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# CASA PANZO



Casa Panzo



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## Location

89 ALEXANDRA AVE, SOUTH YARRA VIC 3141 - Property No 34318

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO429

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

### **What is significant?**

Casa Panzo, 89 Alexandra Avenue, South Yarra constructed by builder R.W. Varley in 1934-5, is significant. The significant attributes are the original Spanish Mission style form, materials and detailing of the flats and front gateposts and gates (excluding the c.1980s additions).

Later alterations and additions including the c.1980s rear additions to the flats and the c.1982 high front and side fences are not significant.

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

Casa Panzo is of local architectural and aesthetic significance to the City of Stonnington.

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

Architecturally and aesthetically, as a high quality example of builders' Spanish Mission applied to a small block of flats. It is distinguished by the classic use of design elements typical of this style, particularly the parapeted entrance tower, skilful massing, and the intactness of its significant details. (Criterion E)

Heritage Study/Consultant	Stonnington - Residential Flats in Stonnington - Heritage Citations Project, Context P/L, 2013;
Construction dates	1934,
Other Names	Flats,
Hermes Number	165685
Property Number	

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## **Physical Description 1**

Casa Panzo is a striking two-storey pair of flats at the corner of Alexandra Avenue and River Street, overlooking the Yarra River. It is set back behind a tiny garden planted, appropriately, with citrus trees, and surrounded by low, original wall which shares its tooled stucco finish and Cordoba tiles (on the gatepost) with the house. Close examination of the concrete Cordoba tiles indicates that they originally had a terracotta red paint finish. There is a simple two-car garage at the rear with the same tooled stucco finish, which may be original, but has been altered.

The flats building itself was designed to look like a single-family dwelling, as was common in South Yarra and Toorak during the interwar period. Its bulk is broken up by expert massing, with two, staggered gables to the Alexandra Avenue elevation. These, and other gables, rest on simple timber brackets. The most striking feature of the building is the tower facing River Street, which provides entrances to the upper and lower flats. It is here that many distinctive Spanish Mission details are grouped. They include the arched parapets to the top of the tower (with the name 'Casa Panzo' in raised script), projecting vigas below the parapet, arched door and window openings, wrought-iron stair balustrade and entry gates, a rustic lantern lighting the external stairs to the first floor, and blind decorative cast-concrete grilles between the floors. In addition, the tooled stucco finish, the roof with exposed rafter ends and Cordoba tiles, original tiled panels to the side of the stairway and within the first floor entry porch, and the gabled ('dovecote') chimneys add up to a skilful and classic use of the Spanish Mission style. Another original feature is the small patio at the front opening off the front room on the ground floor, which is enclosed by a low rendered wall with wrought iron detailing.

Alterations to the flats include the infilling of the arched opening to first-floor porch with a window, the replacement of one of the front ground floor windows with an aluminium frame, and the creation of sunrooms at the rear of the building. The high front and side fences are not original. The garage doors have been replaced with modern roller doors.

*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/>*