjoy¹ a gentleman, who owned and lived in it until the early 1920s. During Mountjoy's ownership the property underwent a few changes. In 1911 it was described as a brick house on 180' of land. The 60' sold seems to have been later subdivided and does not appear to have been built on for some time.² c1913, Mountjoy named the house Airley Bank and in 1915 he sold 55' of land to Edith Wilson which later became 33 Retreat Road. Airley Bank was now on land measuring 125' x 122'. In the early 1920s he sold 10' more of land to no. 33 Retreat Road and the rest of the property (Airley Bank on 115' of land) to Ebenezer Hendy, accountant. Hendy continued to own the property, now measuring 116' x 122' until at least the early 1930s. In 1957 it was owned by Ernest Ruxton who sold 34' 4" to Robert Potter of 29 Retreat Road.³ No. 31 Retreat Rd now measured 80' 5" x 122'.⁴

VISUAL DESCRIPTION: A three-bay brick mid-Victorian house, with a two-storey wing at left, (now part of no. 129, ref: 164) excised. It has bichromatic bricks: dark brown with cream dressings tuckpointed, on a rock-face bluestone ashlar base with a slate roof. The left bay is set forward with a tripartite window, with stylised Composite pilasters between.

Chimneys have fine moulded caps (probably bluestone, or render) with terra-cotta unglazed pots. The concave verandah is in the angle and returns at right. It has unusual cast-iron lace valance and brackets over a rail. There is a timber (possibly Edwardian) garage with a Marseilles terra-cotta unglazed tile gable roof and original timber doors with rectangular louvred vent over.

SIGNIFICANCE: Part of a large mid-Victorian brick house built in 1870. It is architecturally significant as representative of the relatively conservative mid-Victorian manner and historically in embodying the way of life in mid-Victorian Newtown. The significance does not appear to be appreciably diminished by the subdivision and additions.

INTACTNESS: Good. A flat lintel has been inserted on the left bay's, formerly segmental head, tripartite window. The verandah floor has been replaced with a tiled concrete slab. This is not appropriate and may prevent sub-floor ventilation. The fence is

¹ Refer: ref: 166, etc.

² Refer: ref: 164

³ Refer: ref: 137

⁴ City of Newtown and Chilwell Ratebooks.

inappropriate and later. The right rear verandah has been infilled. An inappropriate pergola has been added at right.

CONDITIONS & THREATS: Very good.