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# BASFORD FLATS



203 Dandenong, Windsor



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## Location

203 DANDENONG ROAD,, WINDSOR VIC 3181 - Property No 29322

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO433

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

### **What is significant?**

Basford Flats, 203 Dandenong Road, Windsor constructed in 1919-20 by Donald & Co. is significant. The significant attribute is the two storey block of flats of brick with a hipped tile roof in the California Bungalow style with Arts & Crafts influences. The relatively high degree of integrity to the flats as viewed from Dandenong Road contributes to its significance.

Later alterations and additions including the building constructed in 1927 at the rear of the front block, the garages, which face Bendigo Lane, and the front fence are not significant.

### **How is it significant?**

Basford Flats is of local historic and architectural significance to the City of Stonnington.

### **Why is it significant?**

Historically, Basford Flats is one of the oldest residential flats in the City of Stonnington. Believed to be the first residential flats built on the north side of Dandenong Road it illustrates the first phase of development after World War I, which was concentrated along the electric tramway routes. (Criterion A)

Architecturally, Basford Flats is a superior example of the Arts & Crafts style, with very fine details such as the brickwork, porches, window bays, doorways and decorative rafters, brought together in a harmonious whole. The significance of the building is enhanced by the very high level of external intactness. (Criterion F)

Heritage Study/Consultant	Stonnington - Residential Flats in Stonnington - Heritage Citations Project, Context P/L, 2013;
Construction dates	1919, 1927,
Hermes Number	165867
Property Number	

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## **Physical Description 1**

Basford Flats, 203 Dandenong Road, Windsor, is a two-storey Arts & Crafts brick building, set behind a generous front garden, but partially obscured by a high front wall.

The building has a hip roof covered with Marseille tiles, and has rectangular roughcast rendered chimneys with a projecting red brick detail near the top, plus a red brick chimney on the west side.

The facade is dominated by three projecting structures, symmetrically placed. At the centre is a projecting bay with a large balcony above it, with its own hip roof form just lower than that of the building. There is a projecting window bay beneath a bracketed hood to the ground floor. The first-floor balcony roof supports are low brick piers with three short timber posts atop them (typical of California Bungalows). The brick balustrade has cast-concrete panels with an open grid pattern. The brick is beautifully detailed with bullnose brick modillions at the tops of the brick piers, and projecting headers below a slight jettling of the upper level. To either side is a single-storey porch beneath a flat roof. It has square rough-cast rendered piers with abstracted capitals, and a heavy timber balustrade. The side porches, window bay, roof to the balcony, and roof to the building all have exposed rafter ends, all with a different decorative profile.

The building is entered via entries at the middle of the east and west side elevations. They are sheltered by hipped, tiled hoods resting on triangular brackets, which match those of the front window bay. The top half of the door is set within a semicircular arch. The door is high-waisted, with ledging below six panes of leadlights. The curved sidelights, within the arch, are also leadlights.

Windows are double-hung sashes set below flat arches with bullnose brick sills. There is also a tiny oriel window on the west side elevation, which projects from the first floor beneath a hood, and rests on a triangular timber bracket.

The detailing of the building is of the highest quality and design, and is highly intact.

*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/>*