

# HERITAGE PLACE

**NAME OF PLACE:** PLEASANT VIEW

**ADDRESS/LOCATION OF PLACE:** Petschel's Lane CROXTON EAST

**STUDY NUMBER:** 392

**HERITAGE OVERLAY NUMBER:**

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**PRECINCT:** outside

**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** 5      **SECTION:** 1      **PARISH:** PARISH OF CROXTON EAST

**ACCESS DESCRIPTION:**

CFA 474 B8: located on the east side of Petschel's Lane, set back some distance from the road. The house is approximately seven kilometers north east of the township of Tabor.

**SIGNIFICANCE RATING:** Local



Pleasant View, Petschel's Lane, Croxton East. Façade.

**Image Date:** 21/05/2002

**EXTENT OF LISTING:**

To the extent of: 1. All the house (excluding interiors).

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## **PHYSICAL DESCRIPTION:**

Pleasant View is a single storey asymmetrical house constructed of pressed cement blocks, an innovative material for the time. Otherwise the house is conventional, if not old fashioned in its form, planning, details and other materials. There is a timber and corrugated iron verandah on three sides. The roof is a shallow pitched hip with a half timbered gable over the projecting front room. The two front windows are double hung sashes with side lights. There have been some extensions to the rear of the house which have been clad in aluminium designed to simulate weatherboard. Several outbuildings in the same material are located behind the house.

## **HISTORY:**

The land on which Pleasant View stands was purchased from the Crown by John Alexander MacPherson, who also purchased adjacent allotment 4, of section 1, together totaling 75.1 hectares (Division of Survey and Mapping, 1981).

John A. MacPherson, MLA was born in 1833, the son of a New South Wales squatter. He studied at the University of Edinburgh for a term 1853-54 but returned to Victoria and settled at Croxton East, near Hamilton. He married Louisa Elizabeth Fetherstonhaugh, at Correagh in 1858 (VPI, Reg No. 2616). MacPherson was strongly involved in Public life and politics, being the First President of the Hamilton Mechanic's Institute, and went on to serve as Premier between July 1868 and 1869 (Garden, 52). He also purchased Croxton in 1858, and is believed to be responsible for the construction of Croxton Homestead.

The history of ownership of the land on which Pleasant view stands is unknown after the time of John MacPherson.

The pressed cement blocks used at Pleasant view appear to be identical to those used at Boonar and the 1913 classroom at St. Michael's Lutheran School, as well as three other houses in the area. They are simply load bearing and are not reinforced. They are textured to simulate stone and, for special details such as the chimney tops, are decorated with swags rather than the rock-face finish.

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Walter Burley Griffin patented his system of concrete block construction called 'Knitlock' in 1917. It consisted of irregularly shaped and hollow blocks which fitted together with mortared joints and which were tied together by vertical galvanised iron wire.

## **THEMATIC CONTEXT:**

Theme 8 Developing Australia's cultural life  
8.12 Living in and around Australian homes  
8.14 Living in the country and rural settlements

## **CONDITION:**

Good

## **INTEGRITY:**

Fair degree of integrity externally.

## **STATEMENT OF SIGNIFICANCE:**

What is significant?

Pleasant View is located in Petschel's Lane, approximately seven kilometers north east of the township of Tabor. The house is a single storey asymmetrical house dating from the early Interwar period, although old fashioned in its style. The house is constructed, unusually, from non load bearing pressed cement blocks, which simulate bluestone. The land on which the house stands was first owned by John A. MacPherson (MLA and Premier of Victoria 1868-9) who settled in the area in the late 1850s, and later went on to purchase nearby

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Croxton. The property has had a long association with the Matuschka family. There has been no architect or builder associated with the design. The house is in good condition and retains a fair degree of integrity.

How is it significant?

Pleasant View is of historical and architectural significance to the Southern Grampians Shire.

Why is it significant?

Pleasant View is of historical significance for its early associations with John A. MacPherson, an important figure in the history of the Hamilton district, and in the Victorian Legislative Assembly. Pleasant View is of architectural significance because, on the one hand, its form, plan and style are conventional, and even old fashioned, for the period but, on the other, it is an early use of pressed cement blocks as the main construction material and it is an excellent and unusual example of a pressed cement block homestead.

## COMPARISON:

382 St Michael's Lutheran Church Complex, 1913 Schoolroom, Hamilton Highway Tarrington  
393 Boonar, Hamilton Highway Tarrington

**ASSESSED BY:** AEN

**ASSESSMENT DATE:**

16-Jan-04

## EXISTING LISTINGS:

## HERITAGE STUDY RECOMMENDATIONS:

Include in VHR  Include in RNE  Include in Local Planning Scheme

No Recommendations for Inclusions

## REFERENCES:

Author	Title	Year	Page
Department of Justice Victoria	Pioneer Index Victoria 1836 - 1888	2001	
Division of Survey and Mapping	Parish of Croxton East	1981	
F F Bailliere	Bailliere's Victorian Gazetteer and Road Guide	1865	184
Garden, Don	Hamilton A Western District History	1984	47-8, 54-5, 82, 110
Miles Lewis, ed.	Two hundred years of concrete in Australia	1988	