

## CAIRO FLATS



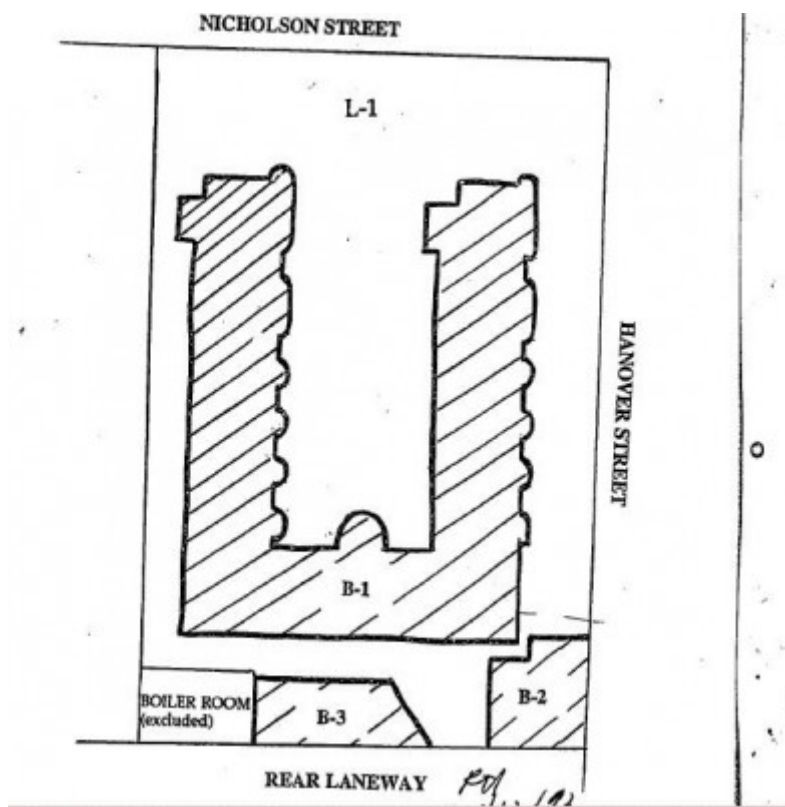
CAIRO FLATS SOHE 2008



1 cairo flats nicholson street  
fitzroy exterior staircase  
oct1993



14 HANOVER STREET.jpg



h01005 plan h1005

### Location

98 NICHOLSON STREET AND 14 HANOVER STREET FITZROY, YARRA CITY

### Municipality

YARRA CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1005

## Heritage Overlay Numbers

HO185

## VHR Registration

June 29, 1995

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - June 25, 1999

### WHEA AREA OF GREATER SIGNIFICANCE

Cairo Flats, built in 1936 and designed by the architect Acheson Best Overend, is a two-storey, U-shaped building, comprising 28 bachelor flats. The flats were constructed of blue clinker brick with projecting, curved balconies and were designed to provide maximum amenity in minimum space for minimum rent. The flats were complemented by a communal dining room, an in-house meal and laundry service, central heating, garages at the rear and a communal flat roof space.

Cairo Flats is of architectural and historical significance to the State of Victoria.

Cairo Flats is of architectural significance as an early example of the minimal flat type in Victoria. The building is an important example of the International Modern style and established a major break with conventional maisonette flat design. Cairo Flats is significant for Overend's daring use of concrete, especially in the unusual cantilevered stairs. The flats retain their original layout and feature original polished floor boards, timber front doors with small edged portal windows and the original 'D' shaped aluminium internal door handles, possibly the first use of such handles in Australia.

Cairo Flats is of historical significance for the insight it provides into changing lifestyles for single people in inter-war Melbourne. At the time of its construction it provided an uncommon type of accommodation in Melbourne, and was important in the development of flats in Victoria. Best Overend's vision for a 'minimal flat with maximum comfort' was manifested in the innovative use of labour-saving devices such as service hatchways, dustbin hatchways, service telephones and the provision of a dining room (now milk bar) and meal service.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1936,
Architect/Designer	Overend, Best,
Heritage Act Categories	Registered place,
Hermes Number	2093
Property Number	

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## History

Associated People: Owner UXBRIDGE INVESTMENTS PTY LTD;

## Plaque Citation

Designed by Acheson Best Overend and built in 1936 as 28 small bachelor flats sharing communal facilities, Cairo Flats are significant for their role in the development of the modern flat and as an important example of the International Modern style in Melbourne.

## Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 1005:

Cairo Flats, 98 Nicholson Street Fitzroy, City of Yarra

(To the extent of:

1. All of the building known as Cairo Flats, 98 Nicholson Street, Fitzroy, including the former dining room (now milk bar) and the garages, being the building marked B-1, B-2 and B-3 on Plan 6012828(A), endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council, but excluding the

perimeter wall.

2. All of the land described in Memorial No. 965 Book 551 and Memorial No. 836 Book 551, being portion of suburban Section Number 70, in the Parish of Jika Jika, marked L-1 on Plan 6012828(B), endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.)

[Victoria Government Gazette No. G25 29 June 1995 p.1679]

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*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*