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## HOUSE (LOUGH BRAE)



35 Cassels Rd Brunswick



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### Location

35 CASSELS ROAD,, BRUNSWICK VIC 3056 - Property No 17241

### Municipality

MERRI-BEK CITY

### Level of significance

Recommended for Heritage Overlay

### Heritage Overlay Numbers

HO465

### Heritage Listing

Merri-bek City

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### Statement of Significance

Last updated on -

#### *What is significant?*

The house at 35 Cassels Road, Brunswick, built by Robert Planner in 1888-89 is significant. The timber picket front fence is sympathetic, but not original. Non-original alterations and additions are not significant.

#### *How is it significant?*

The house at 35 Cassels Road, Brunswick, is of local representative significance to the City of Moreland.

### *Why is it significant?*

It is significant as representative example of a symmetrical Victorian Italianate residence with typical form and detailing including the M-hip roof clad in slate with bracketed eaves, white tuck pointed bi-chrome brick walls, a separate front verandah with a convex profile supported on round timber verandah posts with a Corinthian style capital and cast iron frieze and traditional cream and red floor tiles laid in a diamond pattern with bluestone edging, and an original central panelled timber door with sidelights and highlights (that contain what may be original or early leaded glass), which is flanked by timber framed tripartite double-hung sash windows with bluestone sills. Overall, it is notable for the good integrity and intactness when compared to similar examples in Moreland. (Criterion D)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990;
Construction dates	1889,
Other Names	Lough Bray, Bichrome,
Hermes Number	56251
Property Number	

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## Physical Description 1

The house at 35 Cassels Road, Brunswick, now known as 'Lough Brae', is a Victorian Italianate house, which is constructed of white tuck pointed red brick with pale cream bricks used to create decorative quoining around the openings and at walls corners, diaper patterns under the windows, and as single or paired bands across the wall. The typical M-profile hipped roof is clad with slates and has paired eaves brackets separated by medallions and elongated panels with a moulded cement stringcourse below (now overpainted). There are two rendered chimneys with moulded cornices and a stringcourse. The separate front verandah has a convex profile and is supported on round timber verandah posts with a Corinthian style capital and cast-iron frieze. The verandah floor has traditional cream and red tiles laid in a diamond pattern with bluestone edging. The symmetrical facade has a central front entrance with an original panelled timber door with sidelights and highlights, which is flanked by timber framed tripartite double-hung sash windows with bluestone sills. The door highlights and sidelights contain what may be original or early leaded glass.

## Physical Conditions

Fair

## Integrity

Viewed from the street, the house is relatively intact with good integrity, with only minor modifications such as the overpainting of the frieze below the eaves. The verandah may have been sympathetically reconstructed and features such as the ogee profile gutters also appear to be sympathetic replacements. The picket fence is sympathetic, but not original.

*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/>*