

## Heritage Citation



### Key details

<b>Addresses</b>	At 263 Gregory Terrace, Spring Hill, Queensland 4000
<b>Type of place</b>	Flat building
<b>Period</b>	Interwar 1919-1939
<b>Style</b>	Spanish Mission
<b>Lot plan</b>	L1_BUP105171; L2_BUP105171; L3_BUP105171; L4_BUP105171; L5_BUP105171; L6_BUP105171; L7_BUP105171; L8_BUP105171; L9_BUP105171; L10_BUP105171; L11_BUP105171; L12_BUP105171; L13_BUP105171; L14_BUP105171
<b>Key dates</b>	Local Heritage Place Since — 14 September 2018 Date of Citation — May 2014

<b>Construction</b>	Roof: Terracotta tile; Walls: Masonry
<b>People/associations</b>	George Rae (Architect)
<b>Criterion for listing</b>	(A) Historical; (E) Aesthetic

The set of six flats on the corner of Gregory Terrace and Victoria Street was constructed between 1935 and 1936. They were built for Walter Tiplady as an investment property and were designed by prominent Brisbane architect, George Rae. 263 Gregory Terrace is important in demonstrating Brisbane's development pattern in the interwar period, in particular in Spring Hill, and the way in which ideas about acceptable forms of housing were changing.

## History

As the Great Depression progressed in the late 1920s and into the 1930s a marked deficit of housing in Brisbane emerged. This was the period in which the multi-unit dwelling began to emerge as an alternative to the traditional Brisbane house and yard. Prior to this in larger Australian cities such as Sydney and Melbourne this style of 'modern' living, in blocks of flats, had become a stylish alternative to living in the traditional house.

In the early 1930s to cater for the housing shortage as well as to generate income many home owners in the inner-city suburbs converted houses into tenements, where tenants would share bathrooms, toilets and kitchens. This led to community concerns of overcrowding and increased hygiene problems. A fashionable and more sophisticated alternative to this form of accommodation was the purpose built block of self-contained flats. Marketed mainly at single people and childless couples the earliest self-contained flats in Brisbane were generally conveniently situated close to trams, trains and shopping facilities in inner-city suburbs such as Spring Hill, New Farm and Fortitude Valley.

The Brisbane City Council, in 1930, defined the flat as "a fully self-contained dwelling, with private kitchen, bathroom and water closet". The flat was designed to be an independently functioning dwelling. Although seen as a sophisticated lifestyle, flat living was fairly uncommon in Brisbane in this period, with only 8.4% of Brisbane residents living in flats. This low percentage may be due to the economic constraints of the time as well as the perceived novelty of this style of living. Most interwar flats in Brisbane were architecturally designed and constructed from good quality brick and timber.

In 1935 Walter Barry Tiplady, an auctioneer, purchased one rood and twenty-one perches of land on the corner of Gregory Terrace and Victoria Street, Spring Hill. Tiplady commissioned successful Brisbane architect, George Rae, to design a new set of flats as an investment property. In July 1935, Rae invited tenders for the construction of the flats and builder, S Conwell was awarded the contract.

As one of Brisbane's most successful architects in the interwar period, George Rae had first established his own architectural firm in 1933. Prior to this he had been employed at the larger Brisbane firm of Atkinson, Conrad and Powell. Rae was renowned for designing modern buildings in Brisbane during the interwar period such as multi-

unit residential buildings which were a very new idea at this time.

By May 1936, the building had been completed and tenants began to rent the flats. The modern design of the flats was featured in an article in the Sunday Mail in May 1936. It was stated that:

These flats are the very latest in modern design and construction, extensively planned and detailed... built of brick and concrete, with wooden floors... Each flat consist of two bedrooms, living room, sleep out, breakfast room, kitchen, bathroom, and front veranda. All rooms are plaster ceiled, with ceilings of ornate design... Mock fire-places have been built in each living room.<sup>1</sup>

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## Description

Chiverton Flats is a three-storey plus basement, masonry apartment building fronting Gregory Terrace, Spring Hill with side frontage to Victoria Street. It has a terracotta tile hipped roof and a rendered exterior with face brick elements. It retains some original timber framed casement windows. Verandahs have been enclosed. Garages are in the basement.

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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

for the evidence it provides of the pattern of construction of purpose built flats in Spring Hill during the 1930s and as a reflection of the growth in popularity of the multi-unit dwelling in Brisbane.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as a set of architect-designed brick and timber flats situated on the rise of the hill overlooking Victoria Park forming part of the distinctive and highly-attractive interwar character of Gregory Terrace.

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## References

1. *Sunday Mail*, 3 May 1936, p9
2. Brisbane City Council Minutes, 1935-36, p.764 & 918 and 1938, p.605
3. Brisbane City Council, 1946 aerial photographs.
4. Brisbane City Council Metropolitan Water Supply and Sewerage Board, Detail Plans
5. *Certificates of Title*, Department of Environment and Resource Management
6. McKellar's Map of Brisbane and Suburbs. Brisbane: Surveyor-General's Office, 1895
7. Queensland Post Office Directories
8. Queensland Electoral Rolls
9. Brisbane City Council, *Register of New Buildings*, 1933
10. *Australia Birth Index*, 1899
11. Bennett, Helen, "Being Modern: Living in Flats in Interwar Brisbane", *Queensland Review*, v.13, no.2, 2006, p35-48
12. *Nambour Chronicle and North Coast Advertiser*, 4 October 1940, p9
13. *A&B Journal of Queensland*, 10 July, 1935, p23

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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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