
Flats



83-85 The Boulevard



Flats.jpg

Location

83-85 The Boulevard IVANHOE, BANYULE CITY

Municipality

BANYULE CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO152

Heritage Listing

Banyule City

Statement of Significance

Last updated on - November 12, 2009

What is significant?

The flats at 83 - 85 The Boulevard including the stairs and garages, constructed c. 1941, and not including the flats at 7 & 7A Scotts Parade are of local significance.

How is it significant?

The flats at 83 - 85 The Boulevard is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

The flats at 83 - 85 The Boulevard represent an early and unusual form of development along The Boulevard. Built during the Second World War in 1941 by Rose Krieger, it predates much of the development in this area. As a purpose designed block of flats it is unusually early in Banyule, and represents a new way of housing people that was to become much more common after World War 2. (Criteria A & H)

The place is associated with the post war wave of architectural innovation particularly amongst European emigres. The flats are of local significance for their association with post-war architectural experimentation, and the development of flats as a new form of accommodation. The moderne design is boldly composed and utilizes the steep landform to advantage. The flats are notable for the sweeping staircase built into the hillside, the garaging and the general exterior intactness including face brick walls in contrasting cream and brown panels. (Criteria B, E)

Heritage Study/Consultant	Banyule - Banyule Heritage Review, Context P/L, 2009; Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Hermes Number	121512
Property Number	

Physical Description 1

The Boulevard in Ivanhoe East is narrow in width and the land falls steeply to the Yarra River. The land along the Boulevard presents challenges for the design of buildings because of the steep grade. 83-85 The Boulevard skilfully utilizes the slope to advantage, building a single tall block that rises high above the road level. The flats at 7 & 7A Scotts Parade are not included in the citation.

The flats are designed in the moderne style with a combination of pitched and flat roofed forms, curved corners and contrasting bands of cream and brown brickwork. The corners have curved glass windows set in metal frames. The chimney forms a pivotal point in the composition and there is a degree of detail in the patterning of small openings in the brickwork to the curved corner. Metal screens are included to the porches. The access stairs to the flats are one of the most striking features of this building as they form a dynamic sweep up the slope to the entry. Further wrought iron decoration is provided to the stairs. The garaging is provided at the road level adjacent to the stairs. The building is intact from the exterior, including garages. The slope has been landscaped with rockeries and terracing.

83-85 The Boulevard is an example of the moderne styling applied to the construction of a multi-unit building exploiting the challenging aspects of a sloping site.

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/>