

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 18 Osbourne Avenue COWES

STUDY NUMBER: 47

HERITAGE OVERLAY NUMBER: HO48

LOCAL GOVERNMENT AREA: Bass Coast Shire

SIGNIFICANCE RATING: Local



Image Date: March 2002

EXTENT OF LISTING:

Whole allotment

HOUSE

Heritage Overlay No HO48

PropertyNo

File Number

Heritage Study No 47

Heritage Grading

HPD Number 69

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 18 Osbourne Avenue COWES

Planning Authority

Ward

Access Description

Map Number 0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

Whole allotment

Partial Extent of Listing

Significance Local

Statement of Significance

The house at 18 Osbourne Avenue, Cowes is of local historic and aesthetic significance. Erected in the inter-War period of 1920-30, it demonstrates the development of Cowes in the early twentieth century as its popularity as a seaside resort increased. The house is aesthetically significant as a largely intact example of an inter-War bungalow style.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

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.

Date Assessed 04/08/2004 Assessed By F Woodhouse

Comparisons

Visual Assessment

Intact Assessment

Fair

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

Recommended Management

Investigate original external paint colours

Reconstruct missing verandah elements

Replace steel mesh front fence with a more appropriate design (eg. Timber picket or woven wire with timber posts and rails).

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Physical Description

The residence at 18 Osbourne Avenue, Cowes, is a single-storey double-fronted inter-War weatherboard house with a projecting gabled bay and a return verandah. The gambrel main roof is clad in corrugated galvanised steel and contains a non-original strapped fibro-cement sheet infill. The front elevation contains a four-panel timber door and tripartite timber-framed, double-hung sash windows. The original verandah posts have been replaced with tapered concrete piers and the side of the verandah has been partially infilled with weatherboard.

Physical Condition and/or Archaeological Potential

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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 located on land originally part of Allotment 82 at Cowes, which was first sold to T Brascher at the first land auction on 12 February 1869. This building was constructed in the c.1920s-30s.

Historic Themes

Thematic Environmental History

13.5 From Bark Huts to Bungalows: The earliest settlers, both squatters and selectors, had to clear the land before they constructed the first homes - these were usually bark huts. Timber had to be cut from the forests before any houses could be built. Bricks had to be made locally, and houses constructed of brick were more rare than those timber constructions. In the Bass Valley, fashions in housing followed those of the city, though sometimes a time-lag in fashion existed. Throughout the Shire, remnant and extant huts, farmhouses and Victorian cottages, as well as Edwardian, inter-War, 1940-50s houses and later, contemporary designs can be found.

Listings

References

Author	Title	Year	Shelf	Location
Department of Lands and Survey	Parish Plan of Township of Cowes, Parish of Phillip Island			

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? No

Tree Controls? No

Name of incorporated plan No

Outbuildings/fences not exempt? No

Aboriginal Heritage Place? No