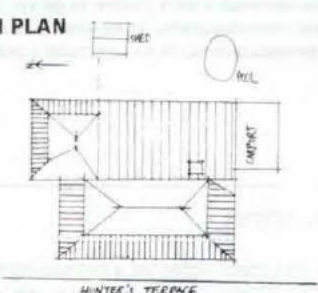



# MUSWELLBROOK HERITAGE STUDY

## Inventory 1996

### HOUSE - HUNTER'S TERRACE - MUSWELLBROOK

<p><b>PRESENT NAME</b> <i>Residence</i></p> <p><b>PREVIOUS/OTHER NAMES</b></p>	<p><b>REFERENCE No</b> MUSW/R061</p> <p><b>PREVIOUS REFERENCE No</b></p> <p><b>DATE INSPECTED</b> 18th April 1996</p>
<p><b>LOCATION</b></p> <p><b>STREET No</b> 9-11 <b>STREET NAME</b> <i>Hunter's Terrace</i></p> <p><b>TOWN/SUBURB</b> <i>Muswellbrook</i> <b>POSTCODE</b> 2333</p> <p><b>LOCALITY</b> <i>Muswellbrook</i></p> <p><b>LOCAL GOVERNMENT AREA</b> <i>MUSWELLBROOK</i></p>	<p><b>SITE SKETCH PLAN</b></p> 
<p><b>TYPE</b> <i>Private</i></p>	<p><b>PROPERTY DETAILS:</b></p> <p><b>a REAL PROPERTY DESCRIPTION</b> <i>Lot A FP151538</i></p> <p><b>b SITE AREA</b> <i>841m<sup>2</sup></i></p> <p><b>c EXISTING ZONING</b> <i>2(d) - Residential 'D'</i></p>
<p><b>CATEGORY</b> <i>Building</i></p> <p><b>SUB CATEGORY</b> <i>Residence</i></p> <p><b>DATE OF CONSTRUCTION</b> <i>c.1840</i></p> <p><b>ARCHITECT/DESIGNER</b> <i>Unknown</i></p> <p><b>BUILDER</b> <i>Unknown</i></p>	<p><b>MAP REFERENCE</b> <i>'56' 300840E, 6428160N AMG</i> <i>Muswellbrook 9033-II-N</i></p> 

#### 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 - 1850</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1951 - 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>Townships Housing</td> <td>The early development of Muswellbrook Types of residential development 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 - 1850	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1851 - 1875	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1876 - 1900	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1901 - 1925	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1926 - 1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1951 - 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	POST 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S.H.I.P. THEMES	LOCAL THEMES	Townships Housing	The early development of Muswellbrook Types of residential development in Muswellbrook
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**HISTORICAL NOTES**  
  

The building was constructed as a terrace-style or duplex residential building with only a small forecourt space between the building and street boundary. The building was auctioned by Mr. Mort under instructions from the executors of "the late Captain Wright" in March 1853, each building / part building, then sitting on 1/2 acre of land and each with "Out Offices" in the rear. Although the history is not clear, it is probable that the late Robert Luscombe purchased the property. After his death in 1890 the property was left to his family on trust providing they paid their debts. The property was later sold after the beneficiaries death in 1927, to Martin Joseph Curtin, for 1370 pounds. The house is now owned by the Thompson family with one section leased to a Chiropractor. Extensive extensions to the rear of the house occurred in the 1970's. Interestingly, there still remain hand made spikes in the roof which were used instead of nails in the construction of buildings.

**PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS**  
  

<b>a ARCH. STYLE</b> Victorian Georgian  <b>b OTHER DETAILS OF PHYSICAL APPEARANCE</b>  <b>c MODIFICATIONS</b>  <b>d CURRENT CONDITIONS</b> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> INTACT  <input checked="" type="checkbox"/> ALTERED - UNSYMPATHETIC  <input checked="" type="checkbox"/> ADDITIONAL COMMENTS: Rear extensions in brick and timber. Stonework painted. Ceramic tiled verandah paving. Original window glazings.         </div> <div> <input type="checkbox"/> REPAIRS REQUIRED  <input type="checkbox"/> ALTERED - SYMPATHETIC         </div> </div>	<b>MATERIALS:</b> Exterior Stone with galvanised iron roof. Timber verandah posts.
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**INFORMATION SOURCES**  
  

<b>WRITTEN</b>	Samuel Wright. Maitland Mercury 12.3.1853: "Valuable House and Landed Property in Muswellbrook".
<b>ORAL</b>	
<b>GRAPHIC</b>	

<b>EVALUATION CRITERIA</b>	(S) = STATE (R) = REGIONAL (L) = LOCAL	
HISTORIC	RARE <input checked="" type="checkbox"/> (R)	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 is one of the very earliest surviving stone houses in Muswellbrook and thus is of historical significance to the region for indicating the extent and form of the town in the first few decades of the 19th century. Aesthetically this "terrace" or duplex building is contained within a typical Georgian form. It thus has local aesthetic rarity and significance. It is also of local scientific significance for its potential to reveal information which could contribute to an understanding of the earliest forms of housing development in Muswellbrook.