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# House



204407\_Heathcote\_Playne  
Street\_041\_img01

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## Location

41 Playne Street, HEATHCOTE VIC 3523 - Property No 204407

## Municipality

GREATER BENDIGO CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO780

## Heritage Listing

Greater Bendigo City

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## Statement of Significance

Last updated on -

*What is significant?*

The house at 41 Playne Street Heathcote, built of stone with a rendered finish in 1865 is significant. The extensions at the rear of the property are not significant, nor is the recently constructed fence.

*How is it significant?*

The house at 41 Playne Street is of local historic and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The house at 41 Playne Street is primarily of historic significance for its early date of construction. Few buildings in Heathcote and the region around it can be established as being constructed much earlier than the mid 1860s and as such they represent a small group of buildings that demonstrate the earliest forms of habitation in the study area. *Criterion A*

Although altered by the addition of new roof cladding and some extensions at the rear, 41 Playne Street represents a building form in the town that is relatively rare. It is constructed with a very small setback from the road which is rare in this street. The unusual distribution of door and windows demonstrates how the house has evolved and this is reflected in the use of stone and brick masonry which has then been concealed with render to maintain a uniform appearance to the facade. *Criterion E*

Heritage Study/Consultant	Greater Bendigo - Former Shires of Mclvor and Strathfieldsaye Heritage Study, Context P/L, 2008;
Construction dates	1865,
Hermes Number	32866
Property Number	

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## Physical Description 1

Playne Street contains a number of early buildings in the proximity to Herriot Street, however many of these have been substantially altered.

The house at 41 Playne Street is sited close to the street and is a single gable with three windows and a door spaced irregularly across the front elevation. It is built of stone and brick and has been rendered to conceal the different types of masonry. The stone part is likely to be of earlier construction and the brick part an extension. The roof and verandah have been rebuilt and the eaves now overhang the end walls. The roof cladding has been changed to colorbond. The windows are 12 pane double hung sashes that appear to be original although the front door has been replaced. The front fence is of treated pine pickets and has been recently constructed. There are two skillion roofed extensions at the rear of the house.

## Physical Conditions

Fair

## Integrity

Altered

## Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

*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/>*