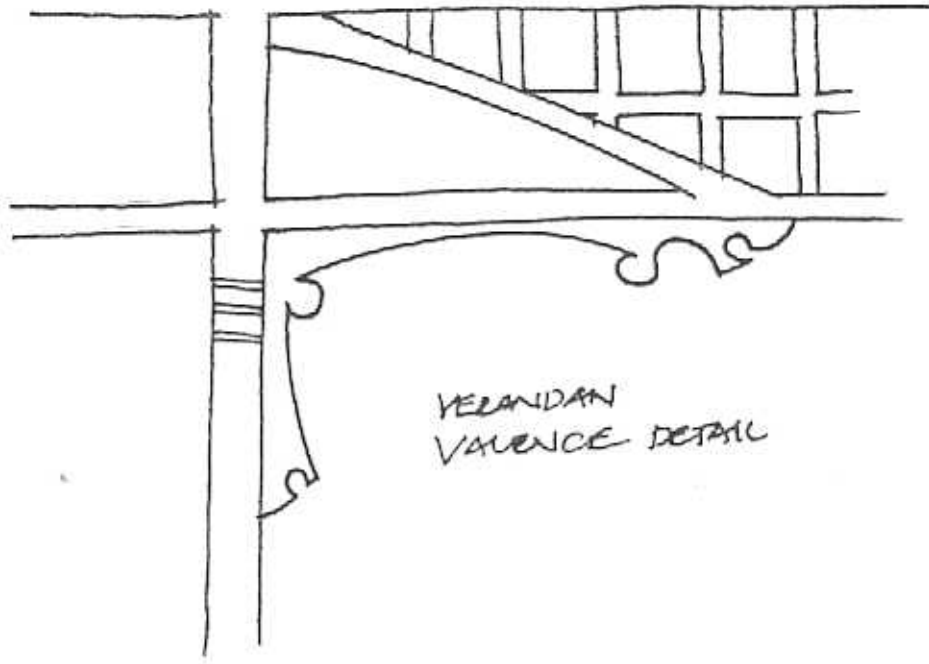


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 167
 Richard Peterson Architect & Conservation Consultant. 1997.

| | | | |
|---|--------------------------------|------------------------|---|
| NAME: — | | | |
| ADDRESS: 35 Retreat Road | | | |
| USE: House | | | |
| SIGNIFICANT DATE: | CONSTRUCTION DATE: 1910 | SOURCE: 1 | |
| DESIGNER: — | BUILDER: — | | |
| CRITERIA: H1; Ar1 | HISTORIC THEME: 2.3 | | |
| DESCRIPTION: | STYLE: Edwardian | STORIES: 1 | DETACHED. |
| MATERIALS: | WALLS: Timber | ROOF: Colorbond | STRUCTURE: Stud |
| CONDITION: Excellent | INTACTNESS: Very good | THREATS: — | |
| SIGNIFICANT INTACT ELEMENTS: FORM. FACADE. VERANDAH. ROOF FORM. GABLE DECORATION. VERANDAH DECORATION. CHIMNEYS. DOORS. WINDOWS. CONTEXT No: 37,43,45,47,49,51,53,55 | | | |
| SIGNIFICANCE: | | | |
| TYPE: | HISTORICAL. ARCHITECTURAL. | | |
| LEVEL: | LOCAL. | | |
| DESIGNATION EXISTING: | PLANNING SCHEME. | | |
| RECOMMENDED CONTROL: | PLANNING SCHEME. | | |
| OBSCURED. | SURVEY: RP | DATE: 9.2.1997 | NEGS: 8,5,6,9; 1275.11, 16 & 17 |

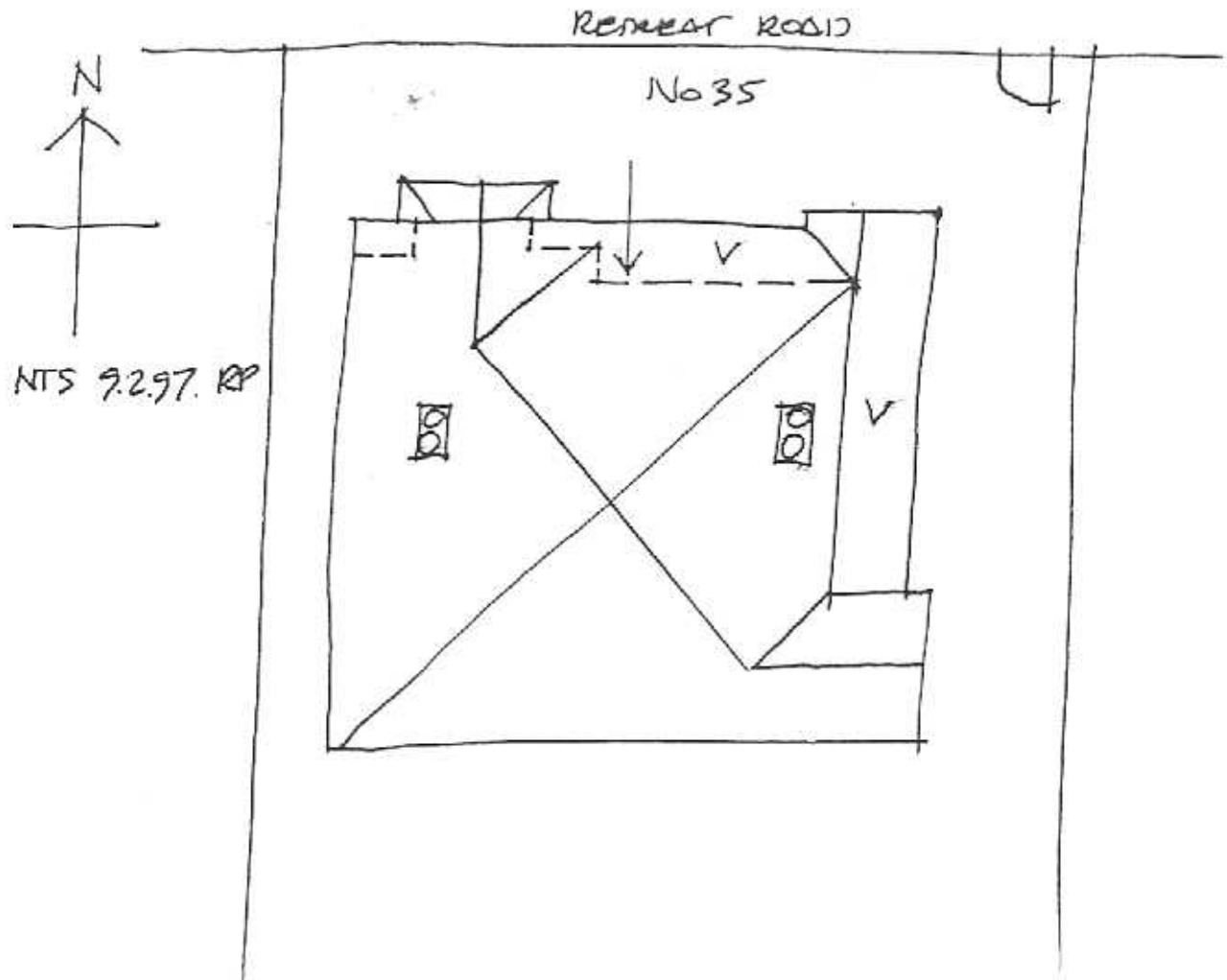




VERANDAN
VALANCE DETAIL



BARGE DETAIL



REHEAT ROOM

No 35

NTS 9.2.97. RP

Richard Peterson Architect & Conservation Consultant 1997.

HISTORY: In 1910 Mr T.E. Furphy bought 55' x 122' of land from Caleb Mountjoy.¹ This was a separate block adjoining that on which Mountjoy lived.² Furphy built a timber cottage with seven rooms and in c1913 he sold it to Charles Belcher, solicitor. Belcher owned it for approximately 10 years but rented it out for most of this time. He then sold it to Bruce Douglas, manager, who was still recorded as its owner and occupier in 1935.³

VISUAL DESCRIPTION: A triple-fronted, timber, elevated Edwardian house with a pyramidal hipped roof. The right bay is set forward as a gable, the upper gable jettied deeply. It is clad with pressed metal in roughcast pattern and Medievalising timbers. The central section extends down to a rectangular bay window, with its own large hipped hood, supported on an unusual system of palisades and large coved brackets. Windows are pairs with panels between. The verandah is in the angle and extends around to a further gable at left side rear. This also jetties on coved brackets.

At left is a small gable facing, with sinuous fretwork barge. The verandah valance has bold lattice, with unusual inscribed brackets over a rail. Brackets at posts are decorative fretwork. Posts have decorative grooves. Chimneys have broad rendered friezes with fine moulds and unglazed terra-cotta pots.

SIGNIFICANCE: A characteristic timber Edwardian house built in 1910 with some unusual decorative elements, including the verandah frieze and brackets. It is architecturally significant as a characteristic Edwardian house and historically as a representative embodiment of the comfortable middle class life in Newtown before World War II.

INTACTNESS: Very good. The roofing has been replaced with Colorbond, the brick steps have a steel rail, a solid balustrade added and the fence added recently.

CONDITIONS & THREATS: Excellent.

¹ Refer: Refs 136, 165 & 166.

² Refer: ref. 165.

³ City of Newtown and Chiltwell Ratebooks.