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# Lygon Street



Lygon Street Precinct

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## Location

38-58 LYGON STREET, BRUNSWICK EAST, MORELAND CITY

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO255

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - January 1, 2008

What is Significant?

The Lygon Street Precinct, comprising of 38 - 58 (excluding 52-54) Lygon Street, East Brunswick.

How is it Significant?

The Lygon Street Precinct, East Brunswick is of local historical and architectural significance to the City of Moreland.

Why is it Significant?

The Lygon Street Precinct is of local historical and architectural significance. Erected in the 1880s, these buildings are contemporary with the development of the adjacent Barkly Street East Precinct, and provide evidence of commercial and retail expansion in conjunction with a Boom-era residential estate. (AHC Criterion A.4)

Aesthetically, the buildings are fine and largely intact examples of Boom Style, characterised by ornate rendered parapets. The buildings, while different in scale, function and setback, nevertheless form a cohesive streetscape, linked by their common use of materials and decorative detailing. (AHC Criterion E.1)

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review. Additional Precincts, Allen Lovell and Associates, 2001;
Hermes Number	56031
Property Number	

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## Physical Description 1

The Lygon Street Precinct includes the properties at 38-58 Lygon Street, East Brunswick. This includes a group of buildings around the intersection of Lygon and Barkly streets that comprises a mixture of building forms but is predominantly made up of Victorian shops and houses. Nos 52 -54 is a 1970s two storey brick building and is non contributory to the precinct.

The residences at Nos 38-42 comprise a row of substantially intact, single-fronted, single storey, ornate Victorian terraces. No 38 has visible tuck-pointed polychromatic brickwork, whereas No 40 has been rendered and 42 has been painted, and all have a decorative parapet with rendered, broken pediments featuring building names, urns and Tridachna shell motifs. All appear to have original brick garden walls and cast iron spear front fences on bluestone plinths.

The shops at Nos 44, 50, 56 and 58 are fairly intact, Victorian, single-fronted, double-storey brick buildings notwithstanding later awnings and paint schemes. No 56 still has an early rendered facade with remnant visible signage. All have ornate Boom Style parapet details.

The shops at Nos 46 and 48, flanking the intersection, address the street corner although they appear to have had the original verandahs removed. They are single storey, brick buildings which have been altered externally to accommodate modern business requirements.

The street planting in the precinct is minimal and of fairly recent Eucalyptus species. Traditional street elements have been replaced with concrete kerb and guttering and brick paved footpaths.

*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/>*