

Heritage Citation



Elystan Court

Key details

Addresses	At 38 Elystan Road, New Farm, Queensland 4005
Type of place	Flat building
Period	Interwar 1919-1939
Style	Composite
Lot plan	Common property_BUP106006; L5_BUP106006; L8_BUP106560; L10_BUP106560; L4_BUP106006; L6_BUP106006; L3_BUP106006; L9_BUP106560
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — September 2010

Construction	Roof: Tile; Walls: Face brick
People/associations	G.E Day and Sons (Builder); Hall and Phillips (Architect)
Criterion for listing	(A) Historical; (B) Rarity; (D) Representative; (E) Aesthetic; (H) Historical association

'Elystan Court' was built in 1932 and designed by architects T.R. Hall and Lionel B. Phillips. The flats were built by G.E Day & Sons for owner, George Henry Day. The 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 public transport and the city 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. The three-storey symmetrical, brick and stucco building, comprising six flats, features a protruding central Tudor gable, bell-shaped hoods over the portico entry and casement windows. The name of the flats is featured in leadlight above the front doorway.

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 a good example of interwar flats comprising a composite of the Arts and Craft and Old English styles, stylistic elements of middle-class housing of the period.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as a distinctive block of flats comprising a harmonious mix of materials, proportions and detailing that makes a visual contribution to the streetscape.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as a distinctive block of masonry flats designed by renowned Brisbane architects T.R. Hall and Lionel B. Phillips.

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 168, 18 June 1925
4. Brisbane City Council, Surveyor's Notebook, 30 April 1925
5. Brisbane City Council, *New Farm and Teneriffe Hill Heritage and Character Study*, Oct 1995.
6. *Certificates of Title*, Department of Environment and Resource Management
7. Dept of Environment and Resource Management, 'Julius Street Flats', Queensland Heritage Register entry

8. Queensland Post Office Directories
9. John Oxley Library Photograph Collection
10. John Oxley Library, newspaper clippings files
11. State Library of Queensland, Picture Queensland
12. 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
13. Benjamin, G. & G. Grant, *Reflections on New Farm*, New Farm & Districts Historical Society Inc, New Farm, 2008
14. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q Press, 1984)
15. *Brisbane Courier*, 29 Oct 1932, pg 8
16. *Brisbane Courier*, 4 March 1933, pg 3
17. *Brisbane Courier*, 2 Dec, 1933, pg 2
18. Apperly, Richard et al. *A pictorial Guide to Identifying Australian Architecture* Sydney: Angus and Robertson, 1989
19. Kennedy, Michael Owen, *Domestic Architecture in Queensland Between the Wars*, (UNSW. Master of Built Environment graduate report, January 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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