

PARKSIDE FLATS, MOUNT LAWLEY



| PLACE INFORMATION | |
|-------------------|------------------------------|
| Place name | Parkside Flats |
| Other names | |
| Place type | Individual building or group |

| HERITAGE LISTING | |
|--------------------------|---|
| inHerit ID: | 8756 |
| State Heritage Register: | |
| Other Listing: | Municipal Inventory Adopted 13 Nov 1995 |

| SITE LOCATION | |
|----------------|--|
| Street address | 104 Vincent St |
| Locality | Mount Lawley |
| Survey | LOT: 1 - 4 STR: 5661 |
| Vol/folio | 1489/702 1489/703 1953/430 1489/705 |
| Reserve | — |

| SIGNIFICANCE | |
|---------------------------|---|
| Level of significance | <p>Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.</p> |
| Management category | <p>Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p> |
| Statement of significance | <p>The double storey block of flats is a fine example of the Interwar Mediterranean style executed in rendered brick and tile and is a landmark in the streetscape.</p> <p>Parkside Flats is a good intact example of Interwar flat building at a time when there was considerable interest in new forms of urban life as represented by residential flats.</p> <p>The place has historic value for its association with Daisy de Pedro a prominent business woman in Perth, and architect F.G.B. Hawkins who was a leader in the profession in the mid 20th century.</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> <p>The place is valued by the community for the continuity of its presence in the streetscape which contributes to the community sense of place</p> |

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

| CONSTRUCTION DETAILS | |
|-----------------------------|---|
| Construction date | 1935 |
| Walls | Rendered Brick |
| Roof | Terracotta Tile |
| Architectural Style | Inter-War Mediterranean |
| Physical description | <p>This two storey building contains four flats, two up and two down. It has a symmetrical façade with a pedimented entry tower featuring a Modern front entry with a tall arched leadlight window on the upper floor. The name PARKSIDE is formed in relief above the window within the capped and corbelled pediment.</p> <p>The walls are of white render with a formal composition of door and window openings, protected by awnings on the upper level. The principal façade has a two storey loggia with the lower level functioning as an open verandah and the upper balcony enclosed enabling it to function as balcony or plain air sleeping area. The front garden is behind a low brick wall, has a number of mature plantings that obscure the vistas of the place to and from Hyde Park on the opposite side of the road.</p> |
| Condition | Good |
| Integrity | High |
| Authenticity | High |

HISTORICAL INFORMATION

The subject place is located along Vincent Street opposite Hyde Park. Hyde Park was once known as the Third Swamp, which was part of a string of lakes and swamplands that covered an extensive area north of Perth. Prior to and during the early part of European Settlement Hyde Park and its immediate surrounds was an indigenous camping ground. The Swamp was an important source of water and its fertile soil supported a variety of plant foods and attracted wildlife. Europeans were attracted to the Third Swamp for the same reasons however, whilst the land was fertile, it was difficult to settle due to seasonal flooding and its steep and deep topographical surroundings. The Swamp became a duck shooting resort for Europeans, and as late as 1888, drovers used the places as a camp when bringing sheep to Perth.

In the 1890s, the Lands Department gave permissions to the Perth City Council to allow camping on the Third Swamp in order to accommodate the huge influx of people who had travelled to Western Australia as a result of the Gold Rush. From 1897, the wealth generated by the Gold Rush began to be seen in Perth as buildings and services were constructed. Money was provided to construct a 17 mile tramway network the majority of which was north of the railway line in Perth's northern suburbs. The tramline of which one ran from Charles Street to Vincent Street encouraged residential development.

In 1897, the Third Swamp was gazetted as a Public Reserve for the purposes of Public Gardens. This coincides with the influence of town and social planning ideals from overseas, increased prosperity and a civic desire to emulate the more established cities of other countries, all of which encouraged the development of public parks, gardens and recreation reserves close to the city. Vincent Street was named after Mr George Vincent, Chief Draftsman in the Lands Department, the original grantee of the land on the north side of this street, to the east of Charles Street, who named the street for himself on the issue of the grant circa 1876. The street once formed part of the Hyde Park Heights Estate, with the eastern end also called the Tramways Estate.

HISTORICAL INFORMATION

In 1933, it was reported that 'flat life' was becoming more popular in Perth and 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 façade. Other of the older homes were removed to make way for the new flat developments.

The Wises Post Office Directories first list the block of flats in 1935 as 'new flats' indicating that they were constructed at that time. In 1939 the block of four flats were occupied by Mrs de Pedro at unit 1; Mr John Graham at unit 2; Mr R. Musgrove at unit 3 and Mr H. Schruth at unit. 4. In 1945 the residents at units 1 and 2 remain the same with Mr Geoff Featherstone at unit 3 and Mr John Taylor at unit 3.

In September 1935 the building was completed and tenants occupied the building except for one flat which remained to be filled.

Parkside Flats, 104 Vincent-St, Hyde Park, Mt Lawley, new building, on remaining flat vacant, beautifully decorated, concrete balcony, overlooking the city, walking distance. Apply on premises, Flat 1.

In 1949, the last year of the Directories Mrs de Pedro remains the occupant at unit 1; Mr Robert Graham is at unit 2, Mr William Cox at unit 3 and Mr Jack Graham at unit 4. A Building Licence was issued to Mrs de Pedro in 1935 for the construction of the block of flats.

In December 1934, the West Australian announced that Mr A. T. Tom's tender of £3500 was accepted for the construction of the two storey flats designed by architect Mr F.G.B. Hawkins. The owner was Mrs Daisy De Pedro, nee Burton (c1879-1975) who married Michael de Pedro in 1897. Following Spanish born Michael's death in 1929, Daisy seems to have continued his business interests in hotels and property.

South African born architect Frederick George Brudenell-Bruce Hawkins (1885-1956) was trained in Scotland and England before relocating to Melbourne to practice and then to Perth in 1928. He was a leading member of the profession and undertook many prominent commercial and residential projects.

HISTORICAL INFORMATION

A survey of The Wises Post Office Directories and the City of Perth Building Licences indicate that Mrs de Pedro resided and owned the property next door at No. 106 prior to the construction of the flats, suggesting that the land comprising No. 106 Vincent Street included the land at No. 104 Vincent Street prior to the construction of the flats.

In 2005 the owners of the 'Parkside Flats' were awarded first place in the Town of Vincent Building Design and Conservation Awards for conservation works undertaken on the property that demonstrated sound conservation and heritage management principles.

Aerial photographs from the mid 20th century onwards indicate that the form and extent of the subject place changed little since that time. With the exception of a new roof being installed in late 1990s, and refurbishes in the early 2000s, during the time of the aforementioned conservation work. There have been no visible changes since.

HISTORICAL INFORMATION

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|-----------------------|--|---|
| Historic theme | Peopling WA: Demographic Development. Cultural Life: Domestic Life | |
| Associations | George Vincent Mrs Daisy de Pedro F.G.B. Hawkins Mr John Graham Mr R. Musgrove Mr H. Schruth | Land owner Owner Architect Flat occupant Flat occupant Flat occupant |
| Sources | Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. Taylor, Dr John J., 'Frederick George Brudenell-Bruce Hawkins (1885-1956)', Western Australian Architect Biographies, http://www.architecture.com.au/ accessed November 2024. City of Perth Rates Books The West Australian 22 December 1934, p. 10; 14 Sept 1935, p. 26. | |

ADDITIONAL PHOTOGRAPHS

