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# Orchard House



Orchard House 25 Cottles Bridge - Strathewen Road  
Cottles Bridge Colour 1 -  
Shire of Eltham heritage  
Study 1992



Orchard House

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## Location

25 Cottles Bridge - Strathewen Road COTTLES BRIDGE, NILLUMBIK SHIRE

## Municipality

NILLUMBIK SHIRE

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO190

## Heritage Listing

Nillumbik Shire

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## Statement of Significance

Last updated on -

ELTHAM STUDY STATEMENT OF SIGNIFICANCE:

One of the very few pre 1930 brick houses in the Shire, this building is also a unique example in the Municipality of this Edwardian era/1920s design. The quality of this house in comparison with its peers is most probably

reflection of the fertile river flat location.

### **REVISED STATEMENT OF SIGNIFICANCE (with AHC criteria) 2001:**

Orchard house is significant to the Cottles Bridge locality; as a site historically linked with Thomas Cottle, the namesake of the area, the Cooke orchard family and the probable builder of this house, Caffin ( Criterion H1);

- as one of the very few pre WW2 brick houses in the Shire, possibly a reflection of the fertile river flat location, and a good example of an inter-war orchard house design (Criterion B2, D2).

Heritage Study/Consultant	Nillumbik - Shire of Eltham Heritage Study, David Bick, 1992; Nillumbik - Nillumbik Shire Heritage Study 2001, Graeme Butler & Assoc, 2001;
Hermes Number	64107
Property Number	

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### **Physical Description 1**

#### **ELTHAM STUDY DESCRIPTON:**

Style Edwardian.

Designstandard.

Plan rectangular.

Single storeyed.

Walls solid red face brick with roughcast areas.

Features are the design as a whole, the gables, projecting bay windowed front room, verandah with its angled corner and large posts, face brick plinth and the chimneys.

#### **REVISED OR EXTENDEDDESCRIPTON:**

Despite the previous study description the house appears to be inter-war. The roof is clad with terra-cotta Marseilles pattern tiles, typical of the era, and the rough cast is, ' applied above the sill line. The nested, relatively shallow roof gables, plain chimney tops and the shingling in the gable apex resemble the typical Bungalow style of the post WW1 period but the 3-panelfront door style arid casementwindow forms are typical of the Edwardian-era. The verandah floor is concrete and it and some of the verandah structure appear to have been renewed: the posts are a large square section timber' profiles. The front window has a tiled skillion form hood.'

### **Physical Conditions**

Externally good (partially disturbed,well preserved)

### **Integrity**

Externally Substantially intact/some intrusions. Rear additions, verandah changes.

*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/>*