
ATTACHED HOUSES



23-25 Luscombe St
Brunswick



23 Luscombe St Brunswick



25 Luscombe St Brunswick

Location

23 & 25 LUSCOMBE STREET,, BRUNSWICK VIC 3056 - Property No 1997

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO488

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The pair of Victorian timber houses at 23-25 Luscombe Street, Brunswick, constructed by 1886 is significant. Non-original alterations and additions and the front and side fences are not significant.

How is it significant?

The houses at 23-25 Luscombe Street, Brunswick, are of local representative significance to the City of

Moreland.

Why is it significant?

It is significant as an intact and relatively late example of paired timber houses with a shared hipped roof that demonstrates the lack of fire separation, which endured well into the 1880s in Brunswick at a time when most other Councils had outlawed such buildings. While there are several surviving brick examples dating from the 1880s, this is the only known timber example from that period. (Criteria B & 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	1885,
Other Names	Shared,
Hermes Number	56467
Property Number	

Physical Description 1

Situated on the northwest corner of Luscombe Street and Stirling Street in Brunswick, this pair of Victorian timber cottages has a shared M-hip roof (clad in early short sheet corrugated steel, painted green) and single, continuous concave verandah that gives the impression of a single double-fronted residence.

The facade is clad in imitation Ashlar boards, and each house has a single, simple double hung sash window adjacent to a modest front door, and two bi-chrome corbelled brick chimneys. The verandah is supported by simple square posts and has dentillating to the fascia, a cast iron frieze and a central timber partition. Other details include eaves brackets separated by shaped boards.

Physical Conditions

Good

Integrity

The pair of timber cottages appears to have a high degree of intactness, retaining their original form and detailing, but is in reasonably poor condition.

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/>