

Heritage Citation



Coronet Flats

Key details

Also known as	Coronet Court
Addresses	At 995 Brunswick Street, New Farm, Queensland 4005
Type of place	Flat building
Period	Interwar 1919-1939
Style	Art Deco
Lot plan	L1_SP237377; L2_SP237377; L3_SP237377; L4_SP237377; L5_SP237377; L6_SP237377; L7_SP237377; L8_SP237377; L9_SP237377
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — November 2012
Construction	Walls: Face brick

People/associations	Max Strickland (Architect); T. Larking (Builder)
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Criterion for listing	(A) Historical; (B) Rarity; (D) Representative; (E) Aesthetic
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'Coronet Flats' was designed by the owner, Max Strickland, a Melbourne businessman, proprietor of the Stucoid Modelling Company. The flats were built on the site of Richard Gailey Junior's home 'Burnage', burnt down in January 1932. The three-storey brick building of nine flats was designed to meet the demand by the growing middle-class rental market for 'up-to-date, well-serviced flats' similar to those in the southern cities. 'Coronet Flats' was promoted in the newspapers of the day for its private entrances, garages, and labour-saving facilities and conveniences. Features of the building were designed to maximise its corner site with angled bays on either side of the central pergola entrance for ventilation and views of New Farm Park. Distinctive features include the accordian pattern at parapet level, faceted facade to maximise breezes and views of the park from each flat, the central pergola entry with leadlight feature windows and decorative masonry panels below the windows.

History

Family history records that "the decorative stained glass windows" were "designed by Strickland in conjunction the artist Charles Lancaster".

In 1939 the property was purchased by Thomas Maloney, who bought the property for his daughter Eileen O'Connor. Both names appear on the title which records Thomas Maloney's death in 1948. According to family history, in the late 1950s and early 1960s Eileen O'Connor and her daughter were "struggling to maintain the building after a long period of rent control". In contrast to the new suburbs with new stand-alone houses, flats became increasingly associated with "poor quality budget accommodation" and "shabbiness". The O'Connor women "knew that this did not reflect the slightly worn grandeur of their beloved Coronet" and they adopted the more regal nomenclature of nearby apartment buildings, Coronet Court. This name, reflecting wider social and economic historical trends, has been retained on the restored pergola and the entrance.¹

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 New Farm underwent a dramatic transformation in the interwar period, which saw a large number of flats being constructed on subdivided residential estates.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage

as one of a surviving number of interwar flats that make a valuable contribution to New Farm's built character, which is undergoing rapid change with increasing high-density development.

Representative

CRITERION D

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

as an outstanding example of an Art Deco block of flats.

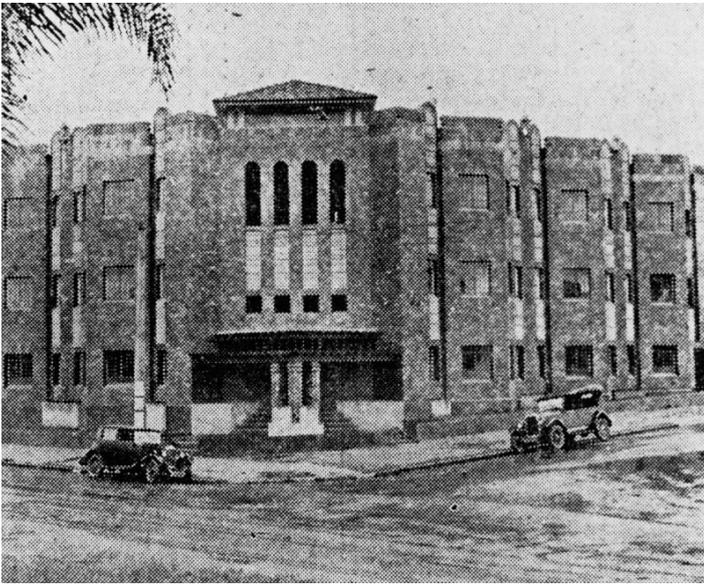
Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as a block of flats with a flowing geometric form, use of different materials and decorative detailing in a landmark corner location overlooking New Farm Park.

Supporting images



Queensland Newspapers Pty Ltd,
'Coronet Flats in New Farm, Brisbane, 1933',
John Oxley Library, State Library of Queensland

References

1. O'Connor, Tamsin "Submission regarding Amendments to the Brisbane City Plan with particular reference to the Heritage Register Scheme Policy". Received 20 Feb 2012
2. Brisbane City Council Properties on the Web
3. Brisbane City Council 1938 and 1946 aerial photographs
4. Brisbane City Council, Sewerage Maps, Detail Plan No 169, 18 June 1925
5. Brisbane City Council, Surveyor's Notebook, 30 April 1925
6. Brisbane City Council, *New Farm and Teneriffe Hill Heritage and Character Study*, Oct 1995, pg 74
7. *Certificates of Title*, Department of Environment and Resource Management
8. Dept of Environment and Resource Management, 'Julius Street Flats', Queensland Heritage Register entry
9. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010 pg 144-145
10. Bennett, H. and J. Schiavo, 'New Farm Timeline', Brisbane History Group, 1999
11. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010 pg 144-145
12. Richards, S., Coronet Court, National Trust of Queensland citation, 1997
13. *Brisbane Courier*, 19 Jan 1932, pg 16
14. *Brisbane Courier*, 22 Feb 1932, pg 9

15. *Brisbane Courier*, 21 April 1933, pg 5
16. *Courier Mail*, 17 Nov 1933, pg 5
17. *Courier Mail*, 20 Jan, 1934, pg 5
18. *Brisbane News*, 29 November-5 December 1995, pg 4
19. Apperly, Richard, Robert Irving and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*. North Ryde: Angus & Robertson, 1989
20. Kennedy, Michael Owen. *Domestic Architecture in Queensland Between the Wars*. Unpub Thesis. Master of Built Environment. 1989

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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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