

THREE BLOCKS OF FLATS, WILLIAM ST, MOUNT LAWLEY



PLACE INFORMATION	
Place name	Three Blocks of Flats, William St
Other names	Millenda Court Maurann Lawley Gate Flats
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18076
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	592 - 600 William St
Locality	Mount Lawley
Survey	LOT: 8 and 9 D/P: 2536 LOT: 1 - 8 STR: 30556 LOT: 1 - 9 STR: 38403
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.
Management category	Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Statement of significance	<p>The group of three blocks of flats have aesthetic value as they are good intact examples of the Inter War Functionalist style executed in brick and tile. The individual differences between the three buildings demonstrate the varying details commonly used in the period.</p> <p>The group are a landmark in the streetscape as they are prominent grouping at a busy intersection which contrasts with the adjacent predominantly single storey building stock.</p> <p>This group has historic value as they are good intact examples 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 as the grouping of these three developments together demonstrates how flat developments were generally clustered on major transport routes to access public transport and services.</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	1938-39
Walls	Brick Painted Brick
Roof	Terracotta Tile
Architectural Style	Inter-War Functionalist

Physical description	<p>No.592: The two-storey face brick structure has a hipped tiled roof. It steps back along the secondary street frontage and features multiple hip roofs and curved balconies with flat concrete curved edge matching roofs on the major setbacks. The verandahs are supported by dado walls and integral brick piers on the ground floor, that become solid dado brick walls on the first floor. Windows have concrete eyebrow awnings. The tall brick chimneys are corbelled and have double clay pots. It is symmetrical to the street with a central rendered section with the name of the flats applied.</p> <p>No.594: Another two-storey structure which has painted bricks and a tiled hipped roof. It is symmetrical to the street with a central recessed section double storey height, topped with a concrete eyebrow. Double glazed entry doors are at ground level, with a concrete porch above with pipe railings to the balcony. The windows are all configurations of three casements.</p>
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CONSTRUCTION DETAILS	
Physical description	No.600: two-storey structure which has face bricks and a tiled hipped roof. It is symmetrical to the street with a central rendered section with the name of the flats applied. Timber framed and tile window awnings across the front at ground floor and first floor levels.
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. The subject places, comprised three blocks of flats, were built on adjoining vacant lots between 1938 and 1939.

Nos. 592-594 is first listed in the Wise's Post Office Directories in 1940 as 'New Building' however no occupants are listed. In 1945, Nos. 592-594 is first listed as 'Millenda Court Flats' with four occupants - John H. Fletcher, Arthur W. Ross, Charles A. Gardiner and Mrs. Therza Inglis. The City of Perth Rates Books indicate that Arthur William Ross was the owner of this property.

No. 596 is first listed as 'New Flats' in 1939 and was named as 'Maurann Flats' in 1940. The City of Perth Rates Books record that the owner was Sara Kessell. It is probable she was related to contractor J. Kessell who was working in Perth in the late 1930s.

HISTORICAL INFORMATION

In 1945, nine earliest occupants are listed which included Mrs. Nerida M. Nathan, William P. Sor, Mrs. Edith Redford, Donohoe, Mrs. Edna G. Nylander, Mrs. Mary R. Docwra, Herry D. Black, Miss Hannah Ferstat and Mrs. Ethel G. McRae. A Certificate of Title of No. 596 indicates that Vernon Carlielo French, a civil engineer and Xelda Aileen French, his wife were the proprietor of the subject place in 1962. The subject place was transferred to Gino Bruno Tuagi in 1967. Since then, the ownership of the subject place has transferred several times.

Nos. 598-600, located on Swan Location 671, Lot 1, is first listed as 'New Flats' in 1939. The City of Perth Rates Books record the owner as Leo Vincent O'Hara (1887-1962). The Directories lists the Flat as 'William Flats' between 1940 and 1949 however the front wall of the subject place currently carries the name of 'Lawley Gate'. In 1945, eight occupants are first listed which included Ken R. Ibbotson, Mrs. Edna M. Buckley, Faria, Martin S. Newton, Richard J. Stone, Arthur E. Smith, Miss Robina Eddy and Mrs Sarah A. Finlay, care-taker. The two storey apartment building at Nos. 598-600 has four (4) two-bedroom and four (4) one-bedroom units. A demolition application to remove dilapidated laundry structures to the rear of the building at No. 598-600 was approved by the Town of Vincent in 1999. A building application for proposed front fence and entry gateways was granted conditional approval in 2000. A Planning Application for carports additions to existing eight multiple dwellings was approved in 2003.

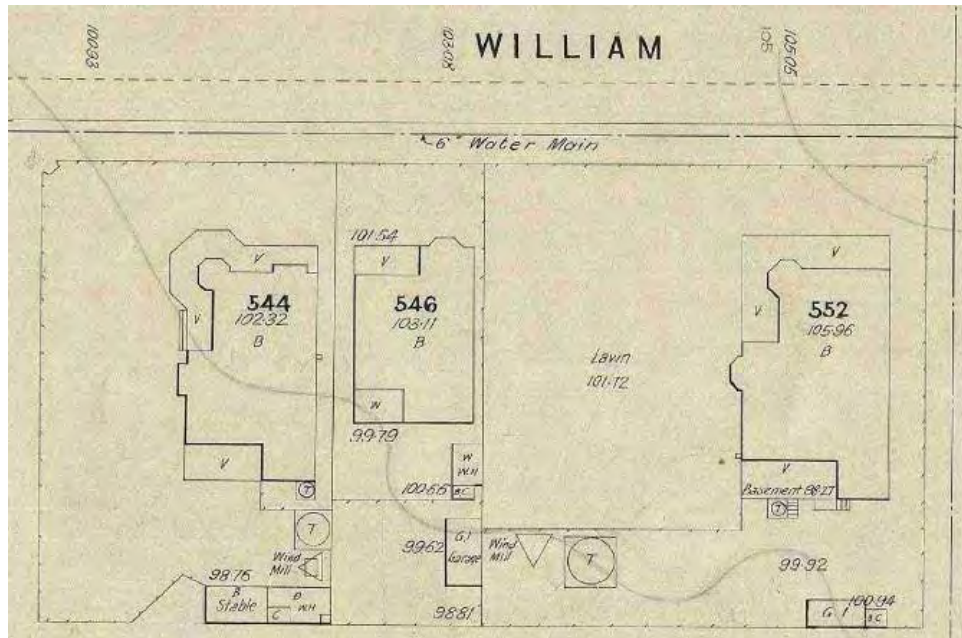
The architect or builder of these properties has not been determined however it is probable that one of more of the flats were designed by architect Harold Krantz. Many of the flat developments he designed and organised were syndicates of small investors who came together to build small blocks of flats. Often from the Jewish community in which he was well connected. From the 1930s to the 1960s over 90% of the flats in WA were designed by his office. Further research is required to determine whether this assumption can be confirmed. However, it is noted that he worked with contractor Mr J. Kessell, who is associated with 596 William Street, on many occasions in the late 1930s.

Aerial photographs from the mid 20th century onwards show the addition of a six-car garage at No. 596 in the late 1990s, which faces the Kessel Court laneway. This was followed by the addition of the aforementioned carports at Nos. 598-600, in 2004, which are also accessed via the Kessel Court laneway. These appear to be the only changes visible in the aerial photographs since that time.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic Development. Cultural Life: Domestic Life		
Associations	John H. Fletcher Arthur W. Ross Charles A. Gardiner Therza Inglis Nerida M. Nathan William P. Sor Edith Redford, Donohoe Edna G. Nylander Mary R. Docwra Herry D. Black	Hannah Ferstat Ethel G. McRae Ken R. Ibbotson Edna M. Buckley Faria Martin S. Newton Richard J. Stone Arthur E. Smith Robina Eddy Mrs Sarah A. Finlay	First listed occupants
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. Perth Apartments: The Krantz Legacy website, https://www.thekrantzlegacy.com/ accessed October 2024. The West Australian, 29 April 1939, p. 4.		

ADDITIONAL PHOTOGRAPHS



Sewerage Plan 1917. Courtesy SROWA Cons 4156 item 0124.

ADDITIONAL PHOTOGRAPHS

