

Heritage Citation



Edgecliffe Court

Key details

Addresses	At 32 Moray Street, New Farm, Queensland 4005
Type of place	Flat building
Period	Interwar 1919-1939
Style	Art Deco
Lot plan	L1_SP301626; L2_SP301626; L3_SP301626; L4_SP301626; L5_SP301626; L6_SP301626
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — September 2010

Construction

Roof: Terracotta tile;
Walls: Masonry - Stucco

Criterion for listing

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

'Edgecliffe Court' was built in c1936 for William Danker, a dentist. The flats were built on the former 'Hawstead' estate which extended from Moray Street to Bowen Terrace and included a large brick and wood single-storey house. The new flats were built during the interwar building boom to cater to the growing demand in New Farm for rental accommodation that included a range of modern conveniences, close to the city and public transport as tenants embraced the concept of modernity. Many blocks of flats were built on residential estates that had been subdivided because of rising living costs. Distinctive features of the facade of this three-storey, symmetrical building include the vertical stairwell window juxtaposed with the streamlined horizontal stucco and brick banding, the faceted bay windows and wide overhanging eaves.

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 now 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 a good example of interwar flats featuring Functionalist elements, reflected in stylistic elements of middle class housing of the period.

References

1. Brisbane City Council Properties on the Web
2. Brisbane City Council, 1946 aerial photographs.
3. Brisbane City Council, Sewerage Maps, Detail Plan No 161, 5 Aug 1937 [updated plan did not include blocks of flats at 32, 40, 44 Moray Street and 313 Bowen Terrace built in the early 1930s]
4. Brisbane City Council, Surveyor's Notebook, Moray St, 21 Nov 1924
5. Brisbane City Council, *New Farm and Teneriffe Hill Heritage and Character Study*, Oct 1995.
6. Brisbane City Council, Register of New Buildings, 30 June 1936
7. *Certificates of Title*, Department of Environment and Resource Management
8. Department of Environment and Resource Management, 'Julius Street Flats', Queensland Heritage Register entry
9. *Queensland Post Office Directory*, 1939
10. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010 pg 151-175
11. Benjamin, G. & G. Grant, *Reflections on New Farm*, New Farm & Districts Historical Society Inc, New Farm, 2008
12. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q Press, 1984)
13. 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
14. 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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