



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs
- 8.13 Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 602 Early settlers

11.1 AESTHETIC VALUE*

Pine Court is a fine example of flats built during the inter-war period. The building demonstrates the judicious use of elements of the Inter-War California Bungalow style, including a prominent front gable, visually prominent roof and timber casement windows with stylised geometric lead-lights, to imbue the flats with their desired residential character. (Criterion 1.1)

Pine Court is a good example of how a building of this era can be upgraded to fulfil the requirements of contemporary living whilst enhancing the original fabric. (Criterion 1.1)

Pine Court contributes to the aesthetic qualities of the landscape as one of a number of substantial inter-war period buildings which characterise the neighbourhood, and together with the distinctive combination of avenues of Norfolk Island Pines planted within wide street verges, gives the area its strong precinctual quality. (Criteria 1.3 & 1.4)

11.2 HISTORIC VALUE

Pine Court is associated with the consolidation in the inter-war period of the development of Cottesloe, which began during the State's gold boom in the 1890s due mainly to economic prosperity and its beachside location. (Criterion 2.1)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Pine Court was built c.1937, in a period of expanded building activity, as the State's economy emerged from the Great Depression. During this time a large number of flats were constructed. (Criterion 2.2)

Pine Court was built for, and owned by, Ida Grace Clark and Jack St. Kilda McKenzie Clark, who was the youngest son of James Clark, the founder and original settler of Onslow in 1883. The Clarks remained a prominent family in Onslow from the late nineteenth century and throughout the twentieth century. Ida Clark used *Pine Court* as a summer residence from the time of its construction, and from c.1950, the Clark's permanently resided at *Pine Court*, with Ida Clark remaining there until 1983. (Criterion 2.3)

Pine Court is also associated with architects Stuart H. Bedford, whose works contributed to the suburban development of the 1930s, and Paul Odden, who designed the conversion of the place into two residences. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The social value of *Pine Court* is indicated by its inclusion on the Town of Cottesloe's Municipal Inventory of Heritage Places. (Criterion 4. 1)

Pine Court is significant as a building contributing to the particular characteristics that give the area a strong sense of place. The area is defined by good examples of inter-war period buildings set within the distinctive landscape of avenues of Norfolk Island Pines planted within wide street verges. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Pine Court is rare as an extant example of a substantial block of flats built in the Inter-war period. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Pine Court is a representative example of 1930s flats built with the intention of the building having the appearance of a large house. (Criterion 6.1)

12. 3 CONDITION

Pine Court appears to be in a good condition. There are isolated signs of damp on the upper level ceilings and on the west walls at ground level.

12. 4 INTEGRITY

Pine Court has moderate integrity. The building remains in residential use, but has been altered from the original layout of four flats to a duplex containing two houses.

12. 5 AUTHENTICITY

Pine Court has moderate authenticity although substantial additions have been made to the building. However these additions were generally additive in nature and did not involve the substantial removal or alteration of

significant fabric. The design of the new works is informed by the original building but in a manner that allows them to be read as new work.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Lynley Forgione, Historian. The physical evidence has been compiled by Alan Kelsall, Kelsall Binet Architects.

13.1 DOCUMENTARY EVIDENCE

Pine Court, a block of four flats in Broome Street, Cottesloe, that displays some of the characteristics of the domestic Inter-War California Bungalow style, was designed by architect Stuart Bedford in c.1937.

In September 1886, Governor Sir Frederick Napier Broome suggested the name 'Cottesloe' for the crown land that was about to be subdivided between Perth and Fremantle. This name was taken from the title Baron Cottesloe of Swanbourne and Hardwick bestowed upon Thomas Fremantle, brother of Captain Charles Fremantle RN, in 1874.¹

Although the route for the Perth-Fremantle Road lay through the Cottesloe area, very little settlement took place. This remained the case even after Governor Broome opened the Eastern Railway, Fremantle to Guildford section, in 1881 thus allowing for more permanent settlement of the area. By 1893, there were still only six fixed residents in Cottesloe.²

Growth of the area was accelerated when, in 1895, the Western Australian Government granted £100 to the improvement of the Perth-Fremantle road and £100 toward its ongoing maintenance. This made Cottesloe, and also Buckland Hill and Mosman Park, more accessible for both residents and holidaymakers.³

It was largely as a result of the wealth generated by the State's gold boom in the 1890s and its beachside location that Cottesloe developed as a prestigious suburb. In the late 1890s, the elaborate residences and holiday cottages of the State's prominent families were constructed in the emerging town.⁴ Among those who built holiday homes or lived in Cottesloe were; Attorney General Justice Burt at his cottage *Tukurua* (1896), General Manager of the Western Australia Bank H. D. Holmes at *Le Fanu* (1897), F. D. North CMG at his residence *Catlidge* (now demolished)⁵ and mining entrepreneur Claude de Bernaldes, who established Overton Estate, around an 1889 house, at 109 Broome Street in 1936.⁶

By the late 1920s and early 1930s, most of Broome Street had been

¹ Ruth Marchant James, *Heritage of Pines: A History of Cottesloe*, Town of Cottesloe, Second Edition, 1992, pp3 &15. Captain Fremantle was sent by the British Imperial Government to take possession of the western part of Australia for the Crown, which he formally annexed on 2 May 1829. (Crowley, F. & De Garis, B., *A Short History of Western Australia*, MacMillan of Australia, Second Edition, 1969, p10.)

² *ibid*, p10; *In Retrospect 1897 – 1907*, Brochure by F. A. Moseley, St Columba's Manse, cited in Marchant James, *op. cit.*, p15; *West Australian*, 4 March 1881.

³ Marchant James, *op. cit.*, p12.

⁴ *ibid*, pp7 &15.

⁵ *ibid*, Chapters 7 & 18.

⁶ HCWA Database No 593. Overton Lodge is now Cottesloe Civic Centre.

developed.⁷ In 1936-37, only the blocks between numbers 46-66 and 66-100, and a few individual blocks, including the site of *Pine Court*, remained vacant.⁸

Cottesloe Suburban Lot 47, an area slightly larger than 5 acres on the corner of Broome Street and Forrest Street, was first granted to Roger Norman, dentist, and Daniel Kenny, surgeon, both of Perth, in 1891.⁹ In subsequent years the block was subdivided into 11 smaller portions, and Frances Nellie Zimpel, a married woman of Cottesloe, purchased lots 42 and 43 in 1923. The land remained in the Zimpel family until 29 March 1934, when it was purchased by Mrs. Ida Grace Clark, married woman of Glenroy Station in Onslow.¹⁰

Although the land was registered in the name of Ida Grace Clark, *Pine Court* was constructed for J. K. Clark, Esquire.¹¹ J. K. Clark was Jack St Kilda McKenzie Clark (Kilda)¹², the youngest son of James Clark, who was the first settler of Onslow in 1883. James Clark was the chief engineer aboard the schooner, *Rob Roy*, which was looking for drinking water in the Ashburton district when the ship ran aground in 1881. Clark decided to settle the area with his wife and eldest son, becoming the director of the store Clark & Co, agents for shipping and customs. Clark was the owner of the Rob Roy Hotel, and lessee of Glenroy Station.¹³

The Clark's were a prominent family in the Ashburton and Onslow districts from the time the region was founded in 1883 and gazetted in 1885, and remained so throughout most of the twentieth century.¹⁴ The family originally bred horses to be sent to the African wars, including the Boer War, breeding them both at the station and at Barrow Island, off Onslow, which they leased from the government for that purpose.¹⁵ In 1920, when Kilda Clark returned from World War One as a lighthorseman, he purchased Glenroy Station from his father. It is suggested that this purchase was made with his Returned Serviceman's Grant.¹⁶ Kilda Clark married Ida Grace Clark (nee Bowen)¹⁷ in Perth when he returned from the war, and they both moved to Glenroy Station, which then developed as a sheep station. Ida purchased lots 42 and 43 in Cottesloe, and constructed *Pine Court* with money saved from the sale of the station's wool, sent directly to England via Clark & Co shipping agents.¹⁸

⁷ Metropolitan Sewerage, Municipality of Cottesloe, MWSS &DD 1522, sheet no 1219, Sept 1934; *Wise's Post Office Directories*.

⁸ *Wise's Post Office Directory*, 1936/7.

⁹ Certificate of Title Volume 35 Folio 368.

¹⁰ Certificate of Title Volume 270 Folio 66.

¹¹ Original plan: 'Residential Flats, Broome St Cottesloe' for JK Clark esq, Architect SH Bedford A.R.I.A., undated, property of Dwane & Lois Buckland. A phone conversation with Selwyn Clark, the nephew of Ida Clark, on 14 November 2002, revealed that *Pine Court* was designed specifically for Ida.

¹² Webb, Martyn & Audrey, *Edge of Empire*, Artlook Books, Perth, 1993, p.78. JK Clark was generally known as Kilda. (ibid, p163.)

¹³ Originally named Flapdoodle, but was changed by Kilda Clark when he purchased it. ibid, p360. After the station was sold by the Clark's in 1960, it was renamed Uralla. ibid, p187; *West Australian Northern Times*, 30/6/1960, 'A Link With The Past', p. 1. Clark died in 1928.

¹⁴ Webb, op cit.. The book refers to the Clark family throughout.

¹⁵ Conversation with S. Clark, 14/11/2002.

¹⁶ Webb, op cit. p163.

¹⁷ Conversation with S. Clark, 14/11/2002.

¹⁸ Conversation with S. Clark, 14/11/2002.

Pine Court was designed by architect Stuart Harold Bedford.¹⁹ In 1937, at the time *Pine Court* was constructed, Bedford practiced from his office at the Perpetual Trustees Building at 89 St George's Terrace, and was a member of the Royal Australian Institute of Architects.²⁰ Bedford began his practice in Perth in 1932, when he passed his exams in October of that year. He registered with the Board of Architects in December of 1932, and remained a member until December 1939. It is uncertain what Bedford did after this time, but he then re-registered in February 1949, and remained a registered architect until his final resignation in 1971.²¹

Bedford advertised as a practising architect between 1932 and 1937/8, but no record has yet been found of Bedford, or of his work, after this date.²² During this time, Bedford is also listed as having worked as an architect for the Department of Works²³, yet there is no record of his employment in the public service lists dating from this period.²⁴ It appears that the majority of Bedford's work was for residential properties, consistent with the suburban growth of the period. Other works by Bedford at this time included an attic residence in Nedlands,²⁵ a brick residence in Daglish²⁶, additions to Sussex House in Busselton²⁷, and a brick residence on Beaufort Street in Bayswater²⁸.

Construction of *Pine Court* began between 1936 and 1937²⁹, at which time the place was located between 100 and 102 Broome Street. From 1939, street numbers changed and *Pine Court*, which had simply been listed as 'Pine Court Flats', was allocated the address of 96-98 Broome Street.³⁰ *Pine Court* consisted of four flats, two upper and two lower. Each flat comprised one bedroom, lounge and dining room, entry hall and lobby, kitchen, bathroom, and rear verandah. The lower flats had front porches, with balconies for the upper flats directly above. Linen cupboards and broom closets were located in the lobby and kitchen, respectively, and as there are no internal laundry facilities indicated on the plan, it is presumed that a communal laundry facility was located at the back as an outbuilding.³¹

19 Original plan: 'Residential Flats, Broome St Cottesloe' for JK Clark esq, Architect SH Bedford A.R.I.A., undated, property of Dwane & Lois Buckland.

20 Wise's Post Office Directory's 1936/7 p 729 and 1937/8, p 709; *Building & Construction*, 'Architects: Practising', 1 January 1937, p14.

21 The Register of Architects, Architects Board of WA.

22 *WA Telephone Directories*, white pages and coloured pages, 1937-1971, Electoral Rolls 1932-1971. Bedford is listed as a student in Maylands in 1932, living with his brother and parents. His parents and brother are listed on the cemeteries board lists (#7), but Stuart Harold has no listing.

23 Conversation with Kim Dunn, RAIA, 7/11/2002.

24 *WA Public Service Lists*, 1932-1972.

25 *Building and Construction*, 7 February 1936, p9.

26 Ibid, 4 September 1936, p10.

27 Ibid, 25 September 1936 p10.

28 ibid, 6 August 1937, p10.

29 Conversation with S. Clark, 14/11/2002. Mr Clark remembers the flats being there in 1937, when he visited his aunt for the summer from Onslow. and Metropolitan Sewerage, Municipality of Cottesloe, MWSS &DD 1522, sheet no 1219, Sept 1934, which indicates a vacant lot in 1934.

30 *Wise's Post Office Directories* 1937-1940.

31 Original plan: 'Residential Flats, Broome St Cottesloe' for JK Clark esq, Architect SH Bedford A.R.I.A., undated, property of Dwane & Lois Buckland.

The building was completed c.1937.³² During 1937/38, *Pine Court* was listed as vacant³³, and was not tenanted until the following year, when flats 1 and 3 became occupied.³⁴ Ida Clark reserved the top flat on the south side at number 96 Broome Street for her own use as a summer holiday apartment, when temperatures in Onslow were too hot. Kilda would often join her over Christmas, but stayed in Onslow over the remainder of the summer to manage the station.³⁵

The tenancies of *Pine Court* during the early years were generally of a transient nature, with people renting the flats for periods of only a few years.³⁶ The first tenants were Mrs. Rose A. Jones, and Alfred J. Scandritt.³⁷ Mrs. Jones was a widow, and while renting flat 1 for 2 years (1938-1940) was also the freeholder of 138 Rokeby Road, Subiaco.³⁸ Alfred J. Scandritt tenanted Flat 3 until 1944, and in 1945 Mrs. Hilda N Scandrett, occupation house duties, is listed as renting flat 2.³⁹

In 1946, the first year that all four flats were occupied, a Mrs. Clarke moved in, and remained until at least 1949.⁴⁰ As Ida Clark resided at *Pine Court* during the summer, it is likely that this entry refers to her, although the spelling is different.

Kilda and Ida Clark sold Glenroy Station and retired to *Pine Court* permanently around 1950.⁴¹ In 1951, the telephone directory lists Clark, J. K. Mc. as residing at 96 Broome Street. Thereafter his name is listed as only J. K. Clark, and he remains listed at that address until 1982, the year before Ida Grace Clark's death.⁴² (Cemetery records indicate, however, that Jack St. Kilda McKenzie of Cottesloe passed away on 12 June 1972, aged 79.⁴³) Although this suggests that the Clarks occupied the property from 1951, neither Ida Grace nor Jack St Kilda McKenzie Clark appear on the electoral rolls for that address until 1964. In this year, Ida's occupation is listed as house duties, and Kilda's as 'retired'. Kilda's name appears on the electoral roll until 1971, the year before his death, whilst Ida's remains until August

32 There is no record of Bedford's tender for the construction of *Pine Court* anywhere between 1936 and 1938; *Building and Construction* 1936 to 1937, 'Architects: Practising'. Bedford advertised his practice in every issue for these two years. A building permit was issued to a Mrs. J. Tait-Clarke in December of 1936, for the construction of 4 brick flats in Broome Street, at a cost of £2800. The contractor was C. Brown. *Building & Construction*, 11 December 1936 p5. It is unknown if this is the same Mrs. Clarke, or even the same block of flats. During the same period, another block of 4 flats, Mokulia Flats, was located at 124 Broome Street. (An R. Brown is attributed to the construction, and possibly the design, of St. John's Court, a very similar block of flats at 51 John Street Cottesloe.); Art Deco Society of WA, 'Significant Buildings of the 1930s', Volume Two, 1994.

33 *Wise's Post Office Directory*, 1937/8, p111.

34 *ibid* 1938/9, p113.

35 Conversation with S. Clark, 14/11/2002.

36 *Wise's Post Office Directories* 1936/7-1949.

37 *ibid*, 1938/9, p113.

38 Legislative Council Electoral Roles, Metropolitan Suburban Province, 6 of 13, 9/12/1937.

39 *ibid*, 12 of 15, 2/1/1946. The similarity of the names, unless one is misspelt, suggests they are related; however, the exact nature of this relationship is not known.

40 *ibid* 1949, p133. From 1944, the flat numbers are not listed in the directory.

41 Conversation with S. Clark, 14/11/2002.

42 *WA Telephone Directories*, 1951-1959 (microfiche) and 1960-1982 (bound).

43 Metropolitan Cemeteries Board Index #19.

1982.⁴⁴

Mrs. Ida Clark remained the owner of *Pine Court* until her death on 1 January 1983, at the age of 89.⁴⁵ On 9 August 1983, the property was transferred to the ownership of Angus Kevin Graham, chartered accountant of Mt Claremont, and Selwyn McKenzie Clark, clerk of Floreat Park, who were the executors of Mrs. Clark's will.⁴⁶ Selwyn Clark is the son of Samuel James Onslow McKenzie Clark, the second of James Clark's sons, and therefore Ida Clark's husband's nephew.⁴⁷ Ida and Kilda Clark had no children.⁴⁸ Less than three months later, on 8 November 1983, Phillipa Louise Gibbs, Married Woman, and Robin Trevenen, Guidance Officer, became the proprietors of *Pine Court*.⁴⁹

Council files at the Town of Cottesloe contain no evidence of work prior to the late 1980s. A licence issued on 26 June 1984 to owners K. and P. Gibbs for the construction of a steel and timber framed carport was cancelled in January 1986 as the work had not commenced.⁵⁰

Phillipa Gibbs and Robin Trevenen remained the registered owners of the property until 17 December 1986, when it transferred to Birkai Pty Ltd⁵¹, one of the Fini Group of companies. *Pine Court* functioned as rented flats until this time.⁵²

On 16 March 1987, an application was lodged by Fabray Pty Ltd, another of the Fini companies, with the Town of Cottesloe for the conversion of the four flats into two residences, at an estimated cost of \$200 000. The works were to be undertaken by Fini Homes Group Pty Ltd, and were estimated to be completed by August 1987. The Town of Cottesloe approved the application subject to the acceptance of the adjoining owner, R. C. Joyce, at 100 Broome Street, who granted his approval on 7 April 1987. Approval was also given on the conditions that the pool indicated on the plans not be constructed at the rear of 96 Broome Street, and that an easement of support for party walls on the common boundary be registered at DOLA.⁵³

A new Title was then created for the property on 23 July 1987, with the land referred to only as Cottesloe Suburban Lot 47, and Birkai Pty Ltd remained the registered proprietor. On 25 September 1987, the property was divided into four lots, two main lots and two smaller lots; the latter being the party wall for each property, with the proprietors of the larger lots granted the right to use the party wall of the adjoining property. These new lots became 702 and 703 and lots 700 and 701. Lots 703 and 701 comprised each half of the party wall which divided the residences..⁵⁴ Two new titles were then created, also on 25 September, to reflect the division of the property. Lots 702 and 703, with the right to use lot 701, were issued to Adriano Giocomo Fini, Director,

44 Legislative Assembly Electoral Roles: Cottesloe, 30/4/64 1 of 3; 20/1/65 1 of 4; 21/2/68 1 of 4; 25/7/70 1 of 4; 20/1/71 1 of 4; 30/6/73 1 of 5; 29/1/75 1 of 5; 30/6/78 1 of 2; 21/4/80 1 of 2; 30/8/82 1 of 2.

45 Certificate of Title Volume 270 Folio 66; Metropolitan Cemeteries Board Index #19.

46 Certificate of Title Volume 270 Folio 66.

47 Peter Clark, son of Selwyn Clark, e-mail to HCWA 13 March 2003

48 Peter Clark, son of Selwyn Clark, e-mail to HCWA 13 March 2003

49 Certificate of Title Volume 1655 Folio 445.

50 Town of Cottesloe Files, 96 Broome Street.

51 Certificate of Title Volume 1655 Folio 445.

52 Conversation with A. Fini, 12/11/2002.

53 Town of Cottesloe Files, 96 Broome Street.

54 Certificate of Title Volume 1772 Folio 211.

and Michela Fini, Married Woman⁵⁵, and lots 700 and 701, with the right to use lot 702, were issued to the owners of 98 Broome Street, Dwane Patrick Buckland, Company Director, and Lois Kathleen Buckland, Married Woman, of Stoneham Road, Attadale.⁵⁶

Plans for the conversions were drawn by Paul Odden Architects between March and May 1987, and included additions to both sides of the building to make the external staircases into internal entry porches. The original plans for these additions were of a contemporary design incorporating large semicircular elements of metal walling, but were changed to the current design at the suggestion of the owner, Adrian Fini.⁵⁷

Each side of *Pine Court*; being the proposed two residences at number 96 and 98 Broome Street, were designed to slightly different plans, with 96 Broome Street having the larger number of alterations. As stated above, the side staircases, which were the entry to the upper units, were enclosed to become the main entrances to the two residences, and the original front entrances of the lower units were altered with the former windows becoming doorways from the dining room. The leadlight windows were also redesigned becoming doors. The lower floor bathrooms and lobbies were removed, and the kitchens extended into these spaces. Family rooms and laundries were added to the rear of each side, extending further than the previous verandahs. The lower floor bedrooms were converted into studies (the 1987 Paul Odden floor plan allocates the bedroom of 98 Broome St to a dining room, but is not used as such). Upstairs, the living spaces became bedrooms, and the bathrooms, which were located in the original place, were renovated. The original upstairs kitchens and lobbies were altered to become ensuites and dressing rooms, and linen cupboards. A number of interior walls were removed, especially on the lower levels, to provide more open spaces. The original upper level lounge and dining rooms became bedrooms. The upper level fireplaces, as well as the outbuildings, were removed.⁵⁸

After the main conversion works had been completed, the Bucklands, at 98 Broome Street, requested more storage space, so inbuilt cupboards, shelving and desks were designed by Paul Odden, and subsequently installed throughout the residence.⁵⁹

Further plans by Paul Odden in March 1989 detail a proposed carport to 98 Broome Street, submitted on 10 March 1989, which was initially rejected by the Town of Cottesloe due to the property zoning of the area. It was requested that comments from the adjoining owners be sought regarding the parapet wall on the common boundary, or alternatively, the roof cover be setback 750 mm from the boundary. A new proposal was submitted on 19 April 1989, with the setback adjusted to one metre.⁶⁰

In November 1991, an application from A. Fini to amend the screen walls at the side and rear of 96 Broome Street was refused by the Council, on the grounds that it would result in the loss of the two required onsite car bays for

55 Certificate of Title Volume 1778 Folio 598.

56 Certificate of Title Volume 1778 Folio 599.

57 Conversation with A. Fini, 12/11/02.

58 Original plan: 'Residential Flats, Broome St Cottesloe' for JK Clark esq, Architect SH Bedford A.R.I.A., undated, property of Dwane & Lois Buckland, and plans, 'Fini Residence', Odden & Rodrigues Architects, March to May 1987.

59 Site visit, 98 Broome Street, 29 October 2002.

60 Town of Cottesloe Files, 98 Broome Street.

the place.⁶¹

In 1995 Pine Court was included on the Town of Cottesloe's Municipal Inventory of Heritage Places, with a recommendation for entry onto the State Register of Heritage Places.

In 2002, the Buckland's continue to reside at 98 Broome Street, whilst 96 Broome Street has been leased out by the Fini family since 1998.

13.2 PHYSICAL EVIDENCE

Pine Court, 96-98 Broome Street Cottesloe, is a two-storey brick and tile building originally built to contain four flats. It was altered in the late 1987 to form a duplex building with a house on either side of a central party wall.

Broome Street runs in a north south direction. In the vicinity of *Pine Court* it is parallel to, and one block back, from Marine Parade. *Pine Court*, 96-98 Broome Street, Cottesloe is located on the east side of the street in a block that runs between Forrest and John Streets. The block is at the edge of the raised land that forms a small hill overlooking Cottesloe beach. The Cottesloe Civic Centre dominates the crown of this hill and the residential development in the area to the east of *Pine Court* is characterised by substantial houses in the Inter-War Californian Bungalow style.

Between Forrest and John Streets the east side of Broome Street is higher than the road level. Grass verges planted with mature Norfolk Island Pines edge both sides of the street.

The site of *Pine Court* continues to rise slightly from Broome Street which, combined with the simple landscaping of the front of the site consisting mainly of grass, gives the building further prominence. A low rock face limestone wall with inset steps runs along the boundary at the rear edge of the footpath. The house is set back about twelve and a half metres from the front boundary and is raised slightly above ground level. It sits on a plinth that includes a garden bed contained by a low rock face limestone wall. On both sides of the building there is a set of brick steps located directly in front of the entrance porches.

Pine Court is the only substantial building on the site.

Pine Court is a two-storey building which, despite its size and the fact that it was originally a block of four flats, displays some of the characteristics of the domestic Inter-War California Bungalow style. Externally the most noticeable of these characteristics is the prominent gable on the front façade and the visually prominent roof. The stylistic characteristics inform the detailing, particularly in the use of timber casement windows with stylised geometric leadlights. These references are strengthened by the later additions to the front façade.

The front (west) façade of *Pine Court* is symmetrically composed around a centrally located slightly projecting gabled wing. The gable contains two semicircular-headed openings. Within each opening, the edge of the upper floor is set back from the front face making the columns and arches appear as an abstracted form of giant order rising through two levels. Subsumed balconies are set behind each of the four openings in the wing. The balconies are edged by wrought iron balustrading, embellished by a stylised geometric pattern. The party wall dividing the building is set centrally within the wing and is masked by the central pier of the arched openings.

⁶¹ Town of Cottesloe Files, 96 Broome Street.
Register of Heritage Places - Assessment Doc'n
15/08/2003

Both bays of walling flanking the central wing contain a faceted bay window at ground floor level, which is matched in width by a window on the first floor. The upper floor windows are sheltered by timber framed and Marseilles patterned tiled sunshades, which are supported by timber brackets fixed beside the windows. Windows are a combination of casement and fixed glazing and all have leadlights.

The central wing and the two flanking bays form the extent of the original front façade. The original part of the house is of smooth rendered brickwork with a hipped roof of green coloured Marseilles pattern tiling. A two-course high face brick stringcourse is set at the level of the upper floor window sills which coincide with the impost level of the arched openings

Originally the upper floors were reached by the open staircase abutting the north and south sides of the building. The stairs were edged by solid balustrading and configured so that the wall fronting the half landing almost lines with the front face of the building. The open staircase was enclosed as part of the conversion works, and now forms part of the single-storey wings located at either end of the front façade. The roofs above the end wings are half hipped and abut the original end walls of the building. The facade of these end bays is divided into two equal parts, the outer part contains the semi-enclosed porch and the inner part, which is more solid, incorporates the original half-landing balustrading of the staircase. The roof is supported on timber stub columns sitting on brick piers, which line with the top of the half-landing balustrading. In the porch area fixed glazing fills the space between the top of pier and roof beam. The central part of the half-landing balustrade has been cut away to contain a window of fixed glazing and a panel of wrought iron balustrading, which matches that used on the other balconies, is fixed in front of the glazing.

The external facades of the later additions were built of brickwork with a bagged rendered finish. This is evident on the front façade in the construction of the porch area, including the brick piers.

The north and south facades of the original part of the building were matching and consisted of the end wall of the main part of the building and a bedroom wing which extended about 1500 mm from the north east and south east corners of the building. The rear wings had hipped roofs. The entrance porch and staircase addition to the north west and south west corners of the building extend along the facades and then join with the west walls of the rear wings. The façade of the entrance porch consists of the two bays, one open the other enclosed. Each level of the façade of the two-storey wing contains a window that matches the windows on the front facade

The rear yard of the building is divided in two by the wall that continues the line of the original party wall from within the original building. A new single-storey wing runs the length of the rear of the building. The no. 96 part of this addition is more substantial than that which is behind no. 98 mainly due to the fact that its family room is about twice the length. The addition behind no. 98 has a flat roof, whereas that behind no. 96 has hipped tiled roof. The no. 96 family room wing includes a verandah that is similar in construction to the entrance porch with brick piers supporting an open framework structure.

The No. 98 half of *Pine Court* is entered off the entrance porch located in the north-west corner of the building. An entrance lobby occupies the area at the foot of the staircase. An opening in the south wall of the lobby leads to the original part of the ground floor.

The entrance lobby is partly formed by the former external walls of the building and the finishes remain unchanged. The floor is covered with terracotta tiling and the ceiling is of plasterboard. The stair balustrading remains largely unaltered, includes the retention of a stub 'classical' column that sits on the balustrade at the top landing.

The front part of the original part of the flat now contains the living and dining rooms. The former corridor has been largely removed by the opening up of the rear wall of the living room. A large opening in the north wall of the dining area connects this room to the living area. The ceiling is of fibrous plaster with art-deco style cornices and ceiling roses. The walls are plastered. Typically the skirtings are 90 mm high bullnosed timber, as are the architraves. The window to the dining room is timber framed and consists of two casements with a fixed central pane. The window in the living area is a faceted bay with casements. All windows have leadlights. The door leading from the south side of the living area to the porch is also timber framed and glazed in leadlights. The fireplace on the north wall of the living area has a marble surround. Internal doors are all flush ply panels.

An opening in the east wall of the former corridor opens into the kitchen. This space was formed by the combination of the former bathroom and kitchen areas and was achieved by the removal a dividing wall. Steel beams and columns now provide structural support of the upper floor. The kitchen is a completely new fit-out. The floor is of terra cotta tiling. The ceiling is of plasterboard with no cornices.

The study is a former bedroom that stands in the north east corner of the original part of the building. The room used to be entered off the corridor at the back of the living area but it is now entered off the kitchen. The room has a fibrous plaster ceiling with battens, which has a scotia cornice and a geometric patterned central rose. The window is similar to the one in the dining room. A new double, clear glazed French door with sidelights has been inserted into the east wall. The floor is carpeted.

The east side of the kitchen is open and connects with the family room. The family room is part of the single storey extension at the back of the building. The floor, wall and ceiling finishes of the family room match those of the kitchen. The door in the east wall of the family room opens into the laundry. The laundry finishes match the kitchen.

Originally the plan of the upper floor, as a self-contained flat reached by the external staircase, was the same as the ground floor. The main alteration to the upper floor is the adaptation of the former kitchen and corridors areas to form a bathroom and an en-suite to the master bedroom. The three remaining rooms serve as bedrooms.

The master bedroom, which sits above the ground floor dining room, opens onto the balcony and connects with the en-suite bathroom. The width of the room has been increased by the demolition of the brick north wall and its replacement by a new stud-wall about 600 mm to the north. The original windows that looked onto the balcony have been removed and the opening has been increased in depth to house a double leadlight glazed door.

The second bedroom sits above the ground floor living room. The doorway near the southwest corner of the room that used to lead to the balcony has been bricked up. The fireplace has been removed leaving only the encased flue from the floor below. The layout of the moulded ceiling has been altered to suit the removal of the fireplace, using matching mouldings.

The bedrooms have carpeted floors, plastered walls and ceilings. The bathrooms are modern.

The No. 96 half of *Pine Court* is entered off the entrance porch located in the south-west corner of the building. The internal layout of No. 96 in the original part of the house is a mirror image of the layout of No. 98.

The arrangement of the entrance lobby is similar to No. 98, except that the original solid balustrade to the staircase has been replaced by balustrade of fabricated steel.

In No. 96 the layout to the front part of the former flat is similar to that of No. 98 apart from a greater openness due to more complete removal of internal walls. The original room arrangement is shown by the tiling in the location of the earlier walls.

The kitchen and study of no. 96 match no. 98.

The family room of no. 96 is substantially larger than the one in no. 98. The addition is below a hipped roof. The soffit of the roof is lined on the rake. A steel construction open mezzanine has been inserted into the space formed by the rake of the ceiling. The mezzanine is reached from the ground floor by a staircase that rises on the north side of the family room. The mezzanine is also reached from the upper floor bedroom via a steel bridge that steps down from an opening to the mezzanine.

Pine Court is largely the result of two phases of work. The first was in c.1937 the year that it was built as a block of matching flats with two flats on the ground floor and two on the upper. The open staircases at each end of the building reached the upper floor flats. A two-storey verandah ran for the length of the rear face of the building.

The next major phase of work was undertaken in 1987, resulting in the four flats becoming a duplex building with a house on either side of a central party wall. These works involved the removal of the rear verandah and the enclosure of the staircases to form an entrance lobby and internal stair. A single storey extension was added to the rear of both properties.

Pine Court, appears to be in a good condition. There are isolated signs of damp on the upper level ceilings and on the west walls at ground level.

13.3 COMPARATIVE INFORMATION

During the 1930s, blocks of middle-class flats were beginning to be constructed both in the city and the suburbs, following a wide-spread trend for such housing accommodation throughout Western countries during the inter-war period. Previously, flats had been either low-cost, low-quality boarding houses and tenements, or luxury serviced apartments. 1930s flats catered for a new generation of householders, usually single professionals and young married or working couples, or those newly single, such as widows or divorcees, as they allowed for a greater degree of independence than other accommodation, like the family home or boarding houses.⁶²

Small blocks of self contained flats were erected in the city and in various suburbs experiencing a period of growth during the 1930s, such as Cottesloe,

⁶² Taylor, R.D. (1993), 'An investigation into the nature of modernism and modernity during the 1930s in Perth, Western Australia, through the study of specific buildings and related art and design forms', unpublished thesis presented for the degree of Doctor of Philosophy of the University of Western Australia, Vol. 1, Chap. 6, 'The modern flat in Perth', pp 327-330 & 359-360.

Floreat, Inglewood, Mt Lawley, Nedlands, North Perth, Subiaco, West Perth, and Claremont.⁶³ Although the trend for apartment accommodation began during the 1930s, the numbers of flats built during this time was significantly fewer than the numbers to follow in the post war years, during the 1940s and 1950s.

In Cottesloe during the 1930s, several blocks of flats were constructed. *Pine Court* and St John's Court (c1934) at 51 John Street are of a similar design, and with The Mendips in Forrest Street, resemble substantial homes rather than apartment blocks, reflecting a popular American style of multifamily housing.⁶⁴ Other Cottesloe flats of the period include Bel-Air flats in Grant Street and Riviera on the corner of Hamersley and Eric Street, both of which reflect the art deco design influences of the 1930s. Momber Flats, containing 5 flats, and Mokulia Flats, containing 4, also existed at 108 and 124 Broome Street during the 1930s. The buildings on these lots in 2002 are of a more recent design, so it is not known what these flats looked like, nor when they were demolished.

In the mid to late 1930s, the architect Harold Krantz together with associate architects Margaret Pitt Morison and John Oldham, began to design small blocks of flats and flat conversions. Some of these early two storey flats such as Winthrop, Varsity and Melleray, Nedlands, resembled enlarged houses. Harold Krantz later founded the firm Krantz and Sheldon, the architectural practice responsible for much of the low cost or investment flats built in Perth in the 1940s-70s,

The Lawley Mansions at 76 Guildford Rd, Maylands, is a flat that also displays elements of the Inter-War California Bungalow style.

There are 26 apartment/flats listed on the HCWA database that were built in the Inter-war period. Of these 4 are on the State Register. *Pine Court* is rare as an extant example of a substantial block of flats built in the Inter-war period.

13. 4 REFERENCES

No key references.

13. 5 FURTHER RESEARCH

⁶³ Art Deco Society of WA, 'Significant Buildings of the 1930s', Vol .2, Chapter 16: Flats.

⁶⁴ Conversation with A. Fini 12/11/2002.