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# Residence

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## Location

11 Retreat Road, NEWTOWN VIC 3220 - Property No 204288

## Municipality

GREATER GEELONG CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO1627

HO1402

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

B Listed - Regional Significance

### STATEMENT OF SIGNIFICANCE

This Italianate brick villa constructed in 1887 during Victoria's building boom, has regional historical significance for its associations with the building trade in Newtown and particularly with John Best, a local plasterer, its first owner who had a workshop there. Best's descendants owned the property still in the 1920s. It has regional architectural significance as a particularly finely detailed pattern book Italianate villa. The quality of all of its diversity of details is clearly due to its being built by a plasterer. Particularly good are the parapet decoration, the cornice, fretwork barges, architrave mouldings and the verandah.

### References

390. Newtown rate books 1887-88, North Ward, No 441 1938 No 780.

391. Ibid and 1888-89 No 441.

392. Ibid 1925 No 749.

393. Ibid 191920 No 660.

394. Ibid 1925 No 749 1935 No 780.

Heritage Study/Consultant	Greater Geelong - Geelong Region Historic Buildings and Objects Study, Allan Willingham, 1986; Greater Geelong - City of Newtown Urban Conservation Study, Richard Peterson, 1997;
Heritage Act Categories	Registered place,
Hermes Number	16304
Property Number	

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## Physical Description 1

A very good, small, pattern-book Italianate villa, in brown brickwork with unpainted render facings. It is double-fronted, the right-hand bay set forward as a gable and with a canted bay window, all in render, with a heavily decorated and pierced parapet. This forms Jacobean strapwork interlocked and studded circles over a deep, elaborate cornice with acanthus decoration, then a nail-head band over the fascia. Tuscan pilasters form the mullions and the deep sill is supported with elaborate Jacobean brackets. The upper gable has fretwork in a fish motif, a turned finial between fretwork barges, decorated with trefoils. There are vermiculated quoins and boxed architraves to doors and windows, also in render. The window is tripartite and the door has side and fanlights. The verandah is in the angle, with a serpentine roof and a fine cast-iron lace valence and brackets, on Corinthian cast-iron posts. It has a fretwork, timber scrolled end and geometric encaustic tile paving. There are piers supporting urns, beside the entry steps. At the side, is a rectangular bay window. The chimney decoration matches the canted bay and there are wrought iron finials. The replica cast-iron palisade fence is recent.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*