

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 11 Walpole Avenue COWES

STUDY NUMBER: 64

HERITAGE OVERLAY NUMBER: HO60

**OTHER NAME/S
OF PLACE:** COLLING COTTAGE

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF PHILLIP ISLAND

SIGNIFICANCE RATING: Local



House, 11 Walpole Avenue, Cowes

Image Date: March 2002

EXTENT OF LISTING:

Whole allotment.

HOUSE

Heritage Overlay No **HO60**

PropertyNo

File Number

Heritage Study No **64**

Heritage Grading

HPD Number 74

HI Number

VHR Number

Other Names/s COLLING COTTAGE

Precinct

Group Number

Extra Files

Location 11 Walpole 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

Extent of Listing

Whole allotment.

Published Extent of Listing

Significance Local

Statement of Significance

The house at 11 Walpole Avenue Cowes is of local historic and aesthetic significance. The house is historically significant, as a building erected in c.1880, and believed to be one of the first brick buildings on the Phillip Island. The house is aesthetically significant as a substantial and largely intact example of a Victorian villa with distinctive polychrome brickwork. It is demonstrative of the aspirations and means of the early upper middle class settlers in the area, namely the Anderson family, and provides evidence of the earliest phase of Cowes' settlement.

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

Rare Assessment

Intact Assessment

Fair

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

Recommended Management

Reconstruct verandah.

Reinstate gable vent.

Remove aluminium framed windows and resintate timber-framed double-hung sashes

Retain original unpainted finish to face brickwork.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

Unknown

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Builders/Makers

Unknown

Construction Started

1880

Circa

Yes

Completed

Circa

No

Physical Description

A single-storey, double-fronted polychrome Victorian brick villa, constructed c.1870-80s, with a projecting gabled front bay window. The hipped and gabled roof is clad in corrugated galvanised steel and penetrated by corbelled brick chimneys. The projecting bay features ornate carved timber bargeboards and a circular gable vent (sheeted over). It also contains a window opening with brick voussoirs and an expressed keystone. The front verandah has been removed and original windows replaced with aluminium framed windows.

Physical Condition and/or Archaeological Potential

Good

Age Residence

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; he named the township after the holiday resort, Cowes, on the Isle of Wight.

This site originally part of Allotment 13 of Section 5 in the Township of Cowes, sold to B Bowater in the first land auction of 12 February 1869. He also purchased Allotment 16 adjacent to Allotment 13. The house was once known as Colling Cottage, and was believed to be constructed in the c.1880s with bricks made from Robert Anderson's local brickworks. By 1900 it was one of four blocks which made up part of the estate of Robert Anderson. His holding included the adjacent site at 13 Walpole Avenue. By 1902 ownership was transferred to Annie Anderson and the site was then valued at 25 pounds.

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. The Township of Cowes was surveyed in 1868 and opened for sale the following year when the Land Act of 1869 was enacted. 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. Substantial residential and commercial blocks were acquired by many settlers, whose surnames are now memorialised as local street names, including the Anderson family.

Listings

References

Author	Title	Year	Shelf	Location
David Williams	Memories, Moonahs & Marine Marvels	1999		
Department of Lands and Survey	Parish plan of Township of Cowes, Parish of Phillip Island, County of Mornington			
Shire of Phillip Island and Woolamai	Rate Books	1872		
		1910		

Conservation Plans

Owner Type

Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

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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