

# HERITAGE PLACE

**NAME OF PLACE:** HOUSE

**ADDRESS/LOCATION OF PLACE:** 13 Cape Paterson Road CAPE PATERSON

**STUDY NUMBER:** 214

**HERITAGE OVERLAY NUMBER:** HO22

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF WONTHAGGI

**SIGNIFICANCE RATING:** Local



House, 13 Cape Paterson Road, Cape Paterson

**Image Date:** March 2002

**EXTENT OF LISTING:**

Whole allotment

# HOUSE

Heritage Overlay No **HO22**  
PropertyNo  
File Number  
Heritage Study No **214**  
Heritage Grading

HPD Number 140 HI Number VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 13 Cape Paterson Road CAPE PATERSON

PARISH OF WONTHAGGI

COUNTY OF MORNINGTON

Planning Authority

Ward Hovell

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

The house at 13 Cape Paterson Road, Cape Paterson, is of local aesthetic and historical significance as a 1960s fibro-cement sheet holiday house. In style and fabric it is demonstrative of the pattern of settlement of an area which was expanding because of the post-War baby boom, as well as the enjoyment of full employment Australia-wide. Security of income, and the desire to have a holiday house, only a dream to parents during the Depression, became a reality for the young married couples of the post-War generation.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A4: 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.

AHC C2: Importance for information contributing to a wider understanding of the history of human occupation of Australia.

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

DateAssessed 26/07/2004 Assessed By Fay Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Good

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

Recommended Management

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

Unknown

Builders/Makers

Unknown

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## Physical Description

The house at 13 Cape Paterson Road, Cape Paterson, is a single-storey fibro-cement house with a skillion roof. The front elevation contains large aluminium-framed windows and a front door with diagonal panels. A timber deck extends along the front and south elevations. The skillion-roofed wing projecting from the north elevation is possibly a later addition. The house was constructed in the 1960s, and extensions occurred when a building permit (No. 668) was issued on 20 April 1971 to include a patio.

## Physical Condition and/or Archaeological Potential

Good

Usage Residence

Associated People

## Historical Notes

Following the subdivision of Cape Paterson in 1938, permanent sites for residences and temporary sites for tents, caravans and huts were issued. During the 1950s and 1960s, full employment and the baby boom saw the increase in popularity of owner-builders. Many owned a property in Melbourne or the suburbs, and some chose to purchase an additional block on the coast to build a holiday home. This home dates from the c.1960s. Both the style and building fabric, such as fibro-cement, utilise the modern architectural style, popular in holiday retreat architecture. This was aided by the ability to purchase plans from architects such as Robin Boyd. A permit was issued to construct a new patio in April 1971 for the then owner, E Mason.

## Historic Themes

Thematic Environmental History

13.2 Coastal Towns: As the availability of money, building materials and road access to the resort was improved, the small seaside resort began to expand.

## Listings

## References

Author

Title

Year ShelfLocation

Bass Coast Shire Council

## 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