

---

## TERRACE HOUSES (INVERURIE & KEITHALL)



31-33 Lygon Street  
Brunswick East



33 Lygon Street Brunswick  
East



31 Lygon Street Brunswick  
East

---

### Location

31 & 33 LYGON STREET,, BRUNSWICK EAST VIC 3057 - Property No 4394

### Municipality

MERRI-BEK CITY

### Level of significance

Recommended for Heritage Overlay

### Heritage Overlay Numbers

HO490

### Heritage Listing

Merri-bek City

---

### Statement of Significance

Last updated on -

#### *What is significant?*

The terrace houses known as 'Inverurie' and 'Keithhall' at 31 and 33 Lygon Street, Brunswick East, built c.1900 for Alexander Cram Keith, are significant. The iron palisade fence with bluestone plinth and brick piers to each house is also significant.

### *How is it significant?*

'Inverurie' and 'Keithhall' at 31 and 33 Lygon Street, Brunswick East, are of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

They are significant intact and well-detailed examples of Victorian Italianate style terrace houses with typical form and detailing including balustraded parapets with pediment and urn finials, a two-level cast iron verandah, tripartite windows, bi-chrome brickwork. As a pair, the houses are notable for their intact state with original details such as the tripartite windows with twisted columns at ground level, four panelled timber entry doors with leadlight to the highlight windows, tessellated tiling to the verandahs and front paths, and the iron palisade fence with bricked pillars and a bluestone plinth. (Criteria D & E)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Lygon Street Heritage Study Stage 2, Context Pty Ltd, 2012; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990;
Construction dates	1884,
Other Names	Front fence,
Hermes Number	56485
Property Number	

---

## Physical Description 1

This pair of terraced, double-storey dwellings is located on the western side of Lygon Street and set back from the street frontage behind a small garden and iron palisade fence with a rough bluestone plinth and bricked pillars with rendered caps and a stringcourse.

The houses have Victorian Italianate terrace form and detailing but with red brick construction, which suggests a c.1890-1900 build date. Each dwelling has a balustraded parapet with an urn finial over a pedestal at each end and a triangular pediment inscribed with the name of each house (No. 31- 'Inverurie', No. 33 - 'Keithhall'). A dentillated cornice sits below the parapet. The two level cast-iron verandahs have cast iron posts with Corinthian capitals and iron frieze and brackets with dentil detailing to the verandah fascia and beam of no.31 and are enclosed by side walls with rendered scroll brackets to each level. The side walls extend to form an ogee profile wing walls that connect to the fence piers. There is tessellated tiling the verandah floors and front paths.

Walls are of face red brick with likely bi-chromatic (now painted) detailing over the windows and to courses along the facade. At ground level, each has a tripartite window with twisted columns with four panelled timber doors with leadlight to the highlight windows, and at first floor there are timber framed French windows.

## Physical Conditions

Good

## Integrity

The pair of dwellings has a high level of intactness, with minor alterations including painting of the bi-chrome brick detailing and the loss of the dentillations to the verandah beams of no.33. The balustrade pattern to each house is also different.

*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/>*