

Heritage Citation



Key details

Addresses	At 31 Hardgrave Road, West End, Queensland 4101
Type of place	Flat building, Shop/s
Period	World War II 1939-1945
Style	Functionalist
Lot plan	L17_RP53698
Key dates	Local Heritage Place Since — 1 July 2002 Date of Citation — December 2000
Construction	Walls: Masonry - Stucco
Criterion for listing	(A) Historical; (D) Representative

'Drayton Court' is significant as a physical remnant of changes in residential patterns in the South Brisbane area

in the late 1920s and 1930s. It is also an example of the type of buildings that were constructed in response to City Council ordinances imposed in the 1930s that were intended to preclude the development of slum conditions within the inner city. Constructed circa 1939, the building comprises 10 flats and a retail shop.

History

Drayton Court is a building representative of a particular social and architectural phenomenon that occurred in inner-city areas like South Brisbane and West End in the mid to late 1930s. It is one of a number of purpose built apartment blocks erected in the area at this time. Contemporaneous with this apartment construction was the division into flats of many of the grand nineteenth century residences in the area.

The establishment of higher density residential living in inner city areas was in response to a number of diverse factors impacting upon cities at this time. The increasing value of inner-city property, suburbanisation, and changing residential patterns within cities facilitated the construction of dwellings designed for higher density occupancy. Within the boundaries of the West End-Woolloongabba Local Area Plan there are a number of 1930s purpose built apartment blocks and nineteenth century residences converted into flats around the same time. Brisbane City Council ordinances in the mid 1930s enforced certain specifications on these buildings. Materials, height levels, site coverage and frontage were regulated. These ordinances sought to preclude the possible eventuality of slum conditions within inner city Brisbane.

William Palfry obtained title to the land in 1885, after it had been sold a number of times. He built a residence on the site that appears to have been rented for many years. Palfry died in 1892 and trustees held the property until 1937 when it was purchased by Clyde Bryant. Bryant submitted plans to Brisbane City Council in 1937 for permission to include a shop on the ground floor of '...a block of ten well designed flats.' By 1939 the flats, including the shop, were erected. Bryant himself conducted a mixed business from the shop. He retained Drayton Court until 1951, when it was acquired by George Cassimatis and Michael Lagos. The shop is still being used as commercial premises in 2000.

Description

This stucco-facaded apartment building incorporates a shop with a post-supported awning at its street corner. The fabric of the two uses varies as the shop has brick walls as opposed to the stucco cladding of the flats. The building has both projecting and recessed elements with the entry doors to each residence being within the recessed portions. The projecting portions of the facade have timber boarding between the windows of the two levels, which flares out slightly for the last couple of boards. A thin horizontal band runs under the sills of all the windows. The parapet walls vary in height, with the projecting portions being slightly higher further emphasising the forward and back portions of the building. The parapet capping is painted in the same contrasting colour as the windowsills. 'DRAYTON COURT' is painted in bold stylised lettering on the parapet of the projecting portion facing Hardgrave Road. Concrete stairs and plain steel balustrading lead up to the entries off Hardgrave Rd. A random brick wall runs along beside the footpath stepping up with the sloping ground level.

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 1930s inner city apartment building that reflects changing housing patterns in Brisbane in the interwar period.

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 an interwar inner city apartment building built in the Functionalist style and incorporating simple geometric shapes and horizontal banding, with the roof concealed behind parapets.

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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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