

ROSCHANMAURE FLATS, MOUNT LAWLEY



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

HERITAGE LISTING	
inHerit ID:	18073
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	545 William St
Locality	Mount Lawley
Survey	LOT: 1 - 12 STR: 4225
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>Roschanmaure Flats have aesthetic value as a good and representative example of the Post War International style, as practised in Perth and is a landmark in the streetscape.</p> <p>Roschanmaure Flats have historic value for its association with the ongoing development of Perth in the post war period.</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 Post War period.</p>

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

CONSTRUCTION DETAILS	
Construction date	1950
Walls	Painted Brick
Roof	Terracotta Tiles
Architectural Style	Inter-War International
Physical description	<p>The three-storey painted face brick structure has a hipped roof clad with tiles. It is symmetrical to the street, with central double entry doors and a vertical feature window extending the height of two floors above.</p> <p>Much of the front façade is obscured by trees. Low painted brick pier and palisade fence.</p> <p>Gardens and extensive mature plantings obscures views of the place.</p>
Condition	Good
Integrity	High
Authenticity	High

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 facade. Other of the older homes were removed to make way for the new flat developments.

A number of small blocks of flats were established at the northern end of William Street in the late 1930s, replacing some single residential houses previously built there. The Roschenmaure Flats at 545 William Street and the flats on the adjoining site at 543, were not built until the early 1950s.

Lots 1 and 2 were owned in 1949 by David and Ann Fay Mossenson, and were occupied by a house and a tennis court. The house was numbered 551 and the tennis court was 549 William Street. The house was rented out to Jean Hawthorne from at least 1946 to 1949. Roschanmaure Flats replaced the residence on the site.

It has not been firmly established who the architect or builder of these flats were however it is proposed that the architect was Harold Krantz who undertook most of the flat projects in Perth in this period. There is also a connection through the former owner, David Mossenson, who like Harold Krantz was a member of the Jewish community.

Architect Harold Krantz was a prolific and influential architect in the 20th century. His architecture practice undertook a range of projects but is most well known for his design and construction of apartments. It is believed that between the 1930s and the 1960s, around ninety percent of the flats built in Perth were designed by architect Harold Krantz, later in partnership with Robert Sheldon and subsequently joined in practice by their sons David and George.

HISTORICAL INFORMATION

Harold Krantz designs were largely based on the premise that the form of a building should suit its function or purpose was a basic principle. He advocated always thinking about architectural design in three dimensions focusing on structure, appearance and economy. He sought to eliminate ornamentation, keeping simple, clean lines of symmetry and often included built in furniture. Maximising use of space and ordering materials in bulk to effect economies of scale were all part of Krantz’s approach to design and minimising waste. Its cost-effectiveness however was particularly desirable in the 1930s post-Depression years in Perth.

His business model was also innovative as he brought together investors with minimal funds and formed syndicates to enable the construction of larger projects. Such projects were often blocks of flats comprising six or eight flats. Roschanmaure Flats are typical of the scale and form of a Krantz designed project. The origin of the name has not been determined, although it may relate to the names of the investors which was often a strategy used by Krantz and his team.

Aerial photographs from the mid 20th century onwards indicate that the form and extent of the subject building has changed little since that time.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic Development. Cultural Life: Domestic Life	
Associations	Harold Krantz David & Ann Fay Mossenson Jean Hawthorne	Architect Owners Occupant
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. Perth Apartments: The Krantz Legacy website, https://www.thekrantzlegacy.com/ accessed October 2024.	

ADDITIONAL PHOTOGRAPHS

