

HYDE PARK FLATS, PERTH



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

HERITAGE LISTING	
inHerit ID:	18071
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	495 William St
Locality	Perth
Survey	LOTS: 1 - 8 STR: 44831
Vol/folio	Various
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 item.</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>Hyde Park Flats have aesthetic value as a good and representative example of the Inter War Functionalist style, as practised in Perth and is a landmark in the streetscape.</p> <p>Hyde 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 scale 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	Painted Brick Brick
Roof	Terracotta Tile
Architectural Style	Inter-War Functionalist
Physical description	A symmetrical two storey face brick structure with a tiled hipped roof clad. Its central entry porch, delineated by a thin concrete frame shows Moderne influences. It is similar in form and style to the nearby Roschanmaure flats at No 545 William Street, and its front façade is similarly obscured by trees. Trimmed hedge and mature plantings located around the curtilage.
Condition	Good
Integrity	High
Authenticity	Moderate

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.

Lot 1 of Town Lot N111 was vacant ground owned by Septimus Sydney Smith to 1939. In that year the land was transferred to Sonia Grodeck and Harold Abraham Krantz and the block of flats was under construction. A Building Licence Plan dated 1938 shows that the two-storey block of eight flats were constructed for L. Grodeck Esq. Each flat accommodated a living room, bedroom, bathroom, kitchen and verandah. At the rear of the flats, the common areas accommodated garages, a laundry and clothes lines for public usage.

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.

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 Hyde 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. It is noted that he and Sonia Grodeck were partners in the Bulwer Park Flats.

HISTORICAL INFORMATION

The Wise's Post Office Directories first list the subject place in 1939 with three early residents, namely Ernest O. Bate, Keith Earl and L. R. Ponton. The number of residents grew gradually.

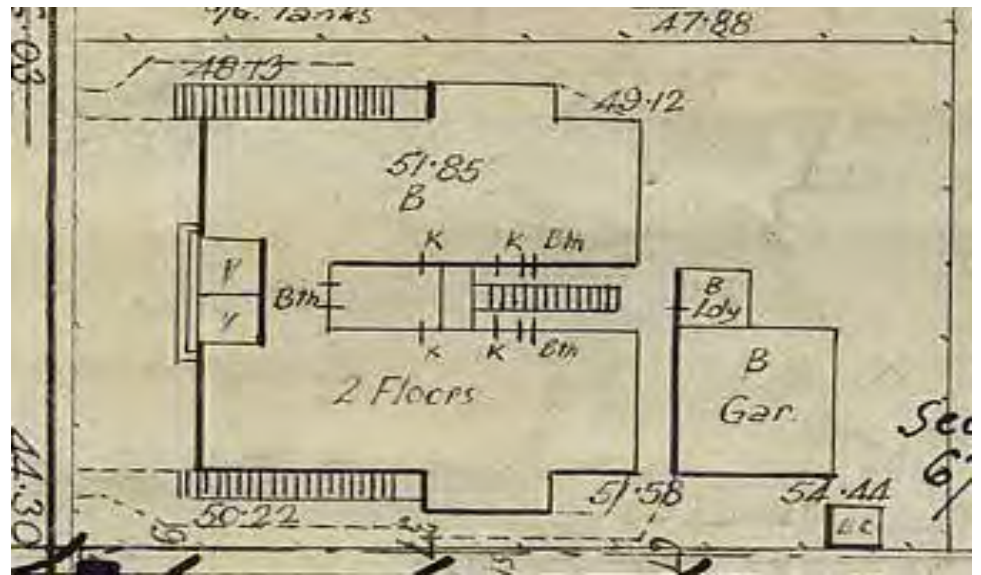
In 1944, eight flats were fully occupied by Mrs. Alma Edmunds, Mrs. Lily Morgan, James L. Healy, Miss Videl M. Wilkins, Robert Meek, William J. Lynas, Norm Eastough and Chu Wan Tong. Since then, the occupancy of the flats changed frequently over the years.

A Sewerage Plan dated 1953 illustrates that the original configuration of the subject place remained in situ in that year. In 2004, the application for demolition of an existing outbuilding and construction of car parking area for the eight multiple dwellings was granted conditional approval by the Town of Vincent.

Aerial photographs from the mid 20th century onwards show the aforementioned demolition of the outbuilding and construction of parking area in 2004. Around this same time the subject building had its roofing replaced. These appear to be the only changes to the building since the mid 20th century.

Historic theme	Peopling WA: Demographic Development Cultural Life: Domestic Life	
Associations	Septimus Sydney Smith Harold Abraham Krantz Sonia and Leon Grodeck Ernest O. Bate Keith Earl L. R. Ponton	Original Owner Owner and Architect Owners Occupant Occupant Occupant
Sources	Museum of Perth, Perth Apartments: The Krantz Legacy, https://www.thekrantzlegacy.com/ Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



Wade St Houses, 1953. Courtesy SROWA Cons 4156 item 92-92A.