

# MUSWELLBROOK HERITAGE STUDY Inventory 1996

## EDWARD HIGGENS BUILDING - BRIDGE STREET - MUSWELLBROOK

PRESENT NAME <i>Edward Higgins, Parkinson First National Real Estate</i>		REFERENCE No <i>MUSW/R050</i>
PREVIOUS/OTHER NAMES <i>Luscombe Chambers</i>		PREVIOUS REFERENCE No
		DATE INSPECTED <i>21st February 1996</i>
LOCATION STREET No <i>30-32</i> STREET NAME <i>Bridge Street</i> TOWN/SUBURB <i>Muswellbrook</i> POSTCODE <i>2333</i> LOCALITY <i>Muswellbrook</i> LOCAL GOVERNMENT AREA <i>MUSWELLBROOK</i>		SITE SKETCH PLAN 
PRESENT OWNER [REDACTED]	TYPE <i>Private</i>	PROPERTY DETAILS:
[REDACTED]		a REAL PROPERTY DESCRIPTION <i>Pt. Lot 8 RP339</i>
[REDACTED]		b SITE AREA <i>371.63m<sup>2</sup></i>
[REDACTED]		c EXISTING ZONING <i>3(a) - General Business</i>
CATEGORY <i>Building</i>	MAP REFERENCE <i>'56' 301000E, 6428120N AMG Muswellbrook 9033-II-N</i>	
SUB CATEGORY <i>Real Estate Agent</i>		
DATE OF CONSTRUCTION <i>1895-1914</i>		
ARCHITECT/DESIGNER <i>possibly J.C. Luscombe, Sydney</i>		
BUILDER <i>Luscombe family</i>		
PHOTOGRAPH 		

<b>HERITAGE LISTING</b> <input type="checkbox"/> REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED <input type="checkbox"/> REGISTER OF THE NATIONAL ESTATE OF AUST. (AHC) - INTERIM <input type="checkbox"/> REGISTER OF NATIONAL TRUST (NSW) <input type="checkbox"/> REGISTER OF SIGNIFICANT TWENTIETH CENT. ARCHITECTURE (RAIA) <input type="checkbox"/> DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONS. REGISTER <input type="checkbox"/> COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) <input type="checkbox"/> HERITAGE COUNCIL REGISTER - PERMANENT CONS. ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - INTERIM CONS. ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - SECTION 130 ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - NOMINATION <input type="checkbox"/> NSW GOVT DEPT HERITAGE REGISTER (S170 HERITAGE ACT) <input type="checkbox"/> NP&WS HISTORIC SITES REGISTER <input type="checkbox"/> NP&WS ABORIGINAL SITES REGISTER (CONTACT SITES) <input type="checkbox"/> INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER <input type="checkbox"/> EXISTING HERITAGE STUDY (WRITE NAME BELOW) <input type="checkbox"/> REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> OTHER	<b>HISTORICAL PERIOD</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">PERIOD</th> <th style="text-align: center;">BUILT</th> <th style="text-align: center;">USED</th> </tr> <tr><td>PRE 1800</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1826 - 1860</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1861 - 1875</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1926 - 1960</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1961 - 1975</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>POST 1975</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> </table> <b>HISTORICAL THEMES</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">S.H.I.P. THEMES</th> <th style="text-align: left;">LOCAL THEMES</th> </tr> <tr> <td>Commerce</td> <td>The expansion of commercial activity in Muswellbrook</td> </tr> </table>	PERIOD	BUILT	USED	PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>	1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>	1826 - 1860	<input type="checkbox"/>	<input type="checkbox"/>	1861 - 1875	<input type="checkbox"/>	<input type="checkbox"/>	1876 - 1900	<input type="checkbox"/>	<input type="checkbox"/>	1901 - 1925	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1926 - 1960	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1961 - 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	POST 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S.H.I.P. THEMES	LOCAL THEMES	Commerce	The expansion of commercial activity in Muswellbrook
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**HISTORICAL NOTES**  

*Built by the Luscombe family in the 1890's, this is the only three storeyed commercial building in the town. First called Luscombe Chambers, it was occupied by Edward Higgins an auctioneer, trading as Higgins, Parkinson and Co. He was there in 1910 and 1915 according to the commercial travellers directory.*

**PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS**  

<b>a ARCH. STYLE</b> <i>Federation Free Style</i>  <b>b OTHER DETAILS OF PHYSICAL APPEARANCE</b>  <b>c MODIFICATIONS</b> <i>Modified Shopfront</i>  <b>d CURRENT CONDITIONS</b> <input checked="" type="checkbox"/> INTACT <input type="checkbox"/> ALTERED - UNSYMPATHETIC <input type="checkbox"/> ADDITIONAL COMMENTS:	<b>MATERIALS:</b> <i>Exterior Brick with stone bandings. Fibro rear wall</i>   <input type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - SYMPATHETIC
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**INFORMATION SOURCES**  

<b>WRITTEN</b>	<i>Muswellbrook Historical Society Records</i> <i>Commercial Travellers Directory</i>
<b>ORAL</b>	
<b>GRAPHIC</b>	

**EVALUATION CRITERIA**                      (S) = STATE (R) = REGIONAL (L) = LOCAL  

HISTORIC	RARE <input checked="" type="checkbox"/> (L)	REPRESENTATIVE <input type="checkbox"/>
AESTHETIC	RARE <input checked="" type="checkbox"/> (L)	REPRESENTATIVE <input checked="" type="checkbox"/> (R)
SOCIAL	RARE <input type="checkbox"/>	REPRESENTATIVE <input type="checkbox"/>
SCIENTIFIC	RARE <input checked="" type="checkbox"/> (L)	REPRESENTATIVE <input type="checkbox"/>

**STATEMENT OF SIGNIFICANCE**  

*This building has local historic significance for indicating the scale of local developer / Chemist's confidence in the local economy at the close of the 19th century - and thus the relative prosperity of the town at that time. Aesthetically the building has distinctive scale and features - the tallest commercial building in the town executed in a rare architectural style. It has potential to reveal information about the comparative position of Auctioneers in the Upper Hunter at the turn of the century and about the wealth of the local Luscombe family at the time and thus has local scientific significance.*