

Heritage Citation



Carmel Court

Key details

Addresses	At 3 Hampstead Road, South Brisbane, Queensland 4101
Type of place	Flat building
Period	Interwar 1919-1939
Style	Art Deco
Lot plan	L1_RP52313
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — July 2011
Construction	Walls: Masonry
People/associations	Morris Lieboff (Association)

The block of flats 'Carmel Court' was built in 1938. Despite the economic downturn caused by the Great Depression (1929-39), the South Brisbane area experienced a minor building boom where a few modern flats or apartments were constructed for a workforce that wanted to live in the inner-city suburbs. 'Carmel Court' was built as an investment property for successful Fortitude Valley tailor Morris Lieboff. Constructed in the popular Interwar Art-Deco style and close to tram lines, it offered a modern alternative to the often drab boarding houses, converted from nineteenth century residences, that were then the norm for Brisbane rental accommodation.

History

'Carmel Court' flats were probably built in 1938, for its first appearance in Post Office Directories is in 1939. Morris Lieboff acquired twenty-four perches of land from Annie Hill in 1935 and subsequently took out a Bill of Mortgage on this property in 1936.

Lieboff was a tailor who had his business premises in Adelaide Street in the city throughout the 1930s. The Lieboff family still own 'Carmel Court' and although Morris Lieboff died in 1962, the family business is still maintained today in Brunswick Street, Fortitude Valley.

Carmel Court is representative of a particular social and architectural phenomenon that occurred in South Brisbane and Highgate Hill in the 1930s, being one of a number of purpose-built apartment blocks erected in the area. Others contemporary with 'Carmel Court' include 'Auburn' and 'Green Gables' in Appel Street and 'Everston Court' in Stanley Street. 'Auburn' and 'Everston Court' are identified buildings within this survey, and 'Green Gables' is situated on part of the original 'Wairuna' estate. A number of large residence in this area were built in the late nineteenth century, but were then divided into flats in the 1930s. This was particularly the case with those nineteenth century houses in Brighton Road.

Description

Behind this well modulated Art Deco frontage is a relatively plain structure. The front of the building reads quite separately until it stops abruptly at the corner. The front entry to the flats is symmetrical in Art Deco fashion with two curved stairs leading up to a door either side of the central doorway. This has its own stair that runs straight up from the footpath. Above this entry is a solid protruding balcony with a metal handrail, a pair of french doors are centred in the space behind this. Above the balcony on the parapet is the name Carmel Court in raised Art Deco lettering. Bands of render are delineated down each side of the entry to appear like masonry. To either side of the entry on both levels are bays of casement windows in groups of four. The delineated bands of render continue past those on the lower level and the parapet above those on the upper level steps down. After these windows the façade curves away adding depth to this entry piece, a trait common to the Art Deco style. The plinth and sills of the façade are all picked out in unstuccoed brickwork. The right hand side of the building has

been brought forward in the manner of a square tower and has its own pyramidal roof. A small balcony is situated to the left of this on the upper level. To the left of the entry unstuccoed brickwork runs in bands with window openings. Behind the façade the majority of the building is covered with a simple hipped roof.

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:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history
as a purpose-built late 1930s block of flats responding to a demand for greater density in the inner suburbs.

Representative

CRITERION D

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

for its intactness as a 1930s block of flats of the then modern design.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as a good example of the Art Deco style, common in the Interwar period, as applied to a multi-residential building.

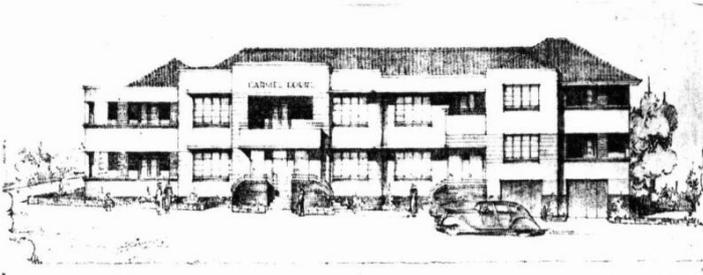
Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

for its long association with the tailor firm and current owners the Leiboff family.

Supporting images



FLATS IN THE EUROPEAN STYLE (1937, March 23).

The Telegraph (Brisbane, Qld. : 1872 - 1947), p. 24

(CITY FINAL LAST MINUTE NEWS). Retrieved

October 2, 2019, from [http://nla.gov.au/nla.news-](http://nla.gov.au/nla.news-article196477546)

article196477546

Copyright Brisbane City Council

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.

Citation prepared by — Brisbane City Council (page revised September 2020)



Dedicated to a better Brisbane