

<b>Building:</b>	House	<b>Significance:</b>	B
<b>Address:</b>	53 Lucerne Crescent, Alphington	<b>Melway Map Ref:</b>	31 D12
<b>Building Type:</b>	Residence	<b>Construction Date:</b>	1899
<b>Architect:</b>	Unknown	<b>Builder:</b>	Unknown



<b>Intactness:</b>		<b>Condition:</b>	
G[x] F[ ] P[ ]		G[x] F[ ] P[ ]	
<b>Existing Heritage Listings:</b>		<b>Recommended Heritage Listings:</b>	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

## **History**

Development of the Lucerne Estate was commenced in 1885 by A D Hodgson as a subdivision of Thomas Wills' Crown Portion 121, of 1840. The estate was sold in two parts, north and south, and it was the latter which included Lucerne Crescent.<sup>1</sup>

George W Witcher, a law clerk living at 80 Greeves Street Fitzroy, purchased lots 61-3 of the Lucerne South No. 2 Estate and, in 1899, constructed the house at 53 Lucerne Crescent.<sup>2</sup>

Graeme Butler. *Northcote Urban Conservation Study*. 1982.

## **Description**

53 Lucerne Crescent is a detached single-storey double-fronted bichromatic villa. The hipped roof is slated, and has bracketed eaves. Walls are of red brick, with contrasting cream and dark brown brick quoining. The panelled central entrance door is flanked by tripartite double-hung sash windows with bluestone sills. There is a return verandah with a convex profiled corrugated iron roof and cast iron lacework, supported on cast iron posts. Chimneys are red brick, with cement rendered moulded caps.

At the rear is the stable and other original outbuildings. The garden possesses a number of mature exotic species including an impressive *Eucalyptus citriodora* which dominates the corner site. The front fence is not original.

## **Comparative Examples**

Rosemount, 3 Roemer Crescent, Alphington.

## **Significance**

The house at 53 Lucerne Crescent is of local architectural and historical significance. The house is one of the few remaining dating from the original 19th century Lucerne South No 2 Estate subdivision. Architecturally, the bichromatic brickwork is unusual in the area. The house is a typical example of the style, and substantially intact.

## **Original Source**

Graeme Butler. *Northcote Urban Conservation Study*. 1982.

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<sup>1</sup> LP 1068. LP 1460. Lemon Ch 6, p. 14.

<sup>2</sup> HRB 1899, 585