

Heritage Citation



Delta Flats

Key details

Addresses	At 76 Moray Street, New Farm, Queensland 4005
Type of place	Flat building
Period	Interwar 1919-1939
Style	Bungalow
Lot plan	L11_BUP102775; L7_BUP102775; L10_BUP102775; L12_BUP102775; L13_BUP102775; L15_BUP102775; L4_BUP102775; L16_BUP102775; L14_BUP102775; L2_BUP102775; L6_BUP102775; L5_BUP102775; L8_BUP102775; L3_BUP102775; L9_BUP102775; L1_BUP102775
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — September 2010

Construction

Roof: Tile;
Walls: Face brick

Criterion for listing

(A) Historical; (B) Rarity; (D) Representative

This purpose-built interwar block of flats was constructed circa 1935 for Michael and Kathleen O'Connor as an investment property. It was built during the flat building boom of the 1930s when a shortage of affordable housing prompted the demand for multiple dwellings in inner-city areas. Designed in a style that is typical of interwar architecture, the building survives as a good example of the types of flats constructed in Brisbane in the 1930s.

History

This upmarket block of units was constructed circa 1935 for Michael and Kathleen O'Connor, and first appeared as "Delta Flats" in the 1936 Post Office Directory with two tenants.

Description

This two-storey unit block is of the Inter-war style with a visually prominent street-facing gable with half timbered infill. The overall massing is asymmetrical with a transverse gable intersecting the main roof composition. The roof is tiled and the exterior walls are predominantly brick with timber cladding below the windows. Below the main gable a pair of faceted bay windows with casement windows dominate the front facade.

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 it demonstrates the pattern of residential development in Brisbane, and in particular New Farm, during the interwar period when substantial numbers of flat/apartment buildings were constructed.

Rarity

CRITERION B

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

as an example of 1930s upmarket, purpose-designed flat construction.

Representative

CRITERION D

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

as the place demonstrates one of the three main types of purpose designed flat buildings that were designed and constructed in Brisbane during the interwar period. These were the bachelor flat, moderate rental blocks, and in this example, the prestigious architect-designed block.

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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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