

NEW COURT FLATS, HIGHGATE



PLACE INFORMATION	
Place name	New Court Flats
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18036
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	33 Mary St
Locality	Highgate
Survey	LOT: 1 - 9 STR: 73424
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Moderate</p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.</p>
Management category	<p>Category 3</p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>New Court Flats are a good and intact example of the Inter War Art Deco style, as practised in Perth and is a landmark in the streetscape.</p> <p>In the late Interwar period there was considerable interest in new forms of urban life as represented by residential flats.</p> <p>This block of flats has social value for its demonstration of the scale and type of housing built for working couples and singles in the Inter War period</p>

PLACE USE	
Original use	Residential: Flats/Apartment Block
Current use	Residential: Flats/Apartment Block
Other use	

CONSTRUCTION DETAILS	
Construction date	1940
Walls	Brick Rendered Brick
Roof	Terracotta Tile
Architectural Style	Inter War Art Deco
Physical description	The double storey face brick structure comprising 8 flats, has a hipped roof clad with cement tiles. It is symmetrical organised with a central fluted art Deco detail to the central stairwell. Side wings with narrow balconies, are set back behind the main façade, with rendered balustrades decorated with incised horizontal bands, and some louvred window infill's. Low brick wall with garden setback that obscures much of the ground floor frontage that is lower than the road. Verandah enclosures with louvres.
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

In 1892, land in Highgate Hill was acquired by Catholic Bishop Matthew Gibney, Catholic Bishop of Perth. It was subdivided as the Mount Heart Estate, with a two-acre site in its centre for a school and a church (Alacoque Square), surrounded 79 residential lots. Mary Street was part of this subdivision. In 1933, it was reported that 'flat life' was becoming more popular in Perth and its suburbs, as evidenced by the construction of several blocks in and around the City. Flat conversion was also seen as a way of dealing with old-fashioned residences at this time, with a number undergoing extensive refurbishment and renovation, which often included a new facade. Other older homes were also removed to make way for the new flat developments.

There was no residence listed for No. 35 in the 1915 Wise's Post Office Directories, and the land appears to have been vacant at the time of construction of the flats. The New Court flats, a block of eight flats, were under construction in 1940. It is interesting to note that no car parking space was provided for the residents. The person rated in 1940 was Clement Francis Dwyer but he was acting for a company, the name of which is indecipherable in the City of Perth rate books. No detail of the architect or builder has been determined.

In 1941 the subject place was listed in the Directories as 'flats' with no further details but the following year (1942), the residents were listed for six of the eight flats: Miss Joan Oliver and Miss W. Stanley (No. 1), John Stewart (No. 2), Ron Fisher (No. 3), Mr Langoulant (No. 4) and Miss O'Rourke and Mrs Keay at No. 6.

In 1949, the last year of the Directories, the residents were: Mrs Vogue (No. 1), John Stewart (still in residence at No. 2), John S. Korner (No. 3), A. Innes (No. 4), John Sullivan (No. 5), W. O'Rourke (No. 6 'possibly a relation of the occupant, Miss O'Rourke, listed in 1942), No. 7 was not listed (possibly vacant) and No. 8 was Mrs Piper. Approval was sought but denied by the City of Perth for a loft style dwelling at the rear in 1993. A subsequent application for a garage/store/laundry was approved in 1994 and was erected but remained empty. It was used for storage only. In 2008 the flats were still in the hands of a single owner and, although strata titles had been applied for, they had not yet been issued.

Aerial photographs from the mid 20th century onwards indicate that the flats had a new roof installed in the early 1990s. In 2016 the subject place had further refurbishments including another new roof, and in 2017 a further large structure was added to the back portion of the block. The form of the subject place has remained largely the same, and the addition has had no visible exterior changes since its construction.

HISTORICAL INFORMATION	
Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life
Associations	
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024

ADDITIONAL PHOTOGRAPHS

