

# FLATS, 10 ALMA RD, MOUNT LAWLEY



| PLACE INFORMATION |                              |
|-------------------|------------------------------|
| Place name        | Flats, 10 Alma Rd            |
| Other names       |                              |
| Place type        | Individual building or group |

| HERITAGE LISTING         |   |
|--------------------------|---|
| inHerit ID:              | 17959                                   |
| State Heritage Register: |   |
| Other Listing:           | Municipal Inventory Adopted 12 Sep 2006 |

| SITE LOCATION  |                      |
|----------------|----------------------|
| Street address | 10 Alma Rd           |
| Locality       | Mount Lawley         |
| Survey         | Lot 1 – 4 STR: 18891 |
| Vol/folio      | 1867/880 - 883       |
| Reserve        | —                    |

| SIGNIFICANCE              |   |
|---------------------------|---|
| Level of significance     | <p><b>Considerable</b></p> <p>Very important to the heritage of the locality.<br/>High degree of integrity/authenticity.</p>  |
| Management category       | <p><b>Category 2</b></p> <p>Conservation of the place is highly desirable.<br/>Any alterations or extensions should reinforce the significance of the place.</p>  |
| Statement of significance | <p>The double storey block of flats at No. 10 Alma Road is a fine example of the Interwar California Bungalow style executed in rendered brick and tile.</p> <p>It is the only intact example in the City of Vincent featuring an imposing central set of steps.</p> <p>The place marks the increasing complexity in the character of this formerly single residential street and the changing demographic of the community during the Inter War years.</p> <p>The place demonstrates the growing popularity of apartment living as a new form of urban living during the Interwar period, as it emerged from the Depression.</p> |

### PLACE USE

|                     |                                    |
|---------------------|------------------------------------|
| <b>Original use</b> | Residential: Flats/Apartment block |
| <b>Current use</b>  | Residential: Flats/Apartment block |
| <b>Other use</b>    |                                    |

### CONSTRUCTION DETAILS

|                             |   |
|-----------------------------|---|
| <b>Construction date</b>    | 1941  |
| <b>Walls</b>                | Rendered Brick  |
| <b>Roof</b>                 | Terracotta Tile   |
| <b>Architectural Style</b>  | Inter War California Bungalow   |
| <b>Physical description</b> | <p>The double storey brick structure has an external render finish. The hipped tile roof has exposed rafters that are replicated on the tiled awnings over the windows on the front façade. The frontage is symmetrical with a recessed central verandah at both levels and the central red cement staircase with rendered balustrades. The windows are in sets of three casements with a wider central one and horizontal banding across all three.</p> <p>The place is setback from the front boundary behind a medium height plain rendered fence. The setback space is grassed and planted with various shrubs and trees, many of which obscure views of the place.</p> |
| <b>Condition</b>            | Good  |
| <b>Integrity</b>            | High  |
| <b>Authenticity</b>         | High  |

### HISTORICAL INFORMATION

The north side of Alma Road was part of the Forrest Hill Estate developed in the mid 1890s. The development was given streets named after Sir John Forrest and his first five cabinet ministers: Shenton (now Wasley Street), Burt, Marmion, Venn and Robinson.

The block of four flats at No. 10 Alma Road was part of the residential infill and redevelopment of that type which occurred during the Inter-war years. In 1933, it was reported that 'flat life' was becoming more popular in Perth and the 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 removed to make way for the new flat developments. A narrow weatherboard house appears on the 1897 and 1917 MWSSDD sewerage plan along the northern portion of this site, indicating that the original dwelling that occupied the subject site was constructed in the mid 1890s.

From 1942 - 1944, No. 10 Alma Road is listed as 'Flats', indicating that the flats had been constructed in 1941 - 1942. This is supported through the issuing of a Building Licence for the subject property to the then owner, James M Aiken in 1941. The original plans for the flats show the ground and first floor plans to be identical, both accommodating 2 flats symmetrically located to the north and south of the external central verandah and stairwell. Each flat features a main bedroom fronting Alma Road, a hallway on entry to the flat in which there is entry points to the bathroom, the main and second bedroom and the dining room. The kitchen and porch are located to the rear of the flat. The plans show garages with four parking bays and two laundries to the rear portion of the subject lot. Conditions of approval detailed on plans highlight that the footpath crossing to serve four garages fronting Forrest Street was not permitted. Amended plans were to be submitted showing garages located side on to Forrest Street.

In 1945, until the Post Office Directories cease publication in 1949, the persons residing at the flats are listed as Robert Vance, Victor Blight and Edward Tilloston.

**HISTORICAL INFORMATION**

In 1989, a building licence was submitted to Mr. Galbraith for various refurbishments and additions to the four flats. These included: re-fitting bathrooms and kitchens, refurbishing fireplaces, re-painting of interior and exterior of building, construction of new masonry, timber and steeled roof verandah to the rear of building, paving and fencing to car bays, together with new landscaping, fencing and the replacement of downpipes and installation of new soak wells. Mr. Galbraith remained as the owner of one of the flats.

Since that time there have been no visible changes to the form or extent of the building envelope although internally there are likely to have been alterations and additions. Aerial photographs indicate that the arrangement of the car garages and back yard spaces have changed during the second half of the 20th century.

|                       |   |                |
|-----------------------|---|----------------|
| <b>Historic theme</b> | Peopling WA: Demographic development<br>Cultural Life: Domestic Life<br>Economy: Commerce                 |                |
| <b>Associations</b>   | Louis Benari  | Original owner |
| <b>Sources</b>        | Landgate aerial photographs, 1954-2024<br>City of Perth Rates Books<br>Western Mail, 8 April 1905, p. 21. |                |

ADDITIONAL PHOTOGRAPHS

