

HERITAGE PLACE

NAME OF PLACE: 'SUNNY LEE'

ADDRESS/LOCATION OF PLACE: 170 Settlement Road COWES

STUDY NUMBER: 82

HERITAGE OVERLAY NUMBER: HO50

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF PHILLIP ISLAND

SIGNIFICANCE RATING: Local



'Sunny Lee', 170 Settlement Road, Cowes

Image Date: March 2002

EXTENT OF LISTING:

Whole Allotment.

'SUNNY LEE'

Heritage Overlay No HO50

PropertyNo

File Number

Heritage Study No 82

Heritage Grading

HPD Number 71

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 170 Settlement Road 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

'Sunny Lee', 170 Settlement Road, Cowes is of local historic and aesthetic significance. Erected in the c.1930s, it demonstrates the development of Cowes during the early twentieth century as its popularity as a seaside resort increased. Aesthetically, the house is a substantially intact and representative example of a modest inter-War 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.

AHC C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

AHC E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Date Assessed 05/08/2004 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

Replace 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

Architectural Style

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

Architect/Designers

Unknown

'SUNNY LEE'

Heritage Overlay No HO50

Property No

File Number

Heritage Study No 82

Heritage Grading

HPD Number 71

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Builders/Makers

Unknown

Construction Started

1930s

Circa

Yes

Completed

Circa No

Physical Description

'Sunny Lee' is a single-storey double-fronted weatherboard bungalow with a hipped corrugated galvanised steel roof and a projecting gabled bay to the front. The asymmetrical front elevation is screened by a skillion roofed verandah, supported by precast concrete columns resting on brick piers. The projecting bay has a non-original gable infill and contains a tripartite timber-framed double-hung sash window. The roof contains a simple red-brick chimney.

Physical Condition and/or Archaeological Potential

Good

ge 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.

'Sunny Lee' was constructed on land originally part of Allotment 94 in the Township of Cowes, sold to W S F Murray at the first land sales on 12 February 1869. Murray also purchased Allotments 91, 92 and 93. Although the exact date of construction is not known, it appears to date from the 1930s. During this period, the Californian bungalow style was popular in Melbourne and the suburbs, and the style was adopted in country areas as well.

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.

Listings

References

Author	Title	Year	Shelf	Location
Department of Land and Survey	Parish Plan of Phillip Island			
Les Blake	Place Names of Victoria	1974		
Peter Cabena, Heather McRae & 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

'SUNNY LEE'

Heritage Overlay No HO50

PropertyNo

File Number

Heritage Study No 82

Heritage Grading

HPD Number 71

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

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