

# COTTAGE

Girl Guides Cottage

Place No. 396

**ADDRESS** 125 McGowans Road  
Donvale

**Last Update** 2/09/2005

**DESCRIPTION** A simple, symmetrical double-fronted timber cottage with a gabled roof across and a gabled addition extending behind it. The skillion verandah is bull-nosed and recently reclad in Colourbond with a simple palisade valence over a rail. The verandah posts also appear to be new. All are in appropriate colours. It is set amongst various mature trees including windbreak pines on the street boundary and an apple tree in front. A new hipped roof garage, which is sympathetic in style, stands next to the house.

**Condition** Excellent

**Integrity** Altered - major alterations

**Threats**

**Key elements** Building  
Tree(s)

**Designer**

**HISTORY** Physical evidence suggests that the house was built in the 1870s or 1880s. The original larger property appears to have been subdivided in 2000. The house remains at 125 McGowans Road, but there are three new building sites next to it. The cottage is reputedly associated with the local Girl Guides.

**Creation Date** c.1880s

**Change Dates**

**Associations**

**Local Themes**

**STATEMENT OF SIGNIFICANCE** What is Significant?  
The house, constructed c.1870-1880, at 125 McGowans Road, Templestowe.

How is it Significant?

The house, at 125 McGowans Road, Templestowe, is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The house, at 125 McGowans Road, Templestowe, has historic significance as a representative example of a nineteenth century cottage, which demonstrates an early phase of settlement in Templestowe. It is also of interest for its reputed association with the Girl Guides Movement. (RNE criteria A.4, D.2 and H.1)

The house has aesthetic significance as a representative and largely intact example of a Victorian weatherboard cottage. (RNE criterion E.1)

**LEVEL** Local significance

## RECOMMENDATIONS

### Heritage Register Listings

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO201		Listed

**Extent** The whole of the property at 125 McGowans Road as defined by the title boundaries.

### Heritage Schedule

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	
Tree Controls:	Aboriginal Heritage Place:	

### Conservation Management

In order to conserve the heritage significance of this place, it is recommended that the following conservation objectives, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
  - The fabric to be removed is not significant, or
  - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
  - It will assist in the long term conservation of the place, or
  - It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.

3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and/or layout of the place.
4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or interpreting the significance of the place.
6. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
7. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

#### NOTE:

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

### Extra Research

