

# BULWER PARK FLATS, PERTH



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

HERITAGE LISTING	
State Heritage Office ID:	8595
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	196 Bulwer St
Locality	Perth
Survey	LOTS: 1 - 8 STR: 7408
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	<p><b>Moderate</b></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><b>Category 3</b></p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.</p>
Statement of significance	<p>Bulwer Flats are a good and representative example of the International Art Deco style, as practised in Perth and is a landmark in the streetscape.</p> <p>Bulwer Park Flats is one of the earlier and more distinguished examples of Interwar flat building designed by architect Harold Krantz</p> <p>In the late Interwar period there was considerable interest in new forms of urban life as represented by residential flats.</p> <p>In the postwar period Harold Krantz, and later his son, became notable architect/developers of residential flats, financed by syndicates which they formed.</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	
<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>	1940
<b>Walls</b>	Rendered brick Brick
<b>Roof</b>	Terracotta tile
<b>Architectural Style</b>	Inter-War Art Deco
<b>Physical description</b>	The two storey block of flats is constructed of brick and tile. The lower façade facing William Street is rendered and painted. The building features lower storey concrete eyebrow awnings over the windows. The timber casement windows have horizontal lights, the verandahs are an integral part of the main structure, and there are port hole window features. The hipped roof has boxed eaves and the building name is applied to the upper floor facing William Street. The staircase up the side of the building has a brick balustrade. A low brick perimeter wall delineates the boundary and a small garden area within the setback.
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	High

## HISTORICAL INFORMATION

Perth Town Lot N111 was previously occupied by a residence with extensive grounds. It was the only dwelling in the section of Bulwer street between Irene and William streets. The residence is not shown on the PWD sewerage plan series of 1900. In 1910, it was occupied by contractor Sydney M. Stansmore. In 1932, the place was owned and occupied by Mrs Agnes Canavon.

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

In 1940, the Bulwer Park flats were under construction. Owners of the property at that time were architect, Harold Krantz, and Sonia Grodeck. Builder John (Jack) Hawkins is recorded as occupying the site.

In January 1939, the proposed flats were described in The West Australian.

Four of the flats will each contain a living room, two bedrooms, a bathroom, kitchen and breakfast room, and a verandah. The other four will have similar accommodation, except that there will be one bedroom. All will be fully furnished, mostly with built in jarrah furniture.

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. The Bulwer Park Flats are typical of the scale and form of a Krantz designed project. As he is also listed as one of the owners it demonstrates his commitment, financially and professionally to this type of development.

In 1949, the occupants of the flats were E. Strudwick, Miss Joan M. Maldon, Miss B Balfour, Miss Mainstone, Miss Tyler, n. McVeigh, Phil Jarrick, Mrs I.M. Rogers and Mrs Ashby - a preponderance of female tenants, many of whom were single.

Since that time there have been minimal changes to the form, external detail and extent of the building.

**HISTORICAL INFORMATION**

<b>Historic theme</b>	Economy: Commerce Peopling WA: Demographic Development Cultural Life: Domestic Life
<b>Associations</b>	Harold Krantz Architect John Bearne Hawkins Builder
<b>Sources</b>	Museum of Perth, Perth Apartments: The Krantz Legacy, <a href="https://www.thekrantzlegacy.com/">https://www.thekrantzlegacy.com/</a> Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. The West Australian, 21 January 1939, p. 12.

ADDITIONAL PHOTOGRAPHS

