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# House at 86 The Avenue



House at 86 The Avenue  
SPOTSWOOD, Hobsons Bay  
Heritage Study 2006

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## Location

86 The Avenue SPOTSWOOD, Hobsons Bay City

## Municipality

HOBSONS BAY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Listing

Hobsons Bay City

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## Statement of Significance

Last updated on -

What is Significant?

The house, constructed in 1898, at 86 The Avenue, Spotswood.

How is it Significant?

The house at 86 The Avenue, Spotswood is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant as the oldest house in the Newport and Spotswood area, and the only known example which illustrates the earliest period of settlement in this area prior to the speculative subdivision that occurred in the late nineteenth century. Its method of construction also demonstrates associations with the extensive stone quarrying in the area. (AHC criteria A4 and B2)

Aesthetically, it is significant as a rare example within the Newport and Spotswood area as an early Victorian cottage, which is distinguished by its stone construction and early form, representing the extensive stone quarrying era in the locality (AHC criteria E1 and F1)

Heritage Study/Consultant Hobsons Bay - Hobsons Bay Heritage Study, Hobsons Bay City Council, 2006;

Hermes Number 22264

Property Number

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## Physical Description 1

This is an altered but early weatherboard house, with a simple hipped roof (shingled originally?) and simple timber verandah. The small low scale of the house suggests a very early date: not the c1898 suggested by rate records.

Internally, the front rooms are small with low ceilings, with possible use of wide boards on the walls as a base for paper but now overlaid with Masonite, and bead-edge ceiling lining with the typical early slim beading between boards in the main rooms. There are also slim architraves, and a saw cut through the weatherboards over the front four-panel door possibly where it was joined after moving.

Pepper trees and a silky oak are related mature landscape (20th century), along with an altered timber picket fence.

## Integrity

External Condition

Fair

External Integrity

Moderate - substantially intact/some intrusions- verandah rebuilt or detail missing.

## Physical Description 2

Context

Isolated in generally later detached housing development.

## Historical Australian Themes

Making suburbs

## Physical Description 3

*Associations*

James Steele, Florence Bullard, Walter E Bullard

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*