

RAGLAN COURT FLATS, NORTH PERTH



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

HERITAGE LISTING	
inHerit ID:	18043
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	60 Raglan Rd
Locality	North Perth
Survey	LOT: 1 - 4 STR: 16103
Vol/folio	1802/160
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>Raglan Court Flats are a good and representative example of the Inter War Mediterranean style, as practised in Perth and is a landmark in the streetscape.</p> <p>Raglan 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 Peet & Co who were influential in the provision of flat developments in the Inter War period.</p> <p>This block of flats has social value for its demonstration of the sale 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	1938
Walls	Brick Rendered Brick
Roof	Terracotta Tile
Architectural Style	Inter War Mediterranean
Physical description	<p>The double storey rendered, and face brick building has a hipped tile roof that has a truncated gable at the front. The front façade is rendered above a dark face brick dado and features vertical face brick panels. Beyond the façade, the remainder of the building is facing brick.</p> <p>The building is symmetrical with two widths of flat geometric arches forming loggias at both levels. Rendered balusters accentuate the dramatic staircases to the first floor on each side of the front façade.</p> <p>The ground floor loggias are accessed from arches on the side facades. Set back behind a low brick wall, the front is planted with ground covers and shrubs, except for one central palm tree.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Raglan Road was gazetted on 12 October 1900. It was named after Field Marshall Lord Raglan, 1st Baron Raglan who was a general serving at the Crimean War. During this war he became well-known for his incompetence but, in spite of this, several battles resulted in an allied victory and he was promoted to the rank of Field Marshall. The 'raglan' sleeve is named after him as his uniform coat was designed to accommodate the loss of his arm at the Battle of Waterloo. Alma Road, which was also gazetted on 12 October 1990, also has connections to the Crimean War (1854-56); the Battle of Alma (fought near the River Alma) is generally known as the first battle.

The area was developed by the Perth Land & Agency Coy, the surveyors of the original subdivision were Crossland & Hardy. It was advertised as a 'magnificent estate' which overlooked 'the whole of the City'. Also included in the advertisement was the following: Married men who wish to have a nest egg; young men who desire to put something by which will increase day by day; parents who desire to endow their children with a gift; and guardians, trustees, etc., who look for an immediate return, invest your money in this property as from its position and surroundings it must rapidly increase in value.

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 place was shown as an empty block on the MWSS & DD sewerage plans which were revised in 1917.

In 1937-1938 Cyril, Ernest and Mabel Peet, of Peet & Co (land and estate agents who were involved in many of the early subdivisions around the Metropolitan Area) purchased No. 60 Raglan Road from the estate of Ali Mahomet. A block of four flats (Raglan Court) was under construction that year on the site which was still vacant ground on the north side of the street between Hutt and William Streets. In August 1938, a building permit was issued for the construction of the two storey flats in Raglan Road for £2500. The architect of the building has not been determined.

HISTORICAL INFORMATION

The flats were first listed in Wise's Post Office Directories in 1940 but the number given was 58. This situation remained until 1945 when they were listed as Nos 58-60 and the occupants were James A. Martin, Frank C. Blakeley, George W. Daniel and Mrs Muriel M. Parkes. In 1949, the last year of the Directories, James Martin was still there as were George Daniels and Muriel Parkes. The fourth flat was let to Colin Hardman. According to the City of Perth building licence cards, alterations were carried out to the flats in 1987. The owner at that time was Mr Leyland. Balcony decks were designed by Morley Davis Architects in 2006 and erected by Midland Constructions.

Aerial photographs from the mid 20th century onwards indicate that the form and extent of the subject place has changed little. The aforementioned balcony decks were added to the rear of the building in 2006 but there have been no other visible changes since then.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic Development. Cultural Life: Domestic Life	
Associations	Peet & Co	Owners and developers
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. The West Australian, 20 August 1938, p. 4	

ADDITIONAL PHOTOGRAPHS

