
FAWKNER MANSIONS



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Location

250 PUNT ROAD,, PRAHRAN VIC 3181 - Property No 34044

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO448

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is significant?

Fawkner Mansions, at 250 Punt Road, Prahran designed by Ernest H. Willis and constructed in 1910-11, is significant. The significant attributes are the Edwardian Free Classical style form, materials and detailing of the flats, the metal palisade fence on bluestone plinth, tiled pathway, and the two mature Liquidambar.

Later alterations and additions are not significant.

How is it significant?

Fawkner Mansions is of local historic, architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Historically, Fawkner Mansions is the oldest residential flats in the City of Stonnington and one of the oldest in Victoria. Few flats were built in Stonnington before World War I and this is the only known surviving example. The common internal access used in this block and the logical arrangement of placing flats either side of central stairwell is a characteristic that was adopted in many later Melbourne flat blocks. (Criteria A, B & D).

It is also of architectural and aesthetic significance as a bold Edwardian Free Classical design, with expert massing, finely detailed and varied brickwork, and a high level of intactness. The setting of the flats is enhanced by the mature trees, early pathway and metal palisade fence. (Criteria E & F)

Heritage Study/Consultant	Stonnington - Residential Flats in Stonnington - Heritage Citations Project, Context P/L, 2013; Stonnington - Prahran Conservation Study Identification of Buildings & Areas of Major Significance, Nigel Lewis & Associates, 1983;
Construction dates	1910,
Architect/Designer	Willis, Ernest,
Other Names	Flats,
Hermes Number	31143
Property Number	

Physical Description 1

Fawkner Mansions is a large, three-storey red-brick building which stands on the corner of Punt and Commercial roads. Its facade, to Punt Road, is set back behind a modest garden which is bounded by a simple iron palisade fence on a bluestone plinth. The garden contains two mature Liquid Amber trees, one on each side of the central entrance path. The wide path to the entry retains its red and grey tessellated tiles and bluestone edge. The Commercial Road elevation, while secondary, has minimal setback from the street and is thus more visually dominating from this side.

The building massing is dominated by parapeted towers at each corner and hip-roof towers with semi-circular windows on either side of the central entry bay. The roof is hipped and clad in Marseille tiles, but largely concealed by a parapet.

The three visible elevations (north, west and east) are characterised by large areas of brickwork, punctuated by small vertical windows. The brickwork is enlivened by details which differ at each level. Ground and first floor windows have recessed spandrels and lintels, with corbelled bands at the top of the first floor. There are applied pilasters with corbelling at the bottom stretching from the top of the parapet to mid-way down the first floor, lending a vertical emphasis. The pilasters to the corner towers are larger and rusticated. There are also small

areas of smooth render: square panels at the top of the corner towers, and bands below the entrance towers' semicircular windows. Along with the towers, the high quality and varied detailing of the brick effectively breaks up the mass of the building and lends it visual interest.

The central entry has an open porch, within the mass of the building. It is entered via a classical entablature and rusticated brick piers. The recessed front door retains part of its surround, particularly three ornate highlights, but the sidelights and door appear to have been replaced in the interwar period (or later).

The only other external changes noted are the infilling of the loggias at the centre of the west, north and south elevations with windows, which should be reversible. The building is in good condition apart from the joinery needing repainting.

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/>