

'Lakeside', 64 Coussens Road, AVON PLAINS



AP 02 - View from house from the driveway - Shire of Northern Grampians - Stage 2 Heritage Study, 2004



AP 02-1 - detail of doors opening onto verandah - Shire of Northern Grampians - Stage 2 Heritage Study, 2004



AP 02-2 - Shire of Northern Grampians - Stage 2 Heritage Study, 2004

Location

64 Coussens Road AVON PLAINS, NORTHERN GRAMPIANS SHIRE

Municipality

NORTHERN GRAMPIANS SHIRE

Level of significance

Recommended for Heritage Overlay

Heritage Listing

Northern Grampians Shire

Statement of Significance

Last updated on - July 15, 2004

"Lakeside", 64 Coussens Road, Avon Plains, has significance as a highly intact example of the interwar Bungalow style and for its substantial landscaped garden setting beside the banks of Hollands Lake. Built in c.1925 for Archibald Holland, well-known in the district for his planting of native trees, the house appears to be in good condition, apart from some deteriorating brickwork and mortar joints possibly caused by rising damp.

"Lakeside" at Avon Plains is **architecturally** significant at a **LOCAL** level. It demonstrates many outstanding original design qualities of an interwar Bungalow style. These qualities include the broad gable roof form that traverses the site, together with the minor central gable that projects towards the front, imposing round-arched

brick entrance portico (forming a balcony above) that projects at the side, and the encircling shallow hipped verandahs. Other intact or appropriate qualities include the predominantly single storey height (including attic), face brick wall construction, tiled roof cladding, timber framed double hung windows arranged in projecting bowed bays, unpainted brick chimneys with cement rendered tops and cappings and terra cotta pots, broad eaves with exposed timber rafters, timber framed and leadlight doors (with leadlight highlight) set within an incised opening having a segmentally arched head constructed of a double course of clinker brick voussoirs, broad tapered brick verandah columns with projecting concrete cappings, clinker brick verandahs piers with concrete cappings, stepped, solid brick verandah balustrades featuring clinker brick soldier coursing, terrazzo verandah floor with the entrance featuring the date "1925" (suggesting the year the house was constructed) and a square motif with a map of Australia bears the initials "A.H." (after Archibald Holland, original owner), clinker brick stringcoursing, leadlight portal window, skillion attic dormer, and the decorative gable infill (timber shingling, brackets and ventilators). The surrounding landscape of mature exotic and native trees, gravelled drive, face brick boundary fence with stepped piers and the uninterrupted views to the Sugar Gums and Hollands Lake also contribute to the significance of the place.

"Lakeside" at Avon Plains is **historically** significant at a **LOCAL** level. It is associated with residential developments in the district during the early 20th century. In particular, this house has associations with Archibald Holland from c.1925. Holland was well-known for his planting of native trees in the area and was the son of an early selector in the district.

Overall, "Lakeside" at Avon Plains is of **LOCAL** significance

Heritage Study/Consultant	Northern Grampians - Shire of Northern Grampians - Stage 2 Heritage Study, Wendy Jacobs, Vicki Johnson, David Rowe, Phil Taylor, 2004;
Hermes Number	104773
Property Number	

Physical Description 1

"Lakeside", 64 Coussens Road, Avon Plains, has a substantial and picturesque garden setting beside Hollands Lake. The interwar Bungalow house is surrounded by mature native and exotic trees, with the front having a circular gravelled drive. The homestead garden is bound by an earlier brick fence with stepped piers. Beyond the fence are stands of Sugar Gums beside the banks of Hollands Lake.

The predominantly single storey (with attic), face brick, interwar Bungalow styled house is characterised by a broad gable roof form that traverses the site, together with a minor central gable that projects towards the front, imposing round-arched brick entrance portico (forming a balcony above) that projects at the side, and encircling shallow hipped verandahs. These roof forms are clad in tiles. Three unpainted brick chimneys with cement rendered tops and cappings and terra cotta pots adorn the roofline. Broad overhangs with exposed timber rafters are features of the eaves.

An early feature of the design is the arched portico. The arched opening is accentuated by the large cement keystone and the clinker brick voussoirs. The portico is supported by clinker brick piers with concrete cappings. Above the opening is an incised title panel which reads "Lakeside". The upper reaches of the portico terminate into a parapet with projecting brick piers having projecting concrete cappings.

The house also features early timber framed double hung windows. At the front and sides these windows are arranged in bowed bays. The main door opening has a pair of early timber framed and leadlight doors with a leadlight highlight above. The opening is incised and has a segmentally arched head constructed of a double course of clinker brick voussoirs.

Another early feature of the design is the encircling verandah. It is supported by broad tapered brick columns with projecting concrete cappings, which in turn are supported by clinker brick piers, also with concrete cappings. There are early stepped, solid brick balustrades featuring clinker brick soldier coursing. The terrazzo verandah floor is also early and elaborate, with the entrance featuring the date "1925", suggesting the year the house was constructed, while a square motif with a map of Australia bears the initials "A.H.", after Archibald Holland, the original owner.

Other early features of the design including the clinker brick stringcoursing, leadlight portal window, skillion attic dormer, and the decorative gable infill (timber shingling, brackets and ventilators).

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/>