

# HERITAGE PLACE

**NAME OF PLACE:** HOUSE

**ADDRESS/LOCATION OF PLACE:** 13 Walpole Avenue COWES

**STUDY NUMBER:** 65

**HERITAGE OVERLAY NUMBER:** HO61

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF PHILLIP ISLAND

**SIGNIFICANCE RATING:** Local



House, 13 Walpole Avenue, Cowes.

**Image Date:** December 2003

**EXTENT OF LISTING:**

Whole allotment.

# HOUSE

Heritage Overlay No **HO61**

PropertyNo

File Number

Heritage Study No **65**

Heritage Grading

HPD Number 75

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 13 Walpole Avenue COWES

PARISH OF PHILLIP ISLAND

COUNTY OF MOIRA

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

tent of Listing

Whole allotment.

Published Extent of Listing

Significance Local

Statement of Significance

The house at 13 Walpole Avenue Cowes, is of local historic and some aesthetic significance. Erected in c.1880, at approximately the same time as its neighbour at 11 Walpole Street and owned by the same person, it is believed to be one of the first brick buildings on Phillip Island. It is historically significant as it provides evidence of the earliest phase of Cowes' settlement. It is demonstrative of the aspirations and means of the early upper middle class settlers in the area, namely the Anderson family, and clergyman McKay, 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 09/08/2004 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

Retain original unpainted finish to face brickwork.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architectural Style

Victorian Period (1851-1901) Vernacular

Physical Description

The residence at 13 Walpole Avenue Cowes, is a Victorian single-storey brick villa located to the rear of a modern house. It has a hipped

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roof clad in corrugated galvanised steel, penetrated by a corbelled brick chimney. Original windows are timber-framed, double-hung sashes. A skillion roofed carport has been erected at the rear of the villa.

**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 site originally comprised allotment 16 of Section 5 in the Township of Cowes, first sold to B Bowater in the first land auction of 12 February 1869. He also purchased Allotment 13, adjacent to Allotment 16. By 1900 it was one of four blocks which formed part of the estate of Robert Anderson, including the adjacent site 11 Walpole Avenue. By 1902, ownership was transferred to Mrs Annie Anderson and a house had been built at the site; it was valued at 20 pounds. The initial occupants were a clergyman Mr Andrew McKay and his wife Esther. It is not known when the rear portion of the property was subdivided and a modern dwelling constructed.

**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. 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.

**Listings****References**

Author	Title	Year	Shelf	Location
Department of Lands and Survey	Parish Plan of Township of Cowes, Parish of Phillip Island			
Shire of Phillip Island and Woollamai	Rate Books	1872		
		1910		
Thomas Horton & Kenneth Morris	The Andersons of Western Port	1983		

**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

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**Extra Files**

**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**