

## **Spartels' flats**

18 Bowen Crescent, Princes Hill  
Heritage overlay: HO329  
City of Yarra Property Number: 205700

### **What is significant?**

Spartels' flats at 18 Bowen Crescent, Princes Hill was created in 1937 for Nicholas Spartels. The place has a good integrity to its creation date. Fabric from the creation date at the Spartels' flats is locally significant within the City of Yarra, compared to other similar places from a similar era.

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

Spartels' flats at 18 Bowen Crescent, Princes Hill is historically and architecturally significant to the locality of Princes Hill and the City of Yarra.

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

The Spartels' flat block is significant as a two-storey distinctive Moderne style parapeted flat design, using cuboid forms, cantilevering concrete balcony and hood, wrought-iron balustrade, corner window cut-outs and steel-framed windows. The fence is original.

One of a group of significant Moderne style flats created inter-war in Princes Hill and North Carlton, many linked with the Premier Building Co, and part of a late but significant phase of development in the locality.

## **References:**

### **Municipal rate books:**

VPRS 5708/P0004  
City of Melbourne / Victoria Ward  
Rate year/Rate no./Occupier/Owner/Description /NAV  
1940; 2590; Makemoff Alexander; Spartels Nicholas; 18 Bowen Cres. Brick Flat, 4 rms.; 72  
2591; Knasten Edward; Spartels Nicholas; 18 Bowen Cres. Brick Flat, 4 rms.; 72  
1939; 5060; Flat; Spartels Nicholas; 18 Bowen Cres. Brick Flat, 4 rms.; 68  
5061; Flat; Spartels Nicholas; 18 Bowen Cres. Brick Flat, 4 rms.; 68  
1938; ; Rate Book Missing;

VPRS 8915/P/0001  
City of Melbourne Valuer's Books/ Victoria Ward  
Rate year/Rate no./Occupier/Owner/Description /NAV  
1938; 4950; Blank; Spartels Nicholas; 18 Bowen Cres. 2 Brick Flats, 4 rms. each; 68 each  
1936/37; 4940a; Flats; Spartels Nicholas; 18 Bowen Cres. 2 Brick Flats, 4 rms. each; 136  
1934/35; No Listing

### **Melbourne or Victorian directories:**

East Side  
1944/45; Flats  
1940; Flats  
1938; Flats  
1937; No Listing  
1936; No Listing  
1935; No Listing

City of Yarra Review of Heritage Precincts 2007  
Appendix 7

**Other references:**

VPRS 11202/P1

Date/Application/Cost/Description

10 May 1935; 16304; £120; Alterations to Building

26 June 1936; 17489; £1,028; Erection of Building

VPRS 11200/P/0004 Unit 8

Application 17489

Flats, Bowen Crescent Carlton for Mr. Spartell

Drawn D.M.K. Premier Building Co., 247 Collins St, date 18/6/36

Date Received 1/7/1936