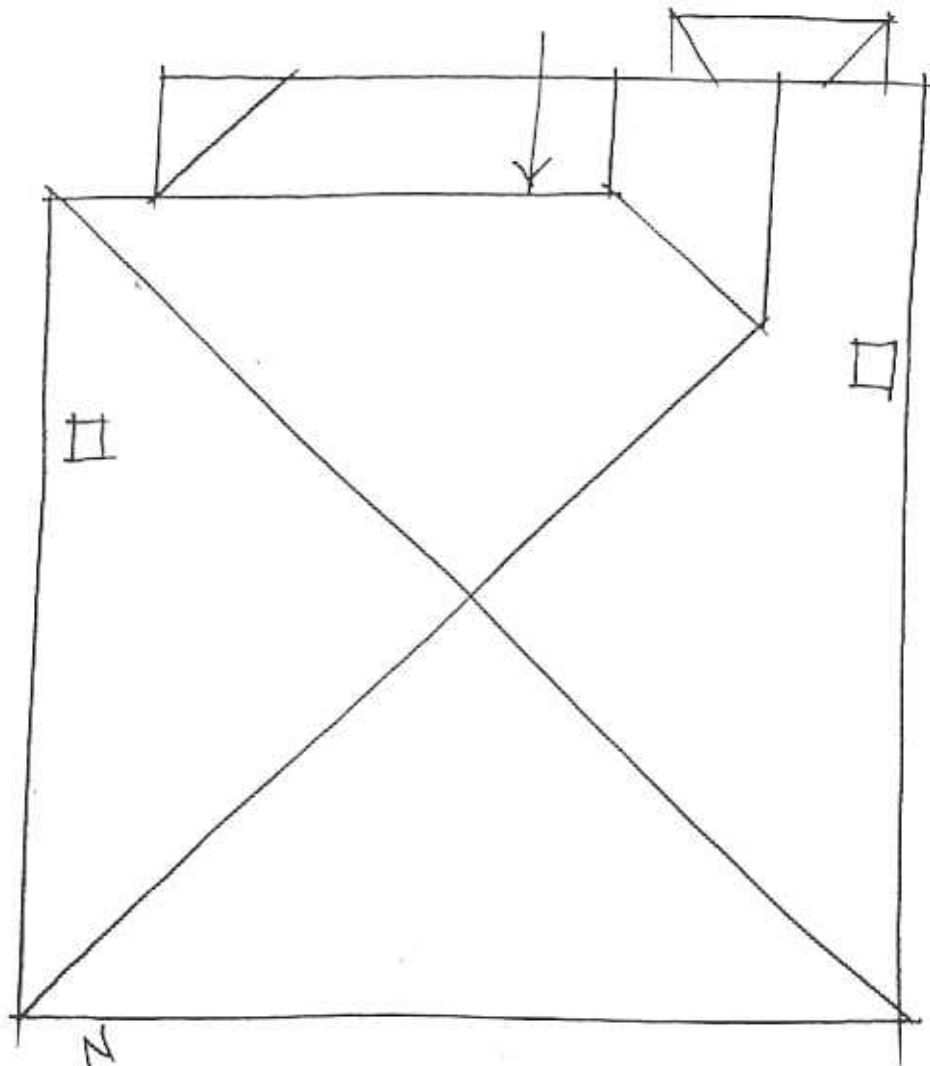


NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 172
 Richard Peterson Architect & Conservation Consultant. 1997.

NAME: —	
ADDRESS: 49 Retreat Road	
USE: House	
SIGNIFICANT DATE:	CONSTRUCTION DATE: 1911 SOURCE: 1
DESIGNER: —	BUILDER: —
CRITERIA: Ar 1; H1	HISTORIC THEME: 2.3
DESCRIPTION: STYLE: Edwardian	STORIES: 1 DETACHED.
MATERIALS: WALLS Timber	ROOF Iron STRUCTURE Stud
CONDITION: Excellent	INTACTNESS: Very good THREATS: —
SIGNIFICANT INTACT ELEMENTS: FORM. FACADE. VERANDAH. ROOF FORM. GABLE DECORATION. VERANDAH DECORATION. CHIMNEYS. DOOR. WINDOWS. CONTEXT Nos: 35,37,43,45,47,51,53,55	
SIGNIFICANCE:	
TYPE:	HISTORICAL. ARCHITECTURAL.
LEVEL:	LOCAL.
DESIGNATION EXISTING:	PLANNING SCHEME.
RECOMMENDED CONTROL:	PLANNING SCHEME.
SURVEY: RP	DATE: 9.2.1997 NEGS: 8.15 & 1275.22



No 49.



RP. 9.2.97 NTS.

HISTORY: This is one of three lots (nos 49, 51 & 53 Retreat Road)¹ which had been owned by Walter Higgins, estate agent, as one large block of land measuring 126' x 122' in 1911. The following year he sold 42' to Thomas Balfour who built a timber house then sold again to Mary Grainger in 1912. Grainger continued to own and occupy the house, calling it Glenburnie, until she sold it to Charles Higgins, solicitor, in the early 1920s. He was still its owner and occupier in 1935.²

VISUAL DESCRIPTION: A double-fronted comparatively simple timber Edwardian hip-roofed house. The left bay is set forward as a gable. Its upper section jettys with ripple-iron cladding and timbering. A deep cove with roughcast-pattern pressed metal cladding extending down to a window-pair, with a ripple-iron hipped hood. The window is set forward on concave brackets.

The verandah is in the angle, under the main roof. It terminates at right with a minor gable facing. The valance is palisade, over a rail, with incised tulips and decorative fretwork brackets. The Edwardian panelled door has a side and fanlight chimneys are brown brick with corbelled tops.

SIGNIFICANCE: A characteristic Edwardian timber house built in 1911. It has architectural significance locally as representative of the Edwardian domestic style and historically as an embodiment of respectable family life in Newtown, just before the Great War.

INTACTNESS: Very good. The fence and gate are later.

CONDITIONS & THREATS: Excellent.

¹ Refer: refs. 173 and 174

² City of Newtown and Chilwell Ratebooks.