

1 Bucher Place, Rosebud and 880 Point Nepean Road, Rosebud Statement of Significance, August 2021

Heritage Place:	Foreshore Cottages	PS ref no:	HO434
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What is significant?

The timber and fibro-cement cottages located back-to-back in the Rosebud Foreshore, at 880 Point Nepean Road and 1 Bucher Place, are significant. The beach-front cottage at 1 Bucher Place was built c1935-36 by local builder Walter Storey, while the street-facing 880 Point Nepean Road was begun by owner-builder Bruce Hodges in 1940.

Both have weatherboard-clad dados with fibro-cement sheets to the upper part of the walls and hipped roofs clad in (replacement) corrugated steel. As befits its more visible location, 880 Point Nepean Road is more embellished in massing and detail. The centre of the front facade is expressed by a hipped bay projecting from the pyramidal roof. There are two banks of double-hung sash windows to the facade with a horizontal glazing bar to the top sash. The windows sit in protruding box frames with decorative brackets at the top and below. The house has a red brick chimney with two terracotta pots. Set behind it, facing the beach, 1 Bucher

Place has a pyramidal roof with the front verandah set below it. There is a red brick chimney to the rear slope. The verandah has simple timber posts and frieze which may be a replacement.

Both the corrugated-iron fibro-cement shed and brick garage are Non-contributory elements.

How is it significant?

The foreshore cottages are of local historical significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, the cottages are significant as a tangible reminder of the dramatic boom in tourism that took place on Mornington Peninsula in the interwar period, thanks in large part to growth in motorcar ownership. Their simple bungalow forms and the use of fibro-cement cladding are characteristic of the holiday house development of this period. They also represent the phenomenon characteristic of the Rosebud Foreshore where the central area, around Jetty Road, has undergone private residential development, some of it facing Point Nepean Road as well as rear houses facing the beach. This is in contrast with other area on the Peninsula where the foreshore is public land. (Criterion A)

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*