

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 111 Church Street COWES

STUDY NUMBER: 56

HERITAGE OVERLAY NUMBER: HO39

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF PHILLIP ISLAND

SIGNIFICANCE RATING: Local



House, 111 Church Street, Cowes.

Image Date: December 2003

EXTENT OF LISTING:

Whole allotment.

HOUSE

Heritage Overlay No **HO39**
PropertyNo
File Number
Heritage Study No **56**
Heritage Grading

HPD Number 66

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 111 Church Street COWES

PARISH OF PHILLIP ISLAND

COUNTY OF MORNINGTON

COWES (T)

Planning Authority Minister for Planning

Ward Thompson

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 111 Church Street, Cowes, is of local historic and aesthetic significance. The cottage is of historic significance as it was built on a property sold in the first land sales of 1869. The house is of aesthetic significance as a good example of a modest late-Victorian cottage.

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.

Date Assessed 09/08/2004 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 when due for a repaint.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architectural Style

Victorian Period (1851-1901) Vernacular

Architect/Designers

Unknown

Builders/Makers

Unknown

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Physical Description

111 Church Street, Cowes, is a single-storey weatherboard cottage with a corrugated galvanised steel gable roof and a skillion roofed front verandah. The roof is penetrated by a red-brick chimney with a dog-toothed brick course corbell and terracotta pots. The front elevation contains a four-panel timber door flanked on the left hand side by a multi-pane, timber-framed, double-hung sash window. The paired timber-framed double hung sash window flanking the right hand side of the door is not original. A recent timber deck abuts the front of the verandah.

Physical Condition and/or Archaeological Potential

Good

Usage Residence and holiday house.

Associated People

Robert Anderson

Historical Notes

Originally known as Mussel Rock, Cowes was renamed in 1865 by Henry Fox, the Government Surveyor when surveying Western Port, who named the township after the holiday resort, Cowes, on the Isle of Wight.

This house is situated on land originally part of Allotment 86 at Cowes, which was sold to Robert Anderson in the first land sales of 12 February 1869. Although it is not known if any structure preceded at this time on the property, this building appears to be a modest, though slightly modified, c.1880s-90s timber cottage. Located, as it is, close to the town centre, it is likely the cottage was speculatively built for a local worker or fisherman. At some stage, part of Allotment 86 was excised to create what is now Alexander Avenue. The row of large Cypress Pines (*Cupressus Macrocarpa*) on the corner of Alexander Avenue and Church Street may date from the 1880s or earlier.

Historic Themes**Thematic Environmental History**

13.1 Building Towns: The township of Cowes has historically been a holiday destination, which up until 1940 was reached by boat.

Between the First World War and the 1960s, it was popular for its guest-house accommodation, and remains so to the present. 13.3 Tourist Resorts: The tourist industry in Cowes has been a mainstay of the economy of Phillip Island since the nineteenth century. Cowes 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.

Listings**References**

Author	Title	Year	Shelf	Location
Department of Lands and Survey	Parish plan of Phillip Island			
Jean Edgecombe	Phillip Island and Western Port	1989		

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

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Tree Controls? No

Name of incorporated plan No

Outbuildings/fences not exempt? No

Aboriginal Heritage Place? No