

KayOra Flats, 146 Pigdon Street, Carlton North

Heritage overlay: HO326

City of Yarra Property Number: 217305

What is significant?

The KayOra Flats at 146 Pigdon Street, Carlton North, was created in 1938 for Sula Fayne and has other associations with the numerous tenants. It was built by L.S. Nicholls Pty Ltd.

The place has a high integrity to its creation date.

Fabric from the creation date at the KayOra Flats is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The KayOra Flats at 146 Pigdon Street, Carlton North is historically and architecturally significant to the locality of Carlton North and the City of Yarra.

Why is it significant?

The KayOra Flats is significant as a two storey well-preserved flat block with original sand render finish; significant curved Moderne style form, fence and brick detailing.

'Distinctive architectural features include the stuccoed surface with rounded corners, and contrasting tapestry bricks used as a podium, in bands of three, and as window lintels and sills. Highly articulated massing is created with a prominent entry hall. The importance of the entry is enhanced by the use of three parallel vertical lines in relief, either side of a narrow vertical window, which has diagonal glazing bars and is surmounted by a pedimented parapet with chevron decoration on the skyline. The chevron styled low fence balances the design. It is significant in its own right, as a highly intact example of a fine architectural design with matching fence in the Interwar Art Deco (or Moderne) style.' (Wight 2001)

The building is distinguished as a good example of the later phase of inter-war flat development in the North Carlton and Princes Hill precinct.

References:

Municipal rate books:

VPRS 5708/P0004

City of Melbourne / Victoria Ward

Rate year/Rate no./Occupier/Owner/Description /NAV

1939/40; 4912; Vacant; Fayne Sula; 146 Pigdon St, Brick Flat 5 rms.; 70

4913; Vacant; Fayne Sula; 148 Pigdon St, Brick Flat 5 rms.; 70

1938; Rate Book Missing;

VPRS 8915/P/0001

City of Melbourne Valuers' Rate Books/ Victoria Ward

Rate year/Rate no./Occupier/Owner/Description /NAV

1938; 5285; Vacant; Fayne Sula; Part of 960 Drummond St, 2 Brick Flats, 5 rms each (finished); 140

1936/37; No Listing

City of Yarra Review of Heritage Precincts 2007 Appendix 7

Melbourne or Victorian directories:

North Side
1944/45; Kayora Flats
1940; Kayora Flats
1939; Kayora Flats
1938; No Listing
1937; No Listing
1936; No Listing
1935; No Listing

Other references:

VPRS 11202/P1, Unit 351
Date/Application/Cost/Description
23 February 1938; 19155; £1,500; Erection of Flats
2 March 1938; H2069; fence

VPRS 11200/P/0004 Unit 222
Application 19155
Proposed Brick Flats for Sula Fayne of 960 Drummond St,
L.S. Nicholls Pty Ltd, 175 William St. Builders, drawn H. R.?, date March 1st 1938
Date Received 23/2/1938

Wight 2001:

'Kayora' is a two storey small apartment block, with matching fence which is a highly intact but atypical building in the North Carlton precinct. Distinctive architectural features include the stuccoed surface with rounded corners, and contrasting tapestry bricks used as a podium, in bands of three, and as window lintels and sills. Highly articulated massing is created with a prominent entry hall. The importance of the entry is enhanced by the use of three parallel vertical lines in relief, either side of a narrow vertical window, which has diagonal glazing bars and is surmounted by a pedimented parapet with chevron decoration on the skyline. The chevron styled low fence balances the design. It is significant in its own right, as a highly intact example of a fine architectural design with matching fence in the Interwar Art Deco style.'

After Lewis 1984: BIF Construction date (Building Permit)