

# HERITAGE PLACE

**NAME OF PLACE:** HOUSE

**ADDRESS/LOCATION OF PLACE:** 8 Osbourne Avenue COWES

**STUDY NUMBER:** 46

**HERITAGE OVERLAY NUMBER:** HO47

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF PHILLIP ISLAND

**SIGNIFICANCE RATING:** Local



House, 8 Osbourne Avenue, Cowes.

**Image Date:** March 2002

**EXTENT OF LISTING:**

Whole allotment.

# HOUSE

Heritage Overlay No HO47

PropertyNo

File Number

Heritage Study No 46

Heritage Grading

HPD Number 68

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 8 Osbourne Avenue COWES

PARISH OF PHILLIP ISLAND

COUNTY OF MORNINGTON

COWES (T)

Planning Authority

Ward Thompson

Access Description

Map Number

0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

ent of Listing

Whole allotment.

Published Extent of Listing

Significance Local

Statement of Significance

The house at 8 Osbourne Avenue, Cowes, is of local historic and aesthetic significance. The residence, erected in the c.1920s, is demonstrative of the early twentieth century phase of development in the area. The house is aesthetically significant as it is a representative and largely intact example of an Edwardian bungalow.

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. A

DateAssessed 03/08/2004 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.  
Remove modern metal awnings from front windows  
Reinstate missing terracotta pot to chimney

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architectural Style

Federation/Edwardian Period (1902-c.1918) Bungalow

Physical Description

The house at 8 Osbourne Avenue is a single-storey double-fronted Edwardian bungalow with hipped corrugated galvanised steel roof and

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projecting gabled bays. The a return verandah extends over the street frontages and is supported by timber posts with carved timber brackets. Below the corner of the verandah there is an an angled bay window with timber-framed casements. The skillion roofed rear wing appears to be a later addition. Two mature Monterey Cypress (pinus radiata) are located in the rear yard.

**Physical Condition and/or Archaeological Potential**

Good

Usage Residence.

**Associated People****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 82 at Cowes, which was purchased by T Brascher on 12 February 1869, when the first land sales took place. The existing building dates from the c.1920s.

**Historic Themes****Thematic Environmental History**

13.1 Building Towns: Cowes was settled from the 1850s, and the premier Allotments, close to the beach, were purchased from February 1869 onwards, following the first land sales authorised by the Land Sales Act of 1869. The original Allotments were further subdivided as requirements for small residential properties increased. During the nineteenth century, the island saw an increase in holiday traffic, and Cowes became a popular resort. Nevertheless, residential properties were required for those working on the island. 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
David Williams	Memories, Moonahs & Marine Marvels	1999		
Department of Lands and Survey	Parish plan of Phillip Island			
Peter Cabena, Heather McRae and Elizabeth Bladin	The Lands Manual: A Finding Guide to Victorian Lands Records 1836-1983	1992		

**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