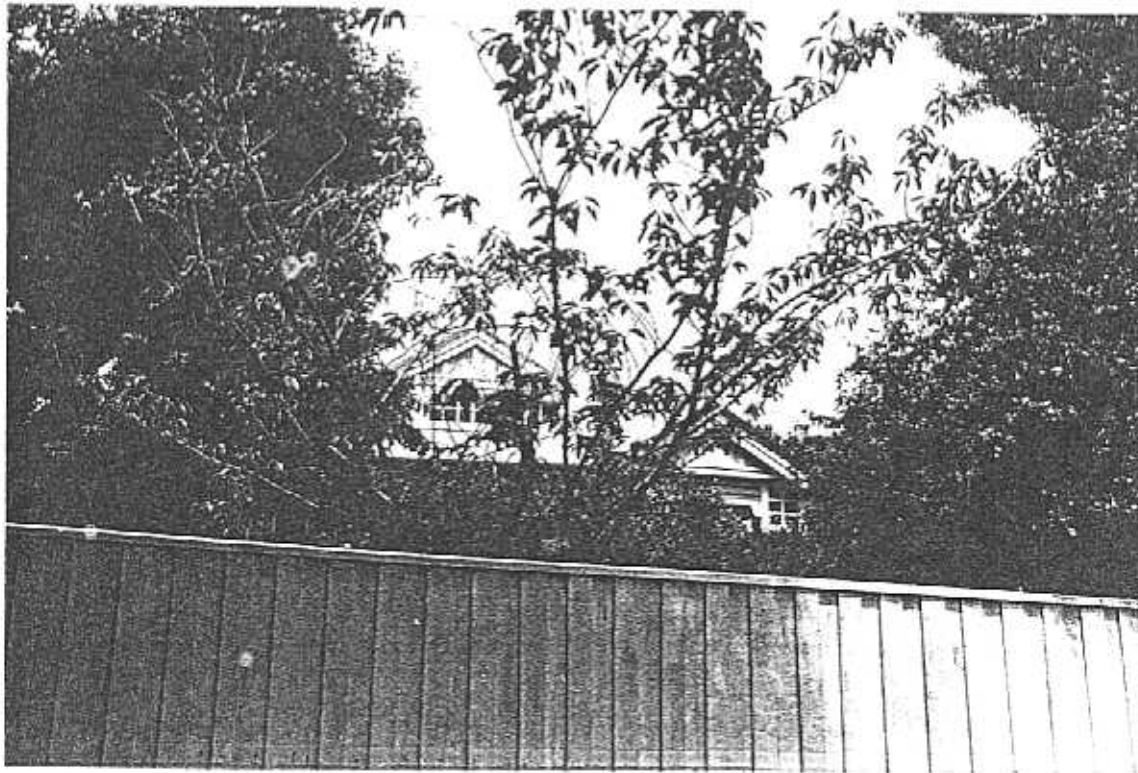
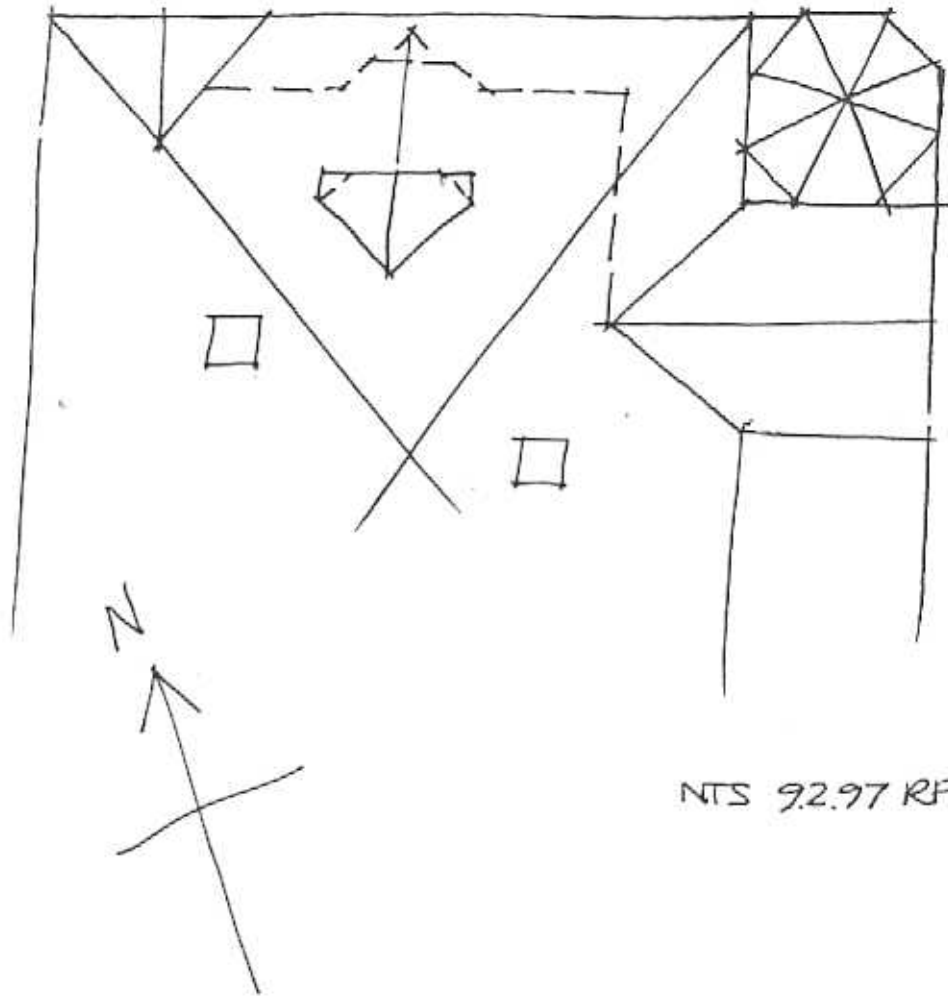


**NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 168**  
 Richard Peterson Architect & Conservation Consultant. 1997.

<b>NAME:</b> —	
<b>ADDRESS:</b> 37 Retreat Road,	
<b>USE:</b> House	
<b>SIGNIFICANT DATE:</b>	<b>CONSTRUCTION DATE:</b> c1915 <b>SOURCE:</b> Visual
<b>DESIGNER:</b> —	<b>BUILDER:</b> —
<b>CRITERIA:</b> Ar1; H1	<b>HISTORIC THEME:</b> 2.3
<b>DESCRIPTION:</b> STYLE: Edwardian	STORIES: 2      DETACHED.
<b>MATERIALS:</b> WALLS Timber	ROOF Colorbond      STRUCTURE Stud
<b>CONDITION:</b> Very good	INTACTNESS: Good      THREATS: —
<b>SIGNIFICANT INTACT ELEMENTS:</b>	
FORM. FACADE. VERANDAH. ROOF FORM. GABLE DECORATION. VERANDAH DECORATION. CHIMNEYS. DOORS. WINDOWS . CONTEXT No: 35,43,45,47,49,51,53,55	
<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>	SURVEY: RP      DATE: 9.2.1997      NEGS: 8.7,8; 1275.12&13.



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NTS 92.97 RP.



**HISTORY:** In 1905 William Aitkin, clerk, owned this 80' x 122' property with a timber cottage still unfinished. It was completed, with eight rooms, the following year and Aitkin moved in. He continued to own and occupy the house until c1925 when he sold to Edward McDonald, solicitor. The McDonalds were still recorded as the owners and occupiers in 1935.<sup>1</sup>

**VISUAL DESCRIPTION:** A pyramidal hipped-roof Edwardian timber house. Minor gables project, for instance at right and as a central attic. This has canted sides, its windows are small paned windows and extends below the verandah as a canted bay window, with a segmental head. At the left angle is an octagonal gazebo, before the rear left gable.

The verandah brackets have sinuous carved Art Nouveau fretwork forms. Chimneys have broad rendered friezes with fine moulds and unglazed terra-cotta pots. Their brick upper sections have vertical bands.

**SIGNIFICANCE:** A characteristic pyramidal hipped-roof Edwardian timber house built in 1905. It is architecturally significant locally as representative of this type of house and historically as a representative embodiment of Edwardian middle class life in Newtown.

**INTACTNESS:** Good. The high fence and Colorbond roof are not appropriate.

**CONDITIONS & THREATS:** Very good.

**COMPARATIVE ANALYSIS:** Chimneys are similar to those at ref: 167 (no. 35).

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