

## Heritage Citation



### Bellevue Court

#### Key details

<b>Addresses</b>	At 5 Bonney Avenue, Clayfield, Queensland 4011
<b>Type of place</b>	Flat building
<b>Period</b>	Interwar 1919-1939
<b>Style</b>	Functionalist
<b>Lot plan</b>	L6_BUP8876; L2_BUP8876; L7_BUP8876; L8_BUP8876; L4_BUP8876; L1_BUP8876; L5_BUP8876; L3_BUP8876
<b>Key dates</b>	Local Heritage Place Since — 1 January 2005 Date of Citation — August 2010
<b>Construction</b>	Roof: Corrugated iron; Walls: Face brick

**People/associations** Blackburne and Gzell (Architect)

**Criterion for listing** (A) Historical; (D) Representative

This Interwar Functionalist block of flats was designed by Brisbane architects Blackburne and Gzell in 1937 for Mrs May Baker. Designed in an up-to-date interwar style, it survives as a good example of the modern designs that Blackburne and Gzell were renowned for. 'Bellevue Court' reflects the interwar trend towards purpose-built flats in inner-city areas that occurred in Brisbane and other Australian cities in response to factors such as widespread housing shortages and the growing popularity of flat dwelling as a "modern" lifestyle.

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## History

This masonry block of flats designed in the Interwar Functionalist style by Brisbane architects Blackburne and Gzell was built in 1937 for Mrs May Baker. It demonstrates the changing residential patterns in some suburbs of Brisbane during the interwar years when purpose built flats began to appear, particularly in areas serviced by the tramlines such as Clayfield and New Farm.

These flats were often built in the most recent architectural styles such as Art Deco and Interwar Functionalist. Other examples in the Clayfield area include 'Hampton Court' on Sandgate Road, Albion and 'Meerawa' and 'Yearinga' in nearby Lapraik Street. As well as reflecting the growing trend of flat dwelling as a "modern lifestyle" in Brisbane and other Australian cities, the construction of purpose built flats helped to address the housing shortages of the early 20th century. It was already common for existing houses to be divided into flats to provide additional accommodation.

May Baker purchased two allotments measuring 60 perches near the corner of Bonney Avenue (then known as Old Sandgate Road) and Sandgate Road in November 1936. 'Bellevue Court' which contained eight flats was constructed at a cost of £5 300.

The architects for the building, Godfrey Blackburne and Vitaly Gzell, established their practice in Brisbane in 1934, continuing their partnership until 1953. Blackburne had earlier received the student gold medal of the Queensland Institute of Architects for 1931. The firm became known for their designs in the latest Interwar styles, some of which were featured in the social magazines of the era such as the *Steering Wheel*.

The Interwar Functionalist style which featured clean lines and simple geometric shapes originated in Europe and was practised in Queensland from the 1930s mostly by younger architects inspired by the ideals of a new modern architecture. 'Bellevue Court' demonstrates the horizontal bands, vertical motifs, light coloured face brick and integrated lettering that were common characteristics of this style.

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## Statement of significance

## Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

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### Historical

#### CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as one of a number of purpose-built flats constructed in the inner-city suburbs during the flat building boom of the 1930s particularly in those areas serviced by the tramlines.

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### Representative

#### CRITERION D

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places

as a good example of a purpose-built, 1930s Functionalist block of flats that retains some original internal features.

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## References

1. Brisbane City Council Detail plans and aerial photographs
2. Brisbane City Council, Register of New Buildings 1937
3. DERM. Land titles information
4. Queensland Post Office Directories

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**Note:** This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

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