

**COATH COTTAGE ?
HOUSE
9 HAPPY VALLEY ROAD,**

SURVEY DATE: 1991-2

STUDY GRADING: B

CONSTRUCTION DATE: 1860C



CITATION:

History

J H Goodwin was the grantee of this site, early in 1857.¹ In the same period, James Goodwin was a general produce merchant and storekeeper at Specimen Hill, Long Gully. By the mid-1860s, Goodwin's store was at View Point and,

1 CA 18E/A

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by the mid- 1870s, James had married Margaret Corr and commenced a family.¹ This may have been the first owner of this site and possibly the first resident of the house built there.²

An early map of the area shows this house (as yet not allocated an allotment) half on the surveyed road reserve, opposite Lansell's 180 shaft and battery. To the west was the Long Gully alluvial field.

Early street directories list Mrs. S Coath here in the period c1915-25. Twenty years later, Frederick and Marion Deutschman were there and more recently, Marie Carson.

Description

Typical for the early permanent housing on the Bendigo gold field, this house currently has two front rooms under a simply gabled roof, two rooms under an added skillion and a rear former kitchen and scullery which was presumably once detached. The kitchen has a rear verandah.

This typical gold-era cottage consists of a stone (coursed and rubble) and brick (painted) simply gabled wing at the front, with a hipped concave-roof verandah and, at the rear, is a rubble stone, simply hipped (kitchen?) service wing (earlier?), both with attached brick chimneys with corbelled tops. A parapeted skillion wing links the two wings. The door is four-panelled and multi-paned timber sash windows are used in both wings. A rough slurry has been applied to most walls and the roofing is corrugated iron.

External Integrity

The verandah has been rebuilt with new posts, bressumer (empathetic) and an unrelated concrete floor. Roof details (side fascia) have also been changed, although the spiked ogee guttering to the front is typical of the 19th century. The stone and brick facade has been painted.

Context

The house overlooks the Victoria Hill diggings and backs on to the Central Nell Gwynne head frame site. It also provides a visual link between the significant Gold Mines Hotel and the contemporary houses further north along Happy Valley Road (33, 35, 11).

Landscape

Little landscape other than shrub at side and climber on fence, therefore of no significance.

Significance

(research required)

Typical of the early gold-era cottages built in the Bendigo area, this one further demonstrates its origins by its siting, close to the road and angled. It overlooks once rich gold workings and is close and a contrast to other notable houses, built for the mine managers. It is also near related public structures like the Gold Mines Hotel and the Nell Gwynne head frame.

¹ BDM M526
² More research needed