

# HERITAGE PLACE

**NAME OF PLACE:** 'REDCLIFFE HOUSE'

**ADDRESS/LOCATION OF PLACE:** 37 Forrest Avenue NEWHAVEN

**STUDY NUMBER:** 140

**HERITAGE OVERLAY NUMBER:** HO126

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF PHILLIP ISLAND

**SIGNIFICANCE RATING:** Local



'Redcliffe House', 37 Forrest Avenue, Newhaven

**Image Date:** March 2002

**EXTENT OF LISTING:**

Whole allotment.

# 'REDCLIFFE HOUSE'

Heritage Overlay No HO126  
PropertyNo  
File Number  
Heritage Study No 140  
Heritage Grading

HPD Number 86

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 37 Forrest Avenue NEWHAVEN

PARISH OF PHILLIP ISLAND

COUNTY OF MORNINGTON

NEWHAVEN (T)

Planning Authority

Ward Anderson

Access Description

Map Number 0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

Whole allotment.

Published Extent of Listing

Significance Local

Statement of Significance

'Redcliffe House', 37 Forrest Avenue Newhaven is of local historic and aesthetic significance. Erected as a guesthouse in the 1920s, it demonstrates the increasing popularity of Phillip Island as a tourist destination in the early twentieth century. During this period numerous guesthouses were opened on the island, to cater for middle and upper-middle class holiday makers. Aesthetically it is a good example of an inter-War bungalow with its characteristic low pitched gabled roof and broad verandah.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

Assessed 08/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Good

Include in VHR  Include in RNE  Include in Local Planning Scheme   No Recommendations for Inclusions

Recommended Management

Investigate original external paint colours

If a front fence is erected in the future it should be of a design appropriate to the building's period of construction

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Physical Description

'Redcliffe House', at 37 Forrest Avenue, Newhaven, is an inter-War single-storey, weatherboard and fibro-cement bungalow with a double-gabled roof and a wide return verandah. The roof is clad in corrugated galvanised steel and has timber lattice vents below the gable apexes. The verandah has a gable roofed entry porch and is supported on timber posts with ornamental timber brackets. Windows opening

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onto the verandah are paired timber-framed casements. An original window opening has been fitted with double-leaf, glazed timber-framed door.

Physical Condition and/or Archaeological Potential

Good

Usage Guest House.

Associated People

Historical Notes

Newhaven, formerly Woody Point, was named after the seaport of the same name in Sussex, England. 'Redcliffe House' is situated on land originally part of Allotment A in the Township of Newhaven, which was first sold to J Fowler in September 1870. The existing building was constructed during the 1920s as a guest house to accommodate up to 20 guests. It was run as a holiday house for underprivileged children between 1937 and 1950 by a Miss Gawler, and then divided into flats. It is now operated as bed and breakfast accommodation.

Historic Themes

Thematic Environmental History  
13.3 Tourist Resorts and 17.1 Guest Houses: The tourist industry has been a mainstay of the economy of Phillip Island since the nineteenth century. It became a popular resort with locals from the Bass Valley and with holidaymakers from Melbourne. Families enjoyed holidays of four weeks or more in the same guest house, and many family groups met and renewed friendships annually. The guesthouse holiday was the complete holiday, where the meals were prepared and served, beds made and all free time was available to the family.

Listings

References

Author	Title	Year	Shelf	Location
David Williams	Memories, Moonahs & Marine Marvels	1999		
Department of Lands and Survey	Parish Plan of the Township of Newhaven, Parish of Phillip Island			
Les Blake	Place Names of Victoria	1974		

Conservation Plans

Owner Type

Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

External Paint Controls?	No	Included in Vic Heritage Register?	No
Internal Alteration Controls?	No	Prohibited uses may be permitted?	Yes
Tree Controls?	No	Name of incorporated plan	No
Outbuildings/fences not exempt?	No	Aboriginal Heritage Place?	No