

874 Point Nepean Road and 876 Point Nepean Road, Rosebud Statement of Significance

Heritage Place:	Foreshore Cottages	PS ref no:	HO432
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What is significant?

The fibro holiday cottages at 874 and 876 Point Nepean Road, Rosebud, are significant. The cottages share what was once a single block of land in Rosebud's foreshore. The first (no. 876) was built first in the early 1920s as a one-room rendered masonry building in the prime beach-front position for owner Florence Clarke of Caulfield. By 1955 it had been enlarged with a return verandah on all sides beneath a high gabled-fronted roof. A second cottage, facing the road at no. 874, was built by later owner, builder Victor Harris of North Balwyn, in the 1950s. It was converted to business use, as the PetVet, in 2014.

Both cottages are of full or part light-weight construction with a timber frame clad with fibro-cement sheet, as was common for holiday houses in the interwar and post-war periods. Each is a simple version of the popular styles of their time. No. 876 is a simple gable-fronted California Bungalow with the front porch set below the gable, resting on brick piers, with the sides and rear of the verandah infilled with fibro-cement and timber weatherboard walls. No. 874 is T-shaped in plan with a gabled roof and all fibro-cement walls on a

low cream brick plinth. The main architectural features are the stepped cream brick chimney to the front projecting gable and the use of corner windows with horizontal glazing bars.

The skillion additions to no. 876 are non-contributory.

How is it significant?

The foreshore cottages are of local historical and architectural (representative) significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, the foreshore cottages are significant as a tangible reminder of the dramatic boom in tourism that took place on Mornington Peninsula in the interwar and early post-war periods. They also represent the phenomenon characteristic of the Rosebud Foreshore where the central area, around Jetty Road, has undergone private residential development. This is in contrast with other areas on the Peninsula where the foreshore is public land. The difference in built-date of the two houses, with the first built facing the beach, illustrates the importance of this frontage, while the main road was the 'secondary' frontage. (Criterion A)

Architecturally, the cottages are representative examples of the simple holiday homes built along Rosebud's foreshore during the interwar and early post-war periods. They illustrate the popularity of fibrocement sheet cladding during this period, used with simplified versions of popular house types seen in Melbourne's suburbs. The earlier house also demonstrates the phenomenon of constructing a very small holiday shack which is soon enlarged. (Criterion D)

Primary source

Mornington Peninsula Shire Heritage Review, Area 2 Volume 2 - Place and Precinct Citations by Context Pty Ltd, 22 August 2016 (Revised September 2017)

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*