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# HOUSE



38 Pleasant St



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## Location

38 PLEASANT STREET,, PASCOE VALE VIC 3044 - Property No 32536

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO421

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on -

### What is significant?

The house, constructed c.1890 by William Spurr, at 38 Pleasant Street, 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 Pleasant Street contributes to significance of the place.

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

### How is it significant?

The house at 38 Pleasant Street, Pascoe Vale is of local historic significance to Moreland City.

### Why is it significant?

It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. This group of houses in Pleasant and Prospect Streets is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A)

|                           |   |
|---------------------------|---|
| Heritage Study/Consultant | Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013; |
| Construction dates        | 1890,   |
| Other Names               | Individual,   |
| Hermes Number             | 139994  |
| Property Number           |   |

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### Physical Description 1

This is a double fronted late Victorian house of typical symmetrical design constructed in bi-chromatic brick with a M-hip slate roof. Original features include:

- The bi-chromatic brick chimneys
- The front door with highlight
- The timber-framed double hung sash windows to the front elevation and side elevations.
- The elegant ogee-profile cast iron verandah with frieze

The house is in good condition and has a relatively high degree of external integrity when viewed from Pleasant Street. A relatively sympathetic carport has been added on the west side and a new reproduction cast-iron palisade fence added along the frontage.

*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/>*