

# HERITAGE PLACE

**NAME OF PLACE:** HOUSE

**ADDRESS/LOCATION OF PLACE:** 176 Settlement Road COWES

**STUDY NUMBER:** 81

**HERITAGE OVERLAY NUMBER:** HO51

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF PHILLIP ISLAND

**SIGNIFICANCE RATING:** Local



House, 176 Settlement Road, Cowes.

**Image Date:** March 2002

**EXTENT OF LISTING:**

Whole allotment.

# HOUSE

Heritage Overlay No HO51

Property No

File Number

Heritage Study No 81

Heritage Grading

HPD Number 72

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 176 Settlement Road 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

ent of Listing

Whole allotment.

Published Extent of Listing

Significance Local

Statement of Significance

The house at 176 Settlement Road Cowes, is of local historic and aesthetic significance. Aesthetically it is a representative example of a modest rural Victorian workers cottage. It is one of the early buildings in the area and as such is demonstrative of the early phase of settlement in the area.

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. AHC C.2: C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia. AHC E.1: E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Date Assessed 08/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Fair.

Include in VHR  Include in RNE  Include in Local Planning Scheme

No Recommendations for Inclusions

Recommended Management

Replace fibro-cement cladding with timber weatherboard cladding  
Investigate original external paint colours  
Reinstate missing original verandah elements and remove fibro-cement infill  
Replace the front fence with a more appropriate design (eg. Timber picket)

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architectural Style

Victorian Period (1851-1901) Vernacular

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## Physical Description

The cottage at 176 Settlement Road, Cowes, is a double-fronted Victorian cottage with a gabled corrugated galvanised steel roof and a bull-nose front verandah. The symmetrical front elevation contains a non-original glazed timber-framed door, flanked on either side by timber-framed, double-hung sash windows. The verandah is supported on timber posts and has a non-original concrete floor and fibro-cement infill to either end. The east side elevation contains a two brick chimneys. The original wall cladding, presumably weatherboards, has been replaced with fibro-cement faux weatherboards. Mature fruit trees grow in the front yard.

## Physical Condition and/or Archaeological Potential

Good

Usage **Holiday House**

## 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 94 at Cowes, which was first sold to W S F Murray at the first land sales on 12 February 1869. Murray also purchased Allotments 91, 92 and 93. This building is believed to date from the c.1870-80s, and may be one of the oldest properties in Settlement Road.

## Historic Themes

### Thematic Environmental History

13.0 Building Towns: Phillip Island was originally leased as a Pre-Emptive Right 'to occupy Waste Lands of the Crown known as Phillip Island' by the Scottish squatters, John and William McHaffie. On the rich pastures they raised cattle. When the Land Act of 1869 was enacted, the Island was opened for sale, and the McHaffie's retained a small portion of what had once been their own land. Interest in the Island encouraged other pastoralists to settle there, and large tracts of land were acquired by other Scottish pastoralists. The Township of Cowes was surveyed in 1868 and opened for sale the following year. Substantial residential and commercial blocks were acquired by many settlers, whose surnames are now memorialised as local street names, such as Anderson and Dunsmore.

## Listings

## References

Author	Title	Year	ShelfLocation
Department of Lands and Survey	Parish Plan of Phillip Island, County of Mornington		
Iean Edgecombe	Phillip Island and Western Port	1989	
Tony Lioudakis	Pers. Comm.	2004	

## 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