HO23 – House, 90 Cottrell Street, Werribee

Heritage Place: House	**HO Reference:** HO23 **Date updated:** 15 October 2026
Address: 90 Cottrell Street, Werribee	



Figure 1. The former dwelling at 90 Cottrell Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.

Item Group: Residential buildings (private) **Item Type:** House	**Key Theme:** Building towns cities and the garden state **Key Sub-theme:** Housing the population
Designer: Unknown **Builder:** Unknown	**Construction:** c.1890s **Style:** Victorian/Federation
Significance Level: Local	
Recommendation: Apply external paint controls. Update place name. Retain solar energy controls.	

Controls:	●	External paint controls	○	Internal alteration controls	○	Tree controls

	○	Included on Victorian Heritage Register	○	Incorporated Plans	○	Outbuildings and fence not exempt
	○	Prohibited uses may be permitted	○	Aboriginal Heritage Place	●	Solar energy system controls

Curtilage

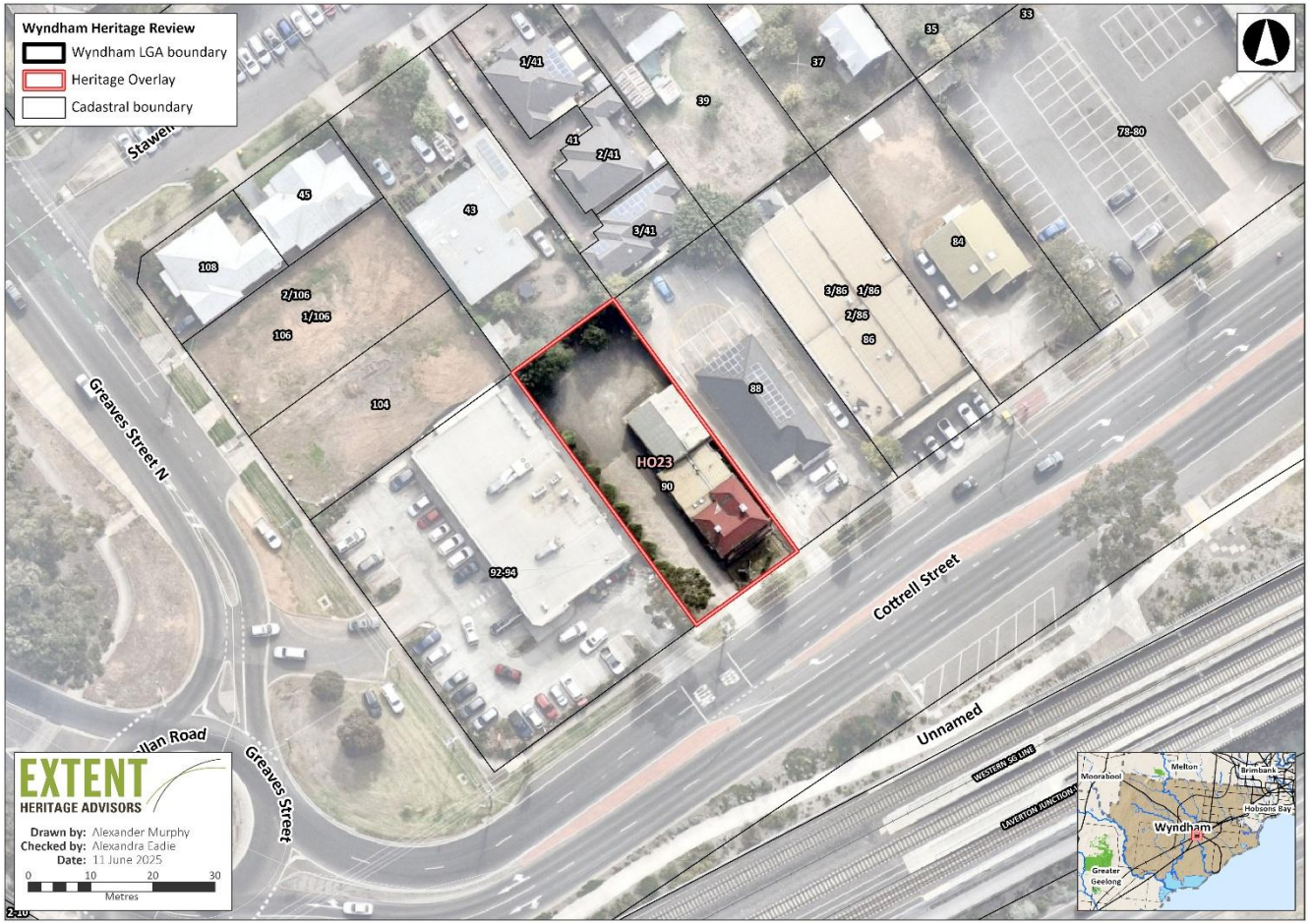


Figure 2. House at 90 Cottrell Street, Werribee. *Basemap source*: Nearmap. 2025. Spatial data source: VicMap & Department of Transport and Planning

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The House at 90 Cottrell Street is of historical significance as an early Victorian residence in the district that provides a tangible link to late nineteenth-century settlement in the once semi-rural township of Werribee. Constructed in the 1890s, the dwelling is a surviving example of domestic architecture that reflects the growth of the Werribee township throughout the late nineteenth century. (Criterion A).
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	This place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	The House at 90 Cottrell Street is of significance as a representative example of a late Victorian cottage and the implementation of vernacular architecture in the semi-rural area. The typical Victorian design elements including ashlar timber cladding to the front façade, symmetrical presentation, corbelling and bullnose verandah are demonstrative of key features of Victorian vernacular architecture. Within the municipality, residences were in line with the fashionable styles of the time with brick or timber villas and smaller timber cottages being the typical forms.
E	*Importance in exhibiting particular aesthetic characteristics*	This place does not meet this criterion.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This place does not meet this criterion.
G	*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions*	This place does not meet this criterion.

H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	This place does not meet this criterion.

Statement of Significance - House, 90 Cottrell Street, Werribee

Address: 90 Cottrell Street, Werribee	**PS ref no:** HO23



Figure 3. The former dwelling at 90 Cottrell Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.

What is significant?

The extent of the original House, including form, roof, chimneys, Victorian features including façade windows, door and bullnose verandah, are significant.

The later rear additions and alterations including the new verandah floor, contemporary fenestration, modern conduit and all signage are not significant.

How is it significant?

The house at 90 Cottrell Street is of historical and representative significance to the City of Wyndham.

Why is it significant?

The House at 90 Cottrell Street is of historical significance as an early Victorian residence in the district that provides a tangible link to late nineteenth-century settlement in the once semi-rural township of Werribee. Constructed in the 1890s, the dwelling is a surviving example of domestic architecture that reflects the growth of the Werribee township during this period. (Criterion A).

The House at 90 Cottrell Street is of significance as a representative example of a late Victorian cottage and the implementation of vernacular architecture in the semi-rural area. The typical Victorian design elements including ashlar timber cladding to the front façade,

symmetrical presentation, corbelling and bullnose verandah are demonstrative of key features of Victorian vernacular architecture. Within the municipality, residences reflected the fashionable styles of the time with brick or timber villas and smaller timber cottages being the typical forms (Criterion D).

Primary Source

House, 90 Cottrell Street citation, Extent Heritage, 2026.

Description

Physical Analysis

The former dwelling at 90 Cottrell Street is a single storey, late Victorian era building with later rear additions, located within a contemporary commercial strip. The dwelling presents as a weatherboard and timber ashlar ruled clad cottage with hipped corrugated sheet metal roof with corbelled chimneys, front bullnose verandah and decorative ornamentation including metal lacework and fascia board detailing. The dwelling is located to the eastern boundary of the substantial allotment and includes a small front set back with a wide concrete driveway and a larger open gravel carpark to the rear.

The front façade of the dwelling is symmetrical in arrangement with predominately Victorian features with some Edwardian influences, including ashlar ruled timber cladding, a central entry with double sidelight and half height glazing, and matching flanking double hung sash tripartite windows. A bullnose verandah clad in corrugated sheet roof adjoins the front facade of the dwelling and includes a concrete floor, thin metal columns with timber uppers, elaborate iron bracketing, frieze and fringing, as well as a decorative fascia which mirrors the eave bracketing and mouldings to the broader dwelling façade.

The west elevation is composed of the early house and later adjoining rear additions, creating an extended wall clad in cream painted weatherboard siding. The elevation of the early house is articulated by the extent of the hipped roof form and includes a single sash window with modern mesh screening as well as conduit and piping of contemporary services. The later rear additions are distinguished by wide pitched and flat skillion roof forms and contemporary elements. Within the central section is a secondary multipaned glazed doorway and window with simple timber portico, flanking window and lattice screened services.

The east elevation is similarly clad in cream painted weatherboard siding with alterations to fenestration including the creation of new openings, however the elevation is mostly obscured by a timber paling boundary fence and front timber picket gate. The north elevation is also clad in cream painted weatherboard siding and has a singular centrally located burgundy painted four-panelled timber and glazed door.

The rear setback is an open gravelled carpark surrounded by timber paling fencing. Along the western boundary are asphalted angular carparking spaces outlined with timber framed planter beds with moderate hedging plantings.

The front setback includes low timber and bluestone lined planter beds around the boundary with a central grassed area. The broader site includes hard landscaping with boundary planting including hedging to the western boundary.

A significant amount of contemporary signage has been applied to the property including to the top of the front verandah, to the eastern and western elevations as well as picket signage in the front setback.

Alterations and Additions

- External alterations to the original dwelling include:
  - New fenestration, secondary doorway and associated portico to the east elevation;
  - New fenestration to the west elevation;
  - Alterations to the verandah including new metal verandah posts, concrete verandah floor; and
  - External paintworks are not original.
- Later rear additions are not original. The additions are similarly clad in timber weatherboard to the early dwelling, however, are distinguished by separately articulated pitched roof forms with galvanised corrugated sheet metal roofing and contemporary fenestration.*
- New hard and soft landscaping surrounding the property including concrete paving to the western and rear extent of the allotment*, new timber picket fence adjoining the eastern elevation, new setback arrangement and garden.*
- The addition of contemporary commercial signage to the verandah roof, front setback, eastern and western elevations.*
- Addition of contemporary elements to the western elevation including HVAC unit and associated conduit, gas meter and associated conduit, concrete kerbing and green edging and signage.*

The building is of moderate integrity and in good condition.

**** Denotes element that does not contribute to the cultural significance of the place.***

History

The House located at 90 Cottrell Street, Werribee is located on the traditional and unceded lands of the Wadawurrung peoples of the Kulin Nation, the Traditional Custodians of Country. Wadawurrung people are deeply connected to Dja (Country), including the lands, waters and skies, and to Yaluk (waterways), Murran (nature), Weeagoon (living things) and Wiyn (fire). Wadawurrung Country encompasses vast volcanic plains and mountains, Little River (Worrin-yaloke) to the west and the mighty Werribee River (Wirribi Yaluk) in the east, and abundant coastlines and wetlands, all of which hold the stories and memories of Wadawurrung ancestors.

Despite the impacts of colonisation, including dispossession of land and disruption to cultural practices, Wadawurrung people have maintained and continue to sustain their deep connection to Country, Land, Waters and Culture. The memories embedded in Country remain alive today, including intangible cultural heritage and song lines, reflecting the continuity of cultural knowledge, custodianship and resilience passed down through generations.

The House located at 90 Cottrell Street is located in proximity to the Werribee River (Wirribi Yaluk), a significant waterway for the Wadawurrung peoples. Functioning as a major linking corridor across Country, the river formed an important travel route for movement and exchange and served as a 'spine' within the broader cultural landscape, marking the eastern boundary of Wadawurrung Country. As a major and reliable source of permanent freshwater, food and other resources, the river and its waterholes were central to cultural, social and economic life, each with their own names and stories. Areas of remnant bush along the river corridor continue to provide a rare and tangible connection to the pre-colonial landscape and Wadawurrung ways of life.

The early settlement of Werribee was positioned in proximity to a ford over Werribee River, connecting the route between Melbourne and Geelong (Murray 1974, 11; Lovell Chen 2024, 51). As traffic grew along the Melbourne to Geelong route, the Werribee settlement expanded. In 1849, Surveyor General Robert Hoddle reserved land for a township—gazetted as 'Wyndham' in 1850 (James and Pritchard 2008, 15; Hocking 2013, 177; Murray 1974, 14). The 1857 arrival of the railway firmly positioned the commercial centre on the east side of the river. A post office, churches, schools and additional inns soon followed (James and Pritchard 2008, 103).

Place History

The allotment of 90 Cottrell Street was within one of the earliest northern blocks defined by Cottrell, Werribee, Stowell and Greaves streets (Figure 4). In 1850 Charles Nantes purchased a number of allotments within Section 3, including Allotment 8, where the earliest hotel in the area was located, previously Armstrongs Hotel, now The Racecourse Hotel (HO24). The site of 90 Cottrell Street was identified as Allotment 2 of Section 3, bounded by Stowell to the north, and Cottrell Street to the south (Figure 4). Nantes is recorded to have purchased the Allotment for £8 10s (The Argus 1850, 2). The residence was positioned to face Cottrell Street, which was one of the main thoroughfares through the settlement at the time.

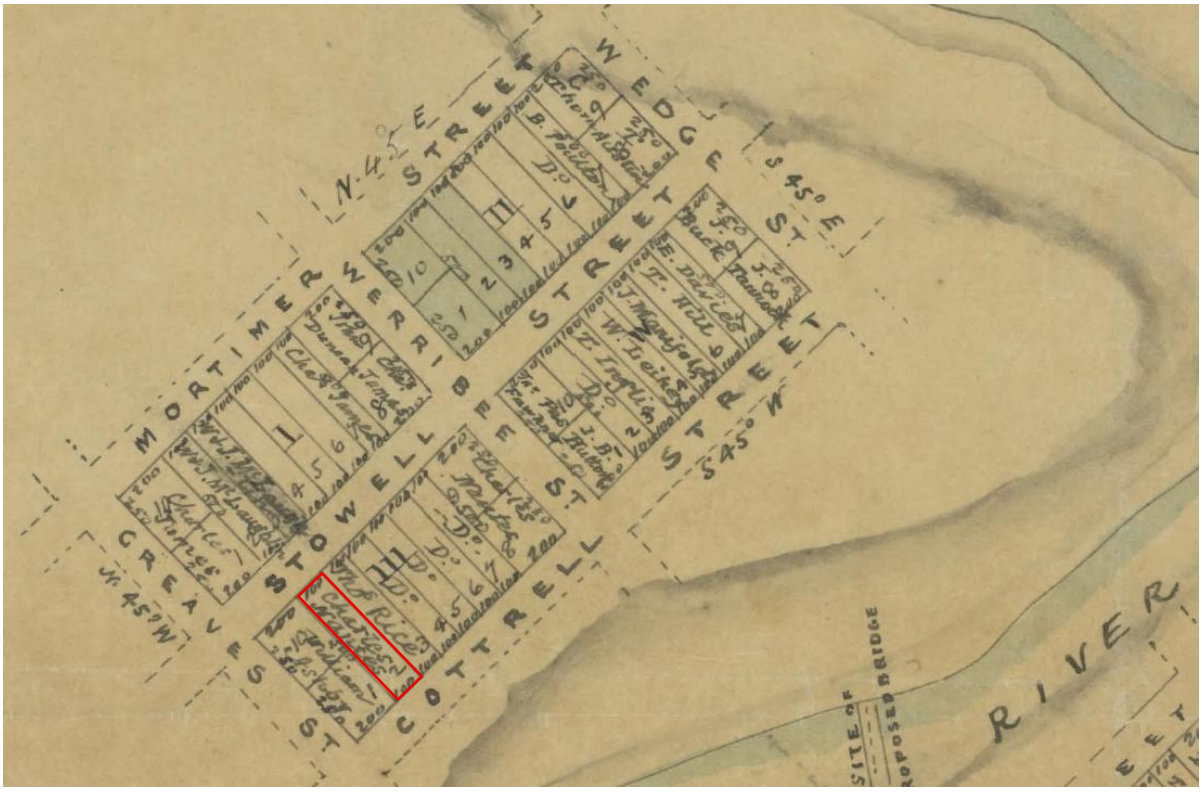


Figure 4. The early Sections of Werribee, north of the River. Allotment 2 of Section 3 is indicated in red. *Source:* Surveyor General's Department. Port Phillip Branch. 1855. 'Wyndham.' Public Record Office Victoria. https://prov.vic.gov.au/archive/DF6FEBB1-F840-11E9-AE98-596242215FC6/content?image=1

Charles Nantes was a well-known official figure within Geelong and significantly contributed to the broader community within the township. Nantes was involved in the creation of the railway service between Geelong and Melbourne and represented the Railway Directors at the opening of the railway in 1853 (Geelong Advertiser and Intelligencer 1853, 2). It is likely that his involvement spurred the personal purchase of land within the early settlement of Werribee. Charles Nantes later became a member of the Shire of Wyndham Council and was eventually elected Chairman in 1859. He was also later noted as a Justice of the Peace (Geelong Advertiser 1859, 2). Charles Nantes' broader community involvement included: his membership of the Church of England Association (Geelong Advertiser 1906, 8) and Committee of the Geelong Orphan Asylum (Geelong Advertiser 1860, 3), as well his role as Trustee for the Geelong Grammar School (The Argus 1859, 5). Charles Nantes later became Stationmaster of the Little River Railway Station before his death in 1877 (The Argus 1877, 8).

The Beamish Family

Following the passing of Charles Nantes, the site appears to have been sold to John Beamish Senior. The Beamish family were well known early graziers and local personalities within the Werribee district. John Beamish Senior had immigrated from Ireland with his parents arriving in Victoria in 1858. He was known as a local pioneer for the irrigation system in the area, as an early trustee of the Wyndham Racecourse, and a racehorse owner during the late 1800s.

John Beamish married Mary Anne Conron in 1865 (Werribee Shire Banner 1916, 2). John Beamish Senior's father in-law, John Conron, is recorded to have leased the site of 90 Cottrell Street from John Beamish Senior, in the late 1880s (Context 1997, 233). In 1854, Mr. Conron had migrated to Australia from Toronto, Canada, with his wife and daughter (Werribee Shire Banner 1930, 6). During his time in Melbourne, he operated a butchering business on the corner of Little Latrobe and Swanston streets (Werribee Shire Banner 1930, 6). Two years later, Mr. Conron moved to Werribee and continued to conduct his butchering business (Werribee Shire Banner 1930, 6).

In 1889-91, John Conron was rated as the owner of the half acre site with a dwelling and shop, valued at £25 (Wyndham Shire 1889-1890, 99; Wyndham Shire 1890-1891, 140), indicating that the house had been formally purchased from John Beamish Senior, as well as the neighbouring Allotments 3 & 4 of Section 3. It is likely that the noted shop on the property was Conron's butchers whilst the home was occupied as the Conron family residence. Evidence of a butchers shop on Cottrell Street was articulated in a later 1926 article which noted that "the dilapidated building – a one time butcher's shop – in Cottrell Street…Should it fall on to the street whilst pedestrians are passing, injury of a probably serious nature will result" (Werribee Shire Banner 1926, 2). A 1951 aerial photograph shows a street facing structure at Allotment 4 which may be the former butchers (Figure 5).

John Conron passed away at his residence on Cottrell Street in 1919 (Werribee Shire Banner 1919, 2), however the family retained ownership. In 1937 the House at 90 Cottrell Street was sold at auction by John Conron's granddaughter Agnes Rowe Conron. The advertisement described the property as:

> A weatherboard dwelling, of five rooms and conveniences, having a frontage of 66 feet to Cottrell Street by a depth of 330 feet to Stawell Street. Well situated, being on a made road, the property has been recently renovated and is in excellent condition. (The Werribee Shire Banner 1934, 2).

An aerial image from 1951 shows the amalgamation of Allotments 2, 3 and 4 of Section 3, which would have made up broader property in the late 1800s and that which is described in the 1937 advertisement (Figure 5). The combining of the properties is visible in the aerial image which shows Allotment 3 and 4 without an internal separating boundary, and pathways leading from the rear of the dwelling at 90 Cottrell Street into the neighbouring Allotment 4 (Figure 5). It is unclear when the three allotments were separated and sold off.

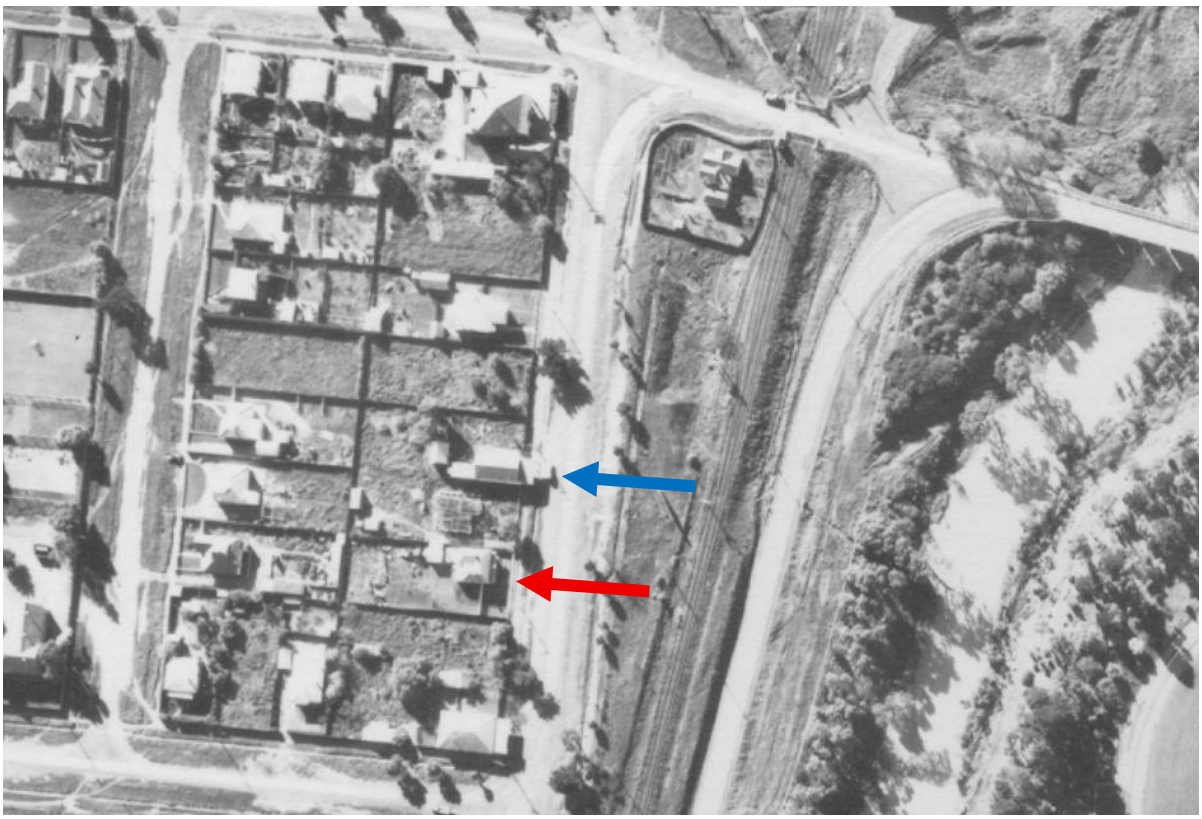


Figure 5. Extract from 1951 aerial photograph of Werribee, with the dwelling at 90 Cottrell Street indicated with red arrow, and the associated butchers shop indicated with blue arrow. *Source:* Landata (digitised image database).

The residence was likely transitioned into a commercial property c.1990, when additions were constructed to the rear of the dwelling. The building has continued operation as a commercial property with minor alterations to the place including new driveway and on-site parking, the addition of new signage and works to the front setback.



Figure 6. Photograph of 90 Cottrell Street, Werribee, in 1997. *Source:* Context Pty Ltd. 1997. Cottrell Street Sports and Physiotherapy Centre. Digitised photograph. In *Cottrell Street Sports and Physiotherapy Centre, 90 Cottrell Street, Werribee*, by Context Pty Ltd. Wyndham City Library (website). https://catalogue.wyndham.vic.gov.au/client/en_AU/search/asset/302013/0



Figure 7. Photograph of 90 Cottrell Street, Werribee, in 2008. *Source:* Strong. B. 2008. *20080726_0514 90 Cottrell Street Werribee.* Flickr (website). https://www.flickr.com/photos/87791108@N00/2709482389/in/dateposted/.

Comparative Analysis

As an example of a simple Victorian dwelling, the House at 90 Cottrell Street adopts features typical of Victorian dwellings including ashlar timber cladding to the front façade, symmetrical presentation, corbelling and bullnose verandah. This typology was common within Werribee and has a number of comparable examples to 90 Cottrell Street including the following places:

Rockleigh (HO118)

The House at 90 Cottrell Street is comparable to Rockleigh as an example of a Victorian dwelling associated with the prominent family in the district. Rockleigh, while originally a cottage, has undergone a level of change with significant later additions resulting in a changed appearance, however, it retains the hallmark features of an early dwelling. In comparison, the house at 90 Cottrell Street remains largely intact to its original form with additions to the rear, that while resulting in change to the place, are not such as to diminish an appreciation of the original form and presentation of the dwelling.

Evans House (HO11)

Evans House is comparable to the House at 90 Cottrell Street as an example of an early weatherboard building in the district. Adopting a similar architectural detailing to Evans House, including ashlar timber cladding to the front façade and a symmetrical presentation and bullnose verandah, although 90 Cottrell Street retains a greater extent of its early detailing. While Evans House retains its rural context with limited development either side, 90 Cottrell Street has been subject to encroachment by contemporary development resulting in a diminished setting.

References

The Argus. 1850. 'Government Land Sale.' 7 September 1850. http://nla.gov.au/nla.news-article4774851

The Argus. 1959. 'Geelong Grammar School.' 19 December 1859. http://nla.gov.au/nla.news-article5693837

The Argus. 1877. 'Advertising – Judicial and Law Notices – Re Charles Nantes.' 14 September 1877. http://nla.gov.au/nla.news-article5937418

Context Pty Ltd. 1997. 'Heritage of the City of Wyndham: City of Wyndham Heritage Study'. Report prepared by Context Pty Ltd for City of Wyndham Council. PDF file.

Geelong Advertiser and Intelligencer. 1853. 'Opening of the Railway.' 3 September 1853. http://nla.gov.au/nla.news-article86414847

Geelong Advertiser. 1859. 'Social.' 16 April 1859. http://nla.gov.au/nla.news-article150077378

Geelong Advertiser. 1860. 'Geelong Orphan Asylum.' 10 January 1860. http://nla.gov.au/nla.news-article148787788

Geelong Advertiser. 1906. 'Fifty Years Ago.' 19 May 1906. *http://nla.gov.au/nla.news-article149175671*

Hocking, G. 2013. *Wyndham – Our Story.* Victoria: Wyndham City Council.

James, K. and Pritchard, L. 2008. *Werribee: the First 100 Years.* Victoria: Werribee District Historical Society.

Lovell Chen. 2024. 'Wyndham Heritage Review: Thematic Environmental History'. Unpublished report prepared by Lovell Chen for the City of Wyndham Council. PDF file. https://www.wyndham.vic.gov.au/sites/default/files/2024-07/Stage%202%20Residential%20Places%20and%20Precincts%20-%20Adopted%20-%20%20Attachment%20F%20-%20Volume%202%20compressed%20-%202024-05-02.pdf

Murray, E. 1974. 'The Plains of Iramoo.' Geelong: Henwood & Dancey Pty. Ltd.

Werribee Shire Banner. 1916. 'Obituary. Mr. John Beamish.' 3 August 1916. http://nla.gov.au/nla.news-article74825793

Werribee Shire Banner. 1919. 'The Werribee Shire Banner – Thursday, Feb. 27, 1919. http://nla.gov.au/nla.news-article74828566

Werribee Shire Banner. 1934. 'Township Property to be Auctioned.' 29 November 1934. http://nla.gov.au/nla.news-article74586381

Werribee Shire Banner. 1926. 'The Werribee Shire Banner – Removal Notice. 7 January 1926. http://nla.gov.au/nla.news-article75073351

Werribee Shire Banner. 1930. 'Obituary.' 7 August 1930. http://nla.gov.au/nla.news-article74052118

Images



Figure 8. Overview of the dwelling at 90 Cottrell Street, looking north from Cottrell Street. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 9. Oblique overview of the dwelling, looking west from Cottrell Street. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 10. Oblique view of the west elevation, looking north from the driveway. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 11. View of later side entry to the west elevation. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 12. Overview of rear addition, looking east from driveway. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 13. Overview of north elevation to the rear addition, looking south from rear carpark. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 14. Overview of rear carpark, looking northeast from driveway. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 15. View down side driveway and parking, looking south towards Cottrell Street. *Source:* Extent Heritage Pty Ltd. 2025.