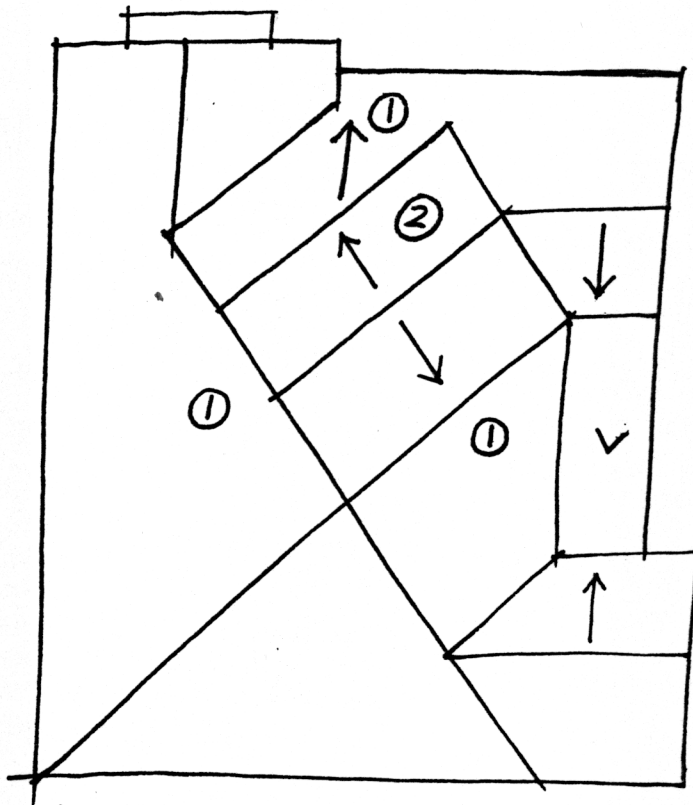


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 170
Richard Peterson Architect & Conservation Consultant. 1997.

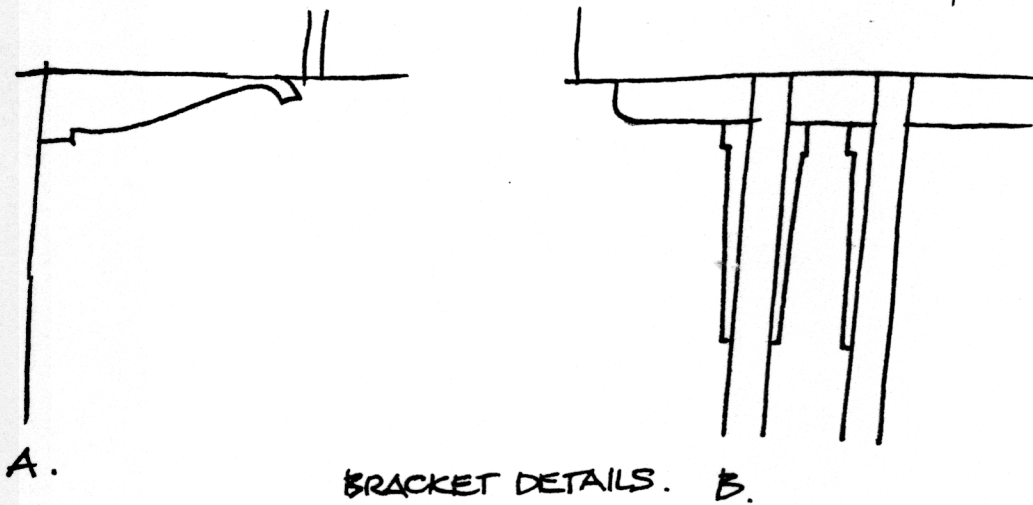
NAME: —	
ADDRESS: 45 Retreat Road	
USE: House	
SIGNIFICANT DATE:	CONSTRUCTION DATE: 1908 SOURCE: 1
ALTERATIONS/ADDITIONS.	DATE: ?? SOURCE: Visual
DESIGNER: —	BUILDER: —
CRITERIA: Ar1; H1	HISTORIC THEME: 2.3
DESCRIPTION: STYLE: Late Edwardian STORIES: 2 DETACHED.	
MATERIALS: WALLS Timber ROOF Iron STRUCTURE Stud	
CONDITION: Excellent INTACTNESS: Fair THREATS: —	
SIGNIFICANT INTACT ELEMENTS: FORM. ROOF FORM. GABLE DECORATION. DOORS. WINDOWS. CONTEXT Nos: 35,37,43,47,49,51,53,55	
SIGNIFICANCE:	
TYPE:	HISTORICAL. ARCHITECTURAL.
LEVEL:	LOCAL.
DESIGNATION EXISTING:	PLANNING SCHEME.
RECOMMENDED CONTROL:	PLANNING SCHEME.
OBSCURED.	SURVEY: RP DATE: 9.2.1997 NEGS: 8.10 & 1275.18



No 45



NTS 9.2.97 RP



A.

BRACKET DETAILS. B.

HISTORY: Built in 1908 as a timber cottage with seven rooms, this property was owned by Mary England¹ until the early 1930s. She rented it out for the first ten years or so until, c1920, Gilbert England, a manager and presumably a relation of Mary's, rented it from her. In the early 1930s Henrietta Sayers became its new owner. In the 1920s and 1930s the property was described as a house on land measuring 60' x 122'.²

VISUAL DESCRIPTION: An unusual triple-fronted complex late-Edwardian timber house, with an attic room. The right front and left side rear bays are set forward as gables. The left front bay faces the side as a gable also. Between these gables at left, appears to be a verandah under the main roof. Upper gables are ogee Medievalising timbers on ripple-iron cladding and jetty on convex brackets. There is a flat window hood on deep convex brackets (A).

The most striking element is the gable roofed attic room with a balcony, situated as splayed centre. This is clad with mock shingles to dado level, flat panels above, the timber gable mould and fretwork double-ogee ends. Verandah post-pairs have deep angled brackets under a bressumer, with joists exposed (B).

SIGNIFICANCE: An unusual triple-fronted complex late-Edwardian timber house with an attic situated on the splay, built in 1908. It is locally significant architecturally as characteristic of a late-Edwardian domestic style, particularly for its refined brackets and dominant axis on the diagonal splay. It is historically significant as a comfortable family house of the period before the Great War, embodying this lifestyle.

INTACTNESS: Fair. All of the first floor front windows have been replaced with double-hung. Possibly the front verandah has been enclosed, although fortunately the balcony has not.

CONDITIONS & THREATS: Excellent.

¹ Refer: ref. 171

² City of Newtown and Chilwell Ratebooks.