
LOCH ERNE



10 Northumberland St

Location

10 NORTHUMBERLAND ROAD,, PASCOE VALE VIC 3044 - Property No 33823

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO416

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house formerly known as *Loch Erne*, constructed by 1907 for John & Charlotte Horner, at 10 Northumberland Road, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Northumberland Road contributes to significance of the place. The mature Oak (*Quercus sp.*) is also contributory to the significance of the place.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

How is it significant?

The house at 10 Northumberland Road, Pascoe Vale is of local historic and architectural significance to Moreland City.

Why is it significant?

It is historically significant as a house that stands out by its style and siting facing toward Gaffney Road as a very early house in this area and one of the few to be constructed prior to World War I in Pascoe Vale, which was well in advance of the suburban development that did not commence in earnest until the late inter-war period.

(Criterion A)

It is architecturally significant as a fine and well-detailed example of a Federation villa. The aesthetic qualities of the house are enhanced by the mature Oak. (Criteria D & E)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013;
Construction dates	1907,
Other Names	House, Individual,
Hermes Number	140002
Property Number	

Physical Description 1

The house at 10 Northumberland Road, Pascoe Vale is a large and well-detailed Federation-era villa. The early date of the house is illustrated by its orientation facing south, toward the original frontage of the property to Gaffney Road.

The house is clad in plain weatherboards at the base, surmounted by boards notched to look like shingles, and then roughcast render to the upper third of the walls. The Marseille tile roof is complex in form, with a high hip with south-facing gablet, and two gable fronted bays (on the east and west elevations. The west-facing bay has half-timbering to the flying gable above an elegant roughcast rendered throat. The roof features terracotta cresting and ram's horn finials. The chimneys are red brick with a convex roughcast render band at the top and decorative terracotta chimney pots.

The verandah is continuous with the roof, as was common in the Federation style. There is a gablet at the centre of the south elevation (the former front elevation, as noted above). The verandah posts are turned timber, the frieze is ladder-like with wavy rungs above timber brackets.

The front door is located on the east elevation, at the north end of the verandah. The door has a segmentally arched window and is surrounded by a highlight and wide sidelight. Most of the windows on the east and south elevation are long casements with coloured pressed glass highlights. The windows to the gable-fronted bay are in a box bay beneath a small hood. Windows beneath the verandah are also in box bays.

The house is in good condition and has a moderate degree of external integrity. One of the most prominent alterations to the house has been to the front door, which is in the west elevation facing Northumberland Road. The glazing of the upper panel of the door, the sidelight and highlights has been replaced with neo-Victorian leadlights (stylistically correct for a c1880s house, but not this era). The timber panel below the sidelight and the front door have both been resheathed in plywood and Victorian-type timber mouldings applied to them. Inside the

house, however, the original features of the doorway are intact: the panel below the sidelight is finished in diagonal lining boards, and the door has two vertical panels with stop-chamfered edges at its centre, and a horizontal stop-chamfered panel with diagonal lining boards at the bottom.

The verandah posts and brackets to the south elevation have been reinstated to match the surviving ones on the west elevation. Considering the modern doorway created in the south elevation (which may have replaced a window in this location), and the enlargement of a casement window to create another door, this side of the verandah may have been enclosed as a sun porch at some point in its life.

Other alterations are generally located on the north and east elevations, which are not visible from the street. These include the enclosure of the east side of the verandah, and the boxing in (with weatherboards) of the flying gable to the east elevation and the installation of a c1930s window with geometric leadlights below it. At the (original) rear of the house - the north elevation - all doors and windows have been replaced with neo-Federation examples, as well as timber fretwork to the entrance alcove. The chimney at the north-east corner of the house was recently reconstructed in a similar form to the original (which collapsed).

The house has a deep setback from Northumberland Road and is now partially hidden behind a c.1960s house constructed on part of the original garden. A semi-mature Oak (*Quercus sp.*) is a feature of the garden.

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/>