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# House



93 & 95 Banksia St



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93 & 95 Banksia Street.jpg

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## Location

93 Banksia Street HEIDELBERG, BANYULE CITY

## Municipality

BANYULE CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO144

## Heritage Listing

Banyule City

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## Statement of Significance

Last updated on - November 12, 2009

What is significant?

The flat at 93 Banksia Street Heidelberg, built in 1958 - 1959 for Alex and Olga Heytey and Ferenc Flesser is of significance.

The flat at number 95 has undergone extensive alterations in 2011 and no longer meets the threshold for inclusion on the Heritage Overlay.

Why is it significant?

The flat at 93 Banksia Street is of local historic and aesthetic significance to the City of Banyule.

How is it significant?

The flat and garage at 93 Banksia Street is associated with post war architectural experimentation and residential expansion in the area. As an example of modern design, the flat shows the influence of functionalism on housing design in the post-war period. It is an uncommon example of a flat built in the Heidelberg area and represents a new form of accommodation, and a departure from the single family house. (Criterion A).

The flat at 93 Banksia Street (and formerly 95 Banksia Street) is aesthetically significant as landmark buildings near the corner of Upper Heidelberg Road and Banksia Street. The three storey building, which is clearly designed and built as a pair (with number 95), although owned separately, is an unusual building form in Banyule. The skillion roofed form, with its deep eaves, varnished vertical pine boarding, timber framed window-walls, wrought-iron standards and roof deck are good expressions of post-war modernism in Melbourne. The garage with the slate facing in a 'crazy' pattern are a particular feature of the design. (Criteria E & B)

Heritage Study/Consultant	Banyule - Banyule Heritage Review, Context P/L, 2009; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Construction dates	1958,
Hermes Number	121461
Property Number	

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## Physical Description 1

93 and 95 Banksia Street is sited adjacent to the cuttings that accommodate the railway line and Banksia Street which intersect at this location. The elevation above this area provides a dramatic siting for these buildings. The location has been further exploited through their three storey height that ensures prominent views to and from the flats.

The form of the buildings are unusual in the Heidelberg area, being composed of two separate structures, each of three storeys high. They have been designed in the modernist style with skillion roofs creating deep overhanging eaves at the top level. The eaves are supported by sloping wrought iron posts and the exposed rafters are visible in the soffits. The buildings have window walls on the top and middle floors, whilst the lower floor has smaller windows set in the masonry walls. The materials are cream brick and varnished timber with timber framed windows reflecting the commonly used building materials of the time. The street level garages are faced with Castlemaine slate in "crazy" patterning, which was a popular feature of many 1950s designs. Decks are built on top of the garages in bold and angular layout, and the balustrading is of wrought iron. An additional masonry wall in grey brick has been added to the street level of one of the flats, and one of the buildings has had the walls smooth rendered at ground level. The flat at number 93 is highly intact from the exterior, including the window walls.

In 2011, the flat at no. 95 underwent extensive alterations. These included a new roof (matching the previous roof line) and the replacement of the existing balustrading with glass and stainless steel balustrading. The alterations further included the replacement of timber windows with aluminium windows and at the top storey, the replacement of pine lintels above the windows with render. A new staircase has been added to the front of the flat and the entire flat has been rendered. The interior of the house has been gutted and refitted. The attached dwelling on the side of the house near the train line has also undergone alterations and additions. Due to the low integrity of the flat at no. 95, as a result of the alterations, this no longer meets the threshold for inclusion on the Heritage Overlay.

*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/>*