



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)

- 2.4.3 Migrating to escape oppression
- 3.17.4 Cooperating to raise capital
- 4.3 Developing urban institutions

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 111 Depression and boom
- 501 World wars and other wars
- 502 Refugees
- 604 Innovators

11.1 AESTHETIC VALUE*

Site of Buildings, Burt Way had aesthetic value as a group of economically planned buildings that could be characterised as being almost utilitarian in style. Typical domestic details of the period were employed and these were enriched by a concentration of Inter War Functionalist style detailing on the main façades. (Criterion 1.1)

Site of Buildings, Burt Way is significant as the site of a group of representative examples of the innovative work of the architect Harold Krantz in providing affordable housing through repetitive use of elements and highly functional building design. (Criterion 1.2)

Burt Way had strong landmark qualities for the vistas it provided of the Swan River when viewed from Adelaide Terrace and for its streetscape values which derived from not only the buildings but also the avenue of Cypress pines that gave the area an almost suburban scale. (Criterion 1.3)

Site of Buildings, Burt Way and the streetscape contributed to the aesthetic qualities of the precinct that faces Langley Park between Victoria Avenue and Plain Street. (Criterion 1.3)

Site of Buildings, Burt Way was a homogeneous group of medium sized blocks of flats constructed between the 1940s and 1950s which shared many stylistic

* 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.

characteristics that contributed to the strong precinctual quality of the site and the greater precinct that faces Langley Park between Victoria Avenue and Plain Street (Criterion 1.4)

11. 2. HISTORIC VALUE

Site of Buildings, Burt Way demonstrated the development of ideas in the state in regard to housing. The dominant ideology of the single residence for all families was challenged during the 1930s by a demand for a different type of housing from people with low incomes or those who did not seek traditional home ownership. *Site of Buildings, Burt Way* demonstrated a thought out response to this demand from the architect and firm that led the development of this type of housing in Western Australia. (Criterion 2.1)

Site of Buildings, Burt Way is associated with the World War Two period and the post war years when restrictions on building imposed particular problems. The flats represented the solution that one firm used during this period to overcome restrictions. The principles of functionalism and economy were crafted to produce designs to meet the requirements of good investment and affordable housing. (Criterion 2.2)

Site of Buildings, Burt Way is closely associated with prominent Perth architect Harold Krantz and the firm Krantz and Sheldon. This firm dominated the design and construction of flats in Perth between the late 1930s and 1960s. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Site of Buildings, Burt Way is of value to the community for its role in providing affordable accommodation in the city. Demonstrations of concern over the demolition of *Site of Buildings, Burt Way* indicate that the place is valued for its associations with less affluent sections of the community. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Site of Buildings, Burt Way was rare as an uncommon example of an intact group of low cost flats designed in the 1940s and 1950s close to the centre of Perth (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Each of the buildings in the southern half of Burt Way was a representative example of a block of low cost flats built in Perth in the period between the 1940s and the 1950s. Apart from 5 Burt Way, each building was a representative example of the work of the architect Harold Krantz and the firm Krantz and Sheldon, the architectural practice responsible for much of the low cost/ investment flats built in Perth in this period. (Criterion 6.1)

12. 3 CONDITION

Prior to their demolition, the buildings were generally in a fair to poor condition with some elements in a very poor condition.

It was evident that the external concrete elements were built in the early period in the development of the techniques of concrete construction. All the external concrete seemed to be suffering from inadequate concrete cover to the reinforcing. There were many instances where severe exfoliation of the concrete had caused exposure of the rusted reinforcing bars.

There were also a number of cases where the steel lintels supporting the brickwork across large openings has been inadequately designed and this has cause noticeable sagging at the heads of these openings. Also, where these lintels were in exposed locations, they were showing signs of rust and in some cases this had caused cracking in the nearby brickwork.

It was apparent that there had not been a regular programme of maintenance work in place for many years. As a result the defects discussed in the previous two paragraphs had become progressively worse with time so that the buildings were in need of considerable conservation works if they were to be retained.

In 2003 the site is vacant except for the avenue of Cypress Pines lining Burt Way, as the buildings and landscaping have been demolished.

12.4 INTEGRITY

Until the evictions prior to demolition in 2002, *Site of Buildings, Burt Way* was of high integrity as the flats continued to fulfil their original intended purpose as rented accommodation.

As the buildings have been demolished, and the land earmarked for an up-market development, the place is now of low integrity.

12.5 AUTHENTICITY

Prior to demolition in 2002, *Site of Buildings, Burt Way* was of moderate authenticity with all buildings having undergone a degree of change. The most significant alteration to the buildings was the frequent enclosure of their balconies.

As the buildings have been demolished, the place is now of low authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Prue Griffin, Historian. The physical evidence has been compiled by Kelsall Binet Architects.

13.1 DOCUMENTARY EVIDENCE

Site of Buildings, Burt Way formerly comprised ten blocks of flats and minor outbuildings built during the period 1940 to 1954. Nine of the ten blocks were designed under the direction of prolific and prominent Perth architect Harold Krantz. The remaining building was designed by architectural firm Oldham Boas Ednie-Brown. The flats were built to provide affordable rental accommodation close to the city.

The land upon which the buildings stood was formerly owned by Septimus Burt the Attorney General in the Western Australian government of John Forrest. This land was subsequently transferred to his son Archibald Francis

Gustavus Burt.¹ Before his death in August 1941, Archibald Burt had overseen the division of this larger portion of land into fifteen lots. A plan for this subdivision of land was approved by the Department of Lands and Surveys in 1940.² The name chosen for the road down the centre of this subdivision, Burt Way, reflects the family association with the land.

The subdivision took place during World War Two when demand for housing was acute. This real estate, comprising over three acres of land, was a logical site for the growing population of Perth who wanted to live close to the city for work and recreation. The decision to build flats was symptomatic of the time, as flats were increasingly popular with investors and occupants.

Flats had existed in Perth prior to the 1930s but it was this decade that saw a rapid expansion of flats. Serviced flats for wealthy people had existed on a modest scale in Perth mainly in the inner city.³ A growing demand for flats from the middle classes was a response to a variety of factors. Economic demands during the Depression refocussed the need for a single residence while lifestyle changes and social trends among the middle classes affected the choice of accommodation.⁴ Entertaining friends at clubs on the weekends became more common as did the wider range of employment opportunities for women. Many young couples who could not afford to buy or rent a house found flats a logical alternative. Such was the extent of flat occupancy by young couples in the 1930s that complaints were made about the declining birth rate and the negative impact on the building industry.⁵ Allegations of slum conditions in specific flats in Perth culminated in a Royal Commission into the administration of the City of Perth in 1938.⁶ The particular examples investigated related to breaches of by-laws regarding fire escapes, provision of water closets and kitchens and adequate ventilation.⁷ Most problems related to buildings converted to flats not the new, purpose built flats from the mid 1930s onwards.⁸

Flat construction was a significant feature of the building industry during the 1930s featuring designs from most of the major architectural firms in Perth.⁹ The architect who designed and built the greatest number of these was Harold Krantz.

Harold Krantz was born in Adelaide in 1906 and moved to Perth in 1927 to work with his uncle Harold Boas with the firm Oldham Boas Ednie-Brown. Although registering as an architect in 1929, Krantz operated a commercial

1 Certificates of Title, 1072/418, 1009/909 and 365/132, Department of Land Administration.

2 Plan 5934, Department of Land Administration.

3 Jenny Gregory and Robyn Taylor "'The Slums of Tomorrow"? Architects, Builders and the Construction of Flats in interwar Perth' in *Private Enterprise, Government and Society: Studies in Western Australian History* ed. Frank Broeze, UWA Press, 1992, p. 82.

4 Robin Taylor, PhD thesis, 'An Investigation into the nature of Modernism and modernity during the 1930's in Perth, Western Australia through the study of specific buildings and related art and design forms.' School of Fine Arts, UWA, 1994, Volume 1, p. 354

5 Jenny Gregory and Robyn Taylor "'The Slums of Tomorrow"?", p. 84.

6 Report of the Royal Commission appointed to inquire in to the administration of the Municipal council of the City of Perth, *Western Australian Legislative Assembly Votes and Proceedings*, Perth 1938.

7 *ibid.*, p. 15.

8 Gregory and Taylor, *op cit*, p. 90.

9 *ibid.*, p. 84.

art business from 1929 to 1931.¹⁰ While operating this business Krantz honed the principles of economy through mass production. As he stated in a 1981 interview, '... I realised that you just had to find ways of getting cost down without spoiling the quality, and that was really how I was able to start in the architectural field.'¹¹

Krantz returned to architecture in 1931 with simple designs that strove for cost efficiency. He described his philosophy in relation to architecture as follows:

And so when I got back into architecture I started off with the design. It had to be as functional as possible with no frills, no decoration, the use of colour and materials, good planning, no waste of space, no passages and no breaks and funny shapes. The objective was to study every element in the building from the skirting, from the foundations, up to the top of the roof. Is there a better way of doing it for the same money, or a better job for less, or just as good a job for less money.¹²

In the mid to late 1930s, after a number of small projects for friends and business associates, 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 while in the city some of the first multi storey blocks such as Oddfellows, Arbordale and Riviera represented a new type of flat construction.¹³

In 1939 Viennese born and educated Jew, Robert Schlafrig started working with Krantz. Schlafrig had left Europe to escape the worsening political situation and persecution under Hitler. On arrival in Fremantle, Schlafrig approached Krantz for some casual work as he was planning to travel on to the eastern states.¹⁴ However Schlafrig stayed on, and in 1946, Schlafrig sat and passed a special examination of the Architects Board of Western Australia and shortly after changed his name to Sheldon. The firm of Krantz and Sheldon was formed later that same year.¹⁵

His story was one often repeated as many migrants from Europe came to work with Krantz and Sheldon. The difference was that in most cases Krantz approached potential employees having been notified by the migration authorities that an architect or draftsman had arrived in Perth from Europe.¹⁶ The office was subsequently quite a cosmopolitan environment, familiar with contemporary ideas from Europe.¹⁷

As the firm grew Krantz took on a more managerial and entrepreneurial role. He organised friends, family and business colleagues into syndicates

¹⁰ Simon Anderson and Meghan Nordek (eds), *Krantz and Sheldon Architectural Projects* Catalogue from exhibition 4-22 March 1996 Cullity Gallery, School of Architecture and Fine Arts, UWA, 1996, p. 8.

¹¹ OH1799, Interview between Jane Fleming and Harold Krantz, 3 November 1981, Battye Library, transcript p. 3.

¹² Harold and David Krantz interview with Simon Anderson 13 February 1996 'A Better Job for Less', in *Krantz and Sheldon Architectural Projects* Simon Anderson and Meghan Nordek (eds.), Catalogue from exhibition 4-22 March 1996 Cullity Gallery, School of Architecture and Fine Arts, UWA, 1996 p. 2.

¹³ Simon Anderson and Meghan Nordek (eds.), *Krantz and Sheldon Architectural Projects*, p. 8-9.

¹⁴ Conversation between George Sheldon and Prue Griffin, 3 October 2001.

¹⁵ Simon Anderson, Obituary for Harold Abraham Krantz, *The Architect*, Winter 1999, p. 10.

¹⁶ Harold and David Krantz, 'A Better job for Less', p. 2.

¹⁷ Conversation between George Sheldon and Prue Griffin, 3 October 2001.

who would pool their resources to finance new building projects, particularly flats. These syndicates allowed small investors direct access to property investment. Significantly as the syndicates were primarily for investment Krantz and Sheldon was able to pursue design ideas without the restrictions of individual preferences.¹⁸ The philosophy of functionalism was still paramount in the firm with minimum of wastage and mass production being key concepts.¹⁹ The firm began to dominate the design and building of flats in Perth from the late 1930s until the 1960s. Flats were still subject to criticism in the popular press and in 1941 Harold Krantz wrote a brief article defending the sociological and economic aspects of flats.²⁰

Krantz argued that there were three types of flats, the first being a luxury flat which was a desirable alternative to the single residence. The second and third types were those that addressed the need for cheaper accommodation which were often accused of being the 'slums of tomorrow'. Those who made the criticisms were of the belief that home ownership was the ideal to strive for. Krantz believed that the economic circumstances did not allow for everyone to own their own home and it was reasonable to supply the demand that existed for flats. He countered the slums catchcry by pointing to the European models, such as Stockholm which was predominantly flat accommodation but nevertheless a beautiful city. He also argued that economically slums would be a 'low-return proposition'.²¹

The buildings at Burt Way were one of the projects that fulfilled the criteria for good investment. The land was close to the city and grouped together to enable economies of scale. The formation of the syndicate would follow a similar pattern.

Whenever we formed a syndicate I would have in my office a book with a list of people who had been to see me. When I had a project that was good, I would ring up these people and they would come into my office. I would show them the scheme and the estimates of it, feasibility and they would sign up and it was a job.²²

Krantz began to assemble syndicates to develop the lots. It was, however, the firm of Oldham Boas Ednie-Brown that designed the first block on the site. The details of all the blocks dates of construction and owners are listed below.

102 (Lot 9) Terrace Road

The first building on the site, this two storey block of four flats was designed by architects Oldham Boas Ednie-Brown in 1940 for the owner Mrs Clara May Kirwan.²³ The builder was A.C. Horswell.

4 (Lot 6) Burt Way

In 1941, this two storey block of six flats was built by builder R. J. Davies for £2849 to a design from the offices of Harold Krantz.²⁴ The owners were Jean Kamien, Mary Mackay and Phyllis Krantz.²⁵

18 Harold and David Krantz, 'A Better job for Less', p. 3.

19 Simon Anderson, Obituary for Harold Abraham Krantz, p. 11.

20 Harold Krantz 'Flats Sociological and Economic Aspect' *The Architect*, Vol 1 Number 11, December 1941.

21 Harold Krantz 'Flats Sociological and Economic Aspect', p. 19.

22 Harold and David Krantz, 'A Better job for Less', p. 3.

23 Building application file 0026/41, City of Perth.

24 Building application file 753/41, City of Perth.

25 CT 1072/418, DOLA

6 (Lot 5) Burt Way

Harold Krantz's office designed this two storey block of four flats in 1941 for the owners Phyllis Eve Krantz and Ronald John Davies.²⁶

8 (Lot 4) Burt Way

This block of 8 flats was originally built in 1941 but later additions may have added to the original building.²⁷

96 (Lot 7) Terrace Road

This block of flats, Manly, was designed by Harold Krantz's office in 1941 for a group called the 'Syndicate'. Later drawings refer to Messer's Sainken and Pick. A further six flats were added in 1949 which created an internal courtyard for the building.²⁸

3 (Lot 11) Burt Way

This block of twelve flats was built in 1942 to a design by Harold Krantz. Originally the block was nine flats but in 1952 a further 3 flats were added to the block.²⁹ Dorothy Krantz and Roy Bingeman were the owners of this block. As described earlier Krantz was often involved as investor, developer and architect of projects.

5 (Lot 12) Burt Way

This block of flats, designed in Harold Krantz's office, was built in 1942 to accommodate two flats. In 1944, two more flats were added and a further four flats were added in 1954. The additions were designed in the offices of Krantz and Sheldon.³⁰ The owners referred to as 'The Syndicate', consisted of Alex Rosenwax, Rose Winstanley Levy and Dorothy Hope Krantz.³¹

7 (Lot 13) Burt Way

This block of 15 flats designed in the Krantz and Sheldon office was built in 1952. The owners were yet another Syndicate organised by Harold Krantz.³²

98 (Lot 8) Terrace Road

This property was transferred to Mary Groom in 1941 but it was not until 1950 that a block of flats was built there to a design by Krantz and Sheldon.³³

104 (Lot 10) Terrace Road

This block of nine flats was designed by Krantz and Sheldon in 1950. On the plans it is stated that they were drawn for Mrs Holmes however title information shows that the owners were Hannah Breckler, Pearl Breckler and Abraham Harold Krantz.³⁴

²⁶ Building application file 0451/41, City of Perth.

²⁷ A search of the City of Perth archives and the offices of Team Architects was unable to uncover any plans for this building. A reference in the Building applications index at the City of Perth indicates that the building was approved for construction in 1941.

²⁸ Building application file 0057/50, City of Perth. In the file for the adjacent Lot 8, a plan was found, dated 1947, that involved two similar blocks of flats on lots 7 and 8 that created an internal garden space between them. Each block was to have 33 units.

²⁹ Building application file 0065/42, City of Perth.

³⁰ Building application file 0066/42, City of Perth.

³¹ CT 1072/418, DOLA.

³² Plans of 7 Burtway, Team Architects Perth.

³³ Building application file 0057/50, City of Perth and CT 1072/418.

³⁴ CT 1078/418, DOLA and Building Application file 1400/50, City of Perth.

The piecemeal nature of the development of *Site of Buildings, Burt Way* was in part related to the composition of the syndicates and the circumstances of building during the war. The syndicates were often small investors and the size of the syndicates was limited to twenty people therefore limiting the size of projects.³⁵ A greater restriction on the scale of development was the wartime restrictions on non-essential building. In 1942, regulations were issued by the Commonwealth Department of War Organisation that no new building could be undertaken without a permit.³⁶ In conjunction with this permit the purchase of materials could not be made without referral to the official representative of the Department of Supply and Development.³⁷ These regulations continued into the post war years and affected the scale of civil projects. Scarcity of materials placed a limit on the materials available. These restrictions could be seen as a further incentive for Krantz and Sheldon to pursue the concept of functionalism in design and minimal decoration except through the use of differing materials.

A further key concept in Krantz and Sheldon's design of flats was the desire to reduce maintenance. Unpainted timbers and face brickwork were common finishes in Krantz and Sheldon flats as they reduced maintenance. Painted finishes were commonly cream as it did not show deterioration as much as other colours. This practice led to the adoption of the name 'Krantz cream' for this colour.³⁸

Often the flats were furnished to designs from Krantz and Sheldon. The materials chosen were natural fibres such as cotton for the curtains and rugs, and cane furniture to reduce maintenance as it needed less painting than other furniture.³⁹

From the time of their construction until their demolition in 2002, the flats were used as rental accommodation.⁴⁰ Some of the blocks were strata titled so there is the possibility that there was some degree of owner occupancy. In the mid 1980s the properties began to be acquired by Peakhurst Properties.⁴¹ In 1991, this group's name changed to the Roche Group and they remain the current owners of the site.

A proposal for a multi purpose, multi level development on the site of *Site of Buildings, Burt Way* was put before the City of Perth in 1996. Tenants had protested that they were being 'thrown out' and the project received some unfavourable publicity. The plan was withdrawn in 1997.⁴²

35 Harold and David Krantz, 'A Better job for Less', p. 3.

36 *Building and Construction*, 15 May 1942, p. 5.

37 *Building and Construction*. 8 May 1942, p. 3.

38 Conversation between David Krantz and Prue Griffin, 20/9/2001. and Chris Hair, 'The Development of Flats in Perth, UWA Faculty of Architecture, Elective Study, 1982, p. 32.

39 Conversation between George Sheldon and Prue Griffin, 3/10/2001.

40 The Rates Books from the City of Perth do not record individual occupancy of the flats therefore it is difficult to determine the rate of occupancy. Anecdotal evidence suggests that the flats have been consistently occupied since their construction but the demographics of the occupants over time has not been determined. Because the flats are low cost the occupants included groups such as students, unemployed, disabled, and single women. Professional people also occupied the flats, for instance David Krantz and his wife lived in one of the flats in their early married life.

41 Certificates of Title, 1072/418,1434/749, 1687/288, 1300/822, 1275/225, 1750/360, 1486/986, 1749/259, 1290/382, SSP 5588, 1281/104, 1333/860, SP 6482, SP 6971, DOLA.

42 *The West Australian*, 11 September 1997.

Following this period, *Site of Buildings, Burt Way* was referred to the Heritage Council of WA and put before the City of Perth for possible inclusion on the City of Perth's Municipal Inventory. A modified development proposal was put before the City of Perth in 2001 and subsequently a development approval was granted. A demolition licence was also listed. The remaining tenants were evicted, with a degree of public protest.⁴³

The proposed development included the demolition of all buildings on site, which took place over a period of weeks towards the end of 2002.

In October 2002, The Heritage Council entered into a Heritage Agreement with the owners, Peakhurst Properties Pty Ltd. Under the terms of this agreement, the owners agreed to provide comprehensive interpretation of the place, including:

- Retention and storage of the material for interpretation use;
- Preparation of 3-D model of the Burt Way Buildings;
- Formulation and implementation of a Landscape Strategy which incorporates elements and actions to interpret the Place;
- Formulation and implementation of an Arts Strategy which incorporates elements and actions to interpret the Place;
- Assistance in the production of a quality substantive interpretative book relating to the Place, with particular reference to the work of architect Harold Krantz and Perth architectural firm, Krantz & Sheldon;
- Assistance to the State Library of Western Australia in its collation and enhancement of archival drawings and documents relating to the work of architect Harold Krantz and Perth architectural firm Krantz & Sheldon;
- Establishment of an interpretative centre, appropriately located to be accessible to the general public in perpetuity, which contains the above 3-D model;
- Provision of a series of interpretative statements, either in public or commercial areas of the Place, relating to the background and history of the Place in terms of the architects from time to time associated with it (Perth architectural firm Krantz & Sheldon and others) and their importance in the development of affordable housing in Perth; and,
- Maintenance of the interpretative works once implemented.

As of February 2003, interpretation of the place was yet to be completed to the Heritage Council's satisfaction.

In 2003, the site is vacant, awaiting construction of the new development.

13.2 PHYSICAL EVIDENCE

The Burt Way/Terrace Road site contained ten buildings which ranged from two to five storeys in height. All the buildings were built as blocks of flats and accommodate a total of eighty six flats, a small number of which are now unoccupied. The buildings were located addressing Burt Way and Terrace Road.

Burt Way is a narrow street that runs in a north south direction between Terrace Road and Adelaide Terrace. A steep bank with a drop of about 10 metres divided the upper (Adelaide Terrace) end from the lower end. Burt Way was, in effect, two cul-de-sacs. A steel and concrete staircase climbs the embankment to provide a pedestrian link between the two parts of the street. The buildings that are the subject of this assessment were located in the lower half of Burt Way.

⁴³ HCWA file 6102, letters from City of Perth 2001.

Terrace Road runs in an almost east/west direction along the inner edge of Langley Park which is itself separated from the Swan river by Riverside Drive. Consequently the flats in the building that face southwards were afforded uninterrupted views across the playing fields to the river.

The street had a footpath on both sides. The street is lined by an avenue of mature Cypress pines that appear to date from the period when the site was initially developed.

96 Terrace Road

96 Terrace Road was a three-storey block containing twelve flats and was roughly 'U' shaped in plan. The building had face, red coloured brickwork walls and a tiled, hipped roof.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 7) ran north south with the south boundary adjoining Terrace Road. The front edge of the building was set back about five metres from the inner edge of the footpath that, together with an area of grass, formed the verge of the street. There was a mature tree within the verge. The front garden had been brick paved and was used for car parking. There were no fences along the boundaries of the site apart from the chain link fence on the east side.

The 'U' shaped plan formed a semi-enclosed courtyard on the west side of the building. Two staircases occupied most of the courtyard and the remainder was brick paved. The narrow setback on the west side of the site was also brick paved. The north side of the site was a grassed drying area. A small laundry block with face brick walls and a lean-to corrugated iron roof stood against the east boundary.

The semi-enclosed courtyard was edged by walkways that provided access to all the flats. There was an open brick and concrete staircase at the south west corner of the courtyard and a steel escape stair in the north west corner. All the flats backed onto the rear walkway and all but three had balconies on the outer faces of the block.

The building had a Marseilles profile terracotta tiled hipped roof with boxed eaves to all faces. The walls were of red coloured face brickwork.

The front façade of the building was composed with balconies at the outer edges. The balconies at the south east corner were contained within the body of the building, whereas those at the south west corner were semi-recessed with the outside edge extending slightly beyond the face of the building. Both balconies had brick balustrading supported by concrete beams and topped by a wrought iron railing that was characteristic of the style. The brick part of the balustrading was slightly lower at the south west corner. The façade was further articulated by a slightly projecting panel of brickwork in the south west corner. The building name, 'MANLY', was formed with steel letters that were fixed slightly off centre on this façade. The balconies were not cantilevered, but were instead supported on the outer faces by steel poles. The balconies at the south west corner of the building had recently been reconstructed.

The semi-enclosed courtyard was edged by walkways that provided access to all the flats. All flats backed onto the rear walkway and had balconies on the outer faces of the block. The balconies at the north west were contained within the body of the building and had brick balustrading. The open brick

and concrete staircase at the south west corner of the courtyard had a panel of brick supporting the first floor landing and steel posts supporting the half landing. The brickwork contained a circular, arched opening. The other staircase was of steel construction.

The concrete walkways of the rear façade were edged with brick upstands giving the façade a strong horizontal emphasis that was characteristic of the style. These projecting elements were not cantilevered but were instead supported on tubular steel posts.

Windows were timber framed casements with horizontal glazing bars. The front entrance doors were half-glazed timber panelled type with horizontal glazing bars. Corner windows were located in the outer corners of the balconies at the north west corner of the building. The small windows opening onto the walkway were timber framed double hung sashes.

98 Terrace Road

98 Terrace Road was a roughly rectangular shaped three-storey block containing nine flats. The building had painted face, brickwork walls and a tiled, hipped roof. The block had wings projecting from the west and south facades.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 8) ran north south with the south boundary adjoining Terrace Road and the west side facing Burt Way. The front edge of the building was set back about five metres from the inner edges of the footpath. The verge in Burt Way was the width of the public footpath while the verge to Terrace Road had an area of grass with a mature tree (Lillypilly) within it. In Burt Way, apart from the concrete driveway leading to the carport in the north west corner of the site, the area between footpath and building was grassed with some planting against the building. Five mature Cypress pines remain, which were formerly surrounded by this grassed area. There was a garden bed located in the space between the inner face of the building and the east boundary. At the north end of the building there was a small area of bitumen paving for a drying area. There were no fences along the boundaries.

There was a narrow passageway separating the north end of the building from the carport. The carport was a rectangular brick building with a flat concrete roof. The walls had been painted white. Against the east side of the carport stood a laundry that had a lean-to corrugated asbestos roof, ledge and braced doors and three paned timber framed casement windows.

In plan the building could be considered as two connected blocks with the south block containing three flats facing Terrace Road. The north block, which faced Burt Way, contained six flats that were reached by the walkways that ran along the east side of the building. An internal staircase was located at the point of connection of the two blocks. The flats of the south block opened directly onto this internal staircase, which also served the south end of the walkways. There was an open concrete staircase at the north end of the walkways.

The west façade of the building was composed with a slightly projecting wing towards the south corner of the block. The entrance to the flats led to the base of the internal staircase and was located within this wing. It was an opening with a simple concrete canopy with a vertical strip window above

that had been subdivided in its height by five concrete hoods. The enclosed balconies in this wing were contained in its north corner.

The balconies at the north end of the west façade were partly contained by the building. Two of the three balconies had been enclosed.

The south façade of the building was composed with a slightly projecting wing occupying slightly more than half of the façade. There were corner windows at the west edge of this wing. The balconies at the south west corner were partly contained within the envelope of the building. The projecting part of the balconies included a small semi-circular projection at the west end. These balconies had been enclosed.

The building had a Marseilles profile terra cotta tiled hipped roof with boxed eaves to all faces.

The walls were of red coloured face brickwork that had been painted white. On the main facades the brickwork over some of the large openings was supported on rendered concrete lintels.

The cantilevered concrete walkways on the east facade were edged with brick upstands giving the building a strong horizontal emphasis that was characteristic of the style. The north east staircase was of concrete that appeared to very thin in sections. The simple wrought iron balustrading was of rod horizontals and flat verticals. The balustrading to the internal stair was more complex with an inter-linking semicircle motif.

Windows were timber framed casements with horizontal glazing bars. The front entrance doors were generally a half-glazed timber panelled type with horizontal glazing bars. The corner windows on the south facade were replacements. The small windows opening onto the walkway were timber framed double hung sashes.

102 Terrace Road

102 Terrace Road was a two storey block containing four flats and was roughly 'L' shaped in plan. The building had face, red coloured brickwork walls and a tiled, hipped roof. The block had an enclosed balcony projecting from the south east corner.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period, enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 9) ran north south with the south boundary adjoining Terrace Road and the east side facing Burt Way. The front edge of the building was set back about five metres from the inner edges of the footpath. The verge in Burt Way was the width of the public footpath while the verge to Terrace Road had an area of grass within it. In Burt Way, apart from the concrete driveway that lead to the carport in the north east corner of the site, the area between footpath and building was grassed with some planting against the building. Three mature Cypress pines remain along the street front, and an immature Norfolk Island was also formerly within this grassed area. The space between the inner face of the building and the west boundary consisted of garden beds and paving. There was a small grassed drying area at the north end of the building. A corrugated asbestos fence ran along the west boundary line.

A single storey, two car garage with an attached laundry at its rear abutted the north end of the building. The garage had a tiled gable roof. The double doors were of weatherboarding.

In plan the building could be considered as two connected blocks with the south block containing two flats facing Terrace Road. The north block, which faced Burt Way, contained the other two. The main staircase was partly enclosed within a recess beside the east side of the south wing at the point of connection of the two blocks. All flats lead off the staircase porch. There was an open timber staircase at the west side of the building that provided alternative exits for both upper floor flats.

The south façade of the building was composed with a slightly projecting wing at the east corner of the block. Within the off set formed by this wing were two enclosed balconies that slightly extended beyond the face of the wing.

The east façade was composed in a manner similar to the south. It had a slightly projecting wing one bay in from the south east corner of the block. At the south east corner, within the off set formed by this wing, were two balconies (one enclosed at ground floor) that slightly extended beyond the face of the wing. The internal staircase was located to the south of the projecting wing and rose against the outer edge of its porch. The location of the staircase was identified by a brick balustrading that rose in a series of steps.

The building had a Marseilles profile terracotta tiled hipped roof with boxed eaves to all faces. The walls were of red coloured face brickwork.

Windows were timber framed casements. The front entrance doors were timber framed that was fully glazed. Corner windows were located at the south east corners of the building and at the south east corner of the projecting wing on the east façade. Although some glazing had been replaced, most of the original glazing was evident on the east façade where the window sashes and glazed doors contain leadlighting designed in a manner that was characteristic of the style. The windows opening on to the walkway were timber framed double hung sashes.

The detailing of the wrought iron balustrading to the balcony and stair porch were characteristic of the style as were the panels of wrought ironwork that were contained in the small openings in the brick balustrading of the staircase.

The name of the building, FRANCLAIR, was formed with steel lettering and was fixed to the east façade.

104 Terrace Road

104 Terrace Road was a roughly rectangular shaped three-storey block containing nine flats. The building had face, brickwork walls and a tiled, hipped roof. A series of projecting wings on the west façade gave the building a stepped configuration.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period, enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 10) ran north south with the south boundary adjoining Terrace Road. The front edge of the building was set back about five metres from the inner edge of the footpath that, together with an area of grass, formed the verge of the street. The area between the footpath and the building was partly grassed and had an area of paving that was used for car parking. The space between the west face of the building and the boundary was grassed. There was a path leading to the entrance that was part way down that side of the building. There was a small area of

paving for a drying area at the north end of the building. A small laundry block with face brick walls and a lean-to corrugated iron roof stood against the north wall of the building. A timber fence ran along the west boundary and a corrugated asbestos fence ran along the east boundary line.

In plan the building could be considered as two connected blocks with the south block containing three flats facing Terrace Road. The north block, which faced Burt Way, contained six flats reached by the walkways that ran along the east side of the building. An internal staircase was located at the point of connection of the two blocks. The flats of the south block opened directly onto this internal staircase which also served the south end of the walkways. There was an open concrete staircase at the north end of the walkways.

The composition of the south and west façades reflected the stepped configuration of the plan. With each step in the plan forming a projecting wing that extended beyond the previous one, views towards the river were provided for each successive group of flats. The south west corner of each wing contained a recessed balcony. All balconies had been enclosed with either timber or aluminium framed glazing. The entrance to the flats lead to the base of the internal staircase and was located within this wing. Brick piers supporting a brick lintel edged the opening. Five horizontal format windows were set in line above the opening light the staircase.

The building had a Marseilles profile terracotta tiled hipped roof with boxed eaves to all faces. The walls were of red coloured face brickwork.

The cantilevered concrete walkways on the east facade were edged with brick upstands giving it the strong horizontal emphasis that was characteristic of the style. The north east staircase was of concrete that appeared to be very thin in sections. The simple wrought iron balustrading was of rod horizontals and flat verticals.

Windows were timber framed casements with horizontal glazing bars. The front entrance doors were generally a half-glazed timber panelled type with horizontal glazing bars. The balconies had corner windows that returned from the outer face of the building to run across the inner edges of the balconies. These inner bands of windows included the balcony doors. Panels of glazing fixed to the brick balustrade enclosed the balconies. It appeared that in some cases the inner line of glazing had been removed. This form of continuous glazing was a characteristic of the style. The small windows opening onto the walkway were timber framed double hung sashes.

3 Burt Way

3 Burt Way was a three storey block containing twelve flats and was roughly 'U' shaped in plan. The building had face, red coloured brickwork walls and a tiled, hipped roof. The block had a balcony projecting from the south east corner.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period and enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 11) ran east west with the east boundary adjoining Burt Way. The front edge of the building was set back about five metres from the inner edge of the footpath that formed the verge of the street. The front garden had been brick paved and was used for car parking. Two mature Cypress pines remain in what was formerly this paved area. Apart from a timber fence on the west side, there were no fences on the site boundaries.

The 'U' shaped plan formed a semi-enclosed courtyard on the north side of the building. The courtyard was completely paved with bitumen except for a small garden bed containing a mature cotton palm. The narrow setback on the north side of the site was also paved with bitumen whereas both the south set back and the rear of the site had been brick paved. A small laundry block with face brick walls and a lean-to corrugated iron roof stood against the west boundary.

The semi-enclosed courtyard was edged by walkways that provided access to all the flats. There was an open brick and concrete staircase at the north east corner of the building and a steel escape stair in the south west corner of the courtyard. All flats backed on to the rear walkway and had balconies on the outer faces of the block. The balconies at the south east corner projected beyond the face of the building while those at the south west corner were contained within the body of the building and have brick balustrading.

The building had a Marseilles profile terracotta tiled hipped roof with boxed eaves to all faces.

The walls were of red coloured face brickwork. On the main facades the brickwork over some large openings was supported on rendered concrete lintels.

The front façade of the building was composed with a slightly projecting wing, which formed a set back in the south east corner. A projecting balcony at two levels occupied this set back. The spandrel of the lower balcony was of cream coloured brickwork that had been painted white. The upper balcony was edged by a concrete upstand about 600mm high with a concrete slab roof. The solid upstands to both balconies were topped with wrought iron balustrading characteristic of the style. The upstands of both balconies ran as bands beyond the area of the balconies to extend in front of the window in the adjoining wall, giving to the facade a horizontal emphasis which was one of the characteristic of the style. The balconies were not cantilevered but were instead supported on their outer faces by small diameter steel poles.

The rear façade was more simply treated. The heads of window and door openings had brick soldier courses supported on steel lintels. The concrete walkways were edged with brick upstands giving the façade the strong horizontal emphasis that was characteristic of the style. Again, these projecting elements were not cantilevered but were supported on tubular steel posts.

Windows were timber framed casements with horizontal glazing bars. The front entrance doors were a half-glazed timber panelled type with horizontal glazing bars. Corner windows were located in the outer corners of the balconies and returned to run across the inner edges forming a glazed screen, which included the balcony doors. This form of continuous banding of glazing was a characteristic of the style. The small windows opening onto the walkway were timber framed double hung sashes.

The stair on the north face consisted of a single flight to half landing level; the upper flight lead from the landing to run in the same direction as the walkway. A brick wall enclosed the area under the lowest flight of the brick and concrete staircase. This flight had open treads edged by a simple wrought iron balustrading. The half landing had a brick upstand balustrade. A further flight lead off the landing to run in the same direction as the walkway. Tubular steel poles supported the half landing.

5 Burt Way

5 Burt Way was a two storey block containing eight flats and was roughly 'U' shaped in plan. The building had face, red coloured brickwork walls and a tiled, hipped roof. The block had a balcony projecting from the south east corner.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period and enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 12) ran east west with the east boundary adjoining Burt Way. The front edge of the building was set back about five metres from the inner edge of the footpath at the verge of the street. The front garden had been completely paved with brick and bitumen and was used for car parking. A mature Cypress pine remains within what was formerly this paved area. There were no fences along the boundaries of the site apart from the timber fence on the west side and a low retaining wall to the north boundary.

The 'U' shaped plan formed a semi-enclosed courtyard on the north side of the building. Apart from a small garden bed containing three mature trees this courtyard was completely paved with concrete. The setback on the north side of the site was brick paved whereas the south set back was bitumen paved. The rear of the site was a grassed drying area. A small laundry block with face brick walls and a lean-to corrugated asbestos roof stood against the west boundary.

The semi-enclosed courtyard was edged by walkways that provided access to all the flats. There was an open brick and concrete staircase at the north east corner of the building and a steel escape stair in the south west corner of the courtyard. All flats backed on to the rear walkway and had balconies on the outer faces of the block.

The balconies at the south east corner projected beyond the face of the building while those at the south west corner were contained within the body of the building and had brick balustrading.

It appeared that the building was completed in at least two stages (possibly three). The west part of the building was noticeably lower in height, with the need for steps in the walkway to accommodate the change in level between the two parts. The ridge of the roof of the west part abutted the end wall of the east section.

The building had a Marseilles profile terracotta tiled hipped roof with boxed eaves to all faces.

The walls were of red coloured face brickwork. On the main facades the brickwork over some large openings was supported on rendered concrete lintels.

The front façade of the building was composed with a slightly projecting wing, which formed a set back in the south east corner. A projecting balcony occupied this set back. The spandrel of the balcony was of cream coloured brickwork that had been painted white. The balcony had a concrete slab roof. The solid upstand to the balcony was topped with wrought iron balustrading that was characteristic of the style. The upstand of the balcony ran as a band beyond the area of the balcony to extend in front of the window in the adjoining wall, giving to the facade a horizontal emphasis that was one of the characteristic of the style. The balcony was not cantilevered but was instead supported on its outer edge by a small diameter steel pole.

The rear façade was more simply treated. The heads of window and door openings had brick soldier courses supported on steel lintels. The concrete walkways were edged with brick upstands giving the façade the strong horizontal emphasis that was characteristic of the style. Again, these projecting elements were not cantilevered but were supported on tubular steel posts.

Windows were timber framed casements with horizontal glazing bars. The front entrance doors were a half-glazed timber panelled type with horizontal glazing bars. Corner windows were located in the south east corner of the building and were characteristic of the style. The small windows opening onto the walkway were timber framed double hung sashes.

The stair on the north face consisted of a single flight to half landing level; the upper flight lead from the landing to run in the same direction as the walkway. A brick wall enclosed the area under the lowest flight of the brick and concrete staircase. This flight had open treads edged by a simple wrought iron balustrading. The half landing had a brick upstand balustrade. A further flight lead off the landing to run in the same direction as the walkway. Tubular steel poles supported the half landing.

7 Burt Way

7 Burt Way was a roughly rectangular shaped five-storey block containing fifteen flats. The building had brickwork walls and a corrugated asbestos cement sheeting gabled roof. The building had a stair tower at the east end of the north face leading to the walkways that ran for the length of the north face. The south face was characterised by a series of projecting bays, each of which contained five enclosed balconies.

The building could be characterised as almost utilitarian in style while displaying some of the characteristics of the Post-War International style particularly in its use of simple cubiform shapes.

The long side of the rectangular site (Lot 13) ran east west with the east boundary adjoining Burt Way. The front edge of the building was set back about five metres from the inner edge of the footpath at the verge of the street. The north side of the block abutted the embankment that causes the change of level between the two parts of Burt Way. The change in level is substantial, and the fourth level of the building approximately coincided with the top of the bank. A raised walk way ran from about the mid point of the public stair that links the two levels of Burt Way through to level three of the stair tower. The south east corner of the site was paved with bitumen to provide two car bays. There was a garden in the north east corner of the site and a concrete slab path lead from the garden to the stair tower. An 1800 mm high brick retaining wall formed a terrace in the area of the Stair tower. The bank rose steeply above this to the upper level of Burt Way. There was a brick paved drying area on the west side of the building. A brick path ran along the south side of the building and a bank slopes away from it to Lot 9.

There were no fences along the east, south and north boundaries of the site. A 900 mm high chain link fence ran along the west boundary and there was a low retaining wall to the north boundary.

A small laundry block with face brick walls and a lean-to corrugated asbestos roof stood against the west boundary.

The north face of the building was edged by walkways that provided access to all flats. There was an open brick and concrete staircase tower at the north east corner of the building and an open concrete stair, with simple wrought

iron balustrading, at the west end of the walkways. The cantilevered concrete walkways were edged with brick upstands. Both the soffits of the slabs and the upstands were rendered giving the façade the strong horizontal emphasis that was characteristic of the style.

The balconies on the south side of the building projected about 1200 mm beyond the face of the building. Each balcony had a brick upstand balustrade supported by the exposed edge of the concrete floor slab. The balconies had been fully enclosed by a combination of timber framing and aluminium sliders.

The building had a corrugated asbestos cement sheeting gabled roof with boxed eaves to its north and south faces.

The walls were of red coloured face brickwork. The stair tower was partly enclosed and the full height openings had simple wrought iron balustrading. The concrete edge beams were visible. A projecting concrete slab canopy sheltered the ground level entry to the stairwell. The design of the canopy included a row of three slender steel pipes along its north side.

Windows were timber framed casements. The front entrance doors were a half-glazed flush ply panelled type. The small windows opening on to the walkway were timber framed double hung sashes.

The building name 'BEELA' was formed of wrought iron as a single word and was fixed to one of the beams of the stair tower.

4 Burt Way

4 Burt Way was a roughly rectangular shaped two-storey block containing six flats. The building had painted brickwork walls and a terracotta tiled hipped roof. In plan the building was composed as two off set blocks.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period, enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 6) ran east west with the west boundary adjoining Burt Way. The front edge of the building was set back about five metres from the inner edge of the footpath that formed the verge of the street. Most of the front garden had been paved with brick and was used for car parking. Two of the mature Cypress pines that line the street are planted in this area. A red coloured concrete path ran beside the north and east sides of the building and a red brick path ran beside the south face. The rear yard was planted with lawn. There were no fences along the west, north and south boundaries of the site. A chain link fence ran along the east boundary.

The building had a Marseilles profile terracotta tiled hipped roof with boxed eaves to all faces.

The walls were of painted face brickwork. Contrasting panels of clinker and smooth face brickwork were discernible.

The front façade of the building was composed to give the appearance of two slightly offset abutting blocks. The north west block contained four flats. The southern block was set back about four metres from the face of the north block and the facade had been divided symmetrically into five bays by the use of alternating panels of contrasting brick work. The contrast was achieved by the use of two projecting panels of clinker brickwork set against the other panel which was of a smooth faced brick. Recessed corner balconies were set within the smooth finished panels at the outer edges of the façade. The panel

of brickwork central within the façade contained, at each floor level, a horizontal format window set under a concrete canopy.

The balconies to the south east block were recessed and were contained within the south west corner. These balconies had brick balustrading.

On the rear façade a walkway ran along the northwest block. There was an open brick and concrete staircase at the north end of the building and a steel escape stair at the junction of the two blocks. All flats backed on to the rear walkway and had balconies on the outer faces of the block. A small laundry block with face brick walls and a lean-to corrugated iron roof stood against the south end of the rear facade.

The rear façade was more simply treated than the front. The heads of window and door openings were supported on steel lintels. The concrete walkways were edged with brick upstands giving the façade the strong horizontal emphasis that was characteristic of the style. Again, these projecting elements were not cantilevered but were instead supported on tubular steel posts.

Windows were timber framed casements with horizontal glazing bars. The front entrance doors were a half-glazed timber panelled type with horizontal glazing bars. The small windows opening onto the walkway were timber framed double hung sashes.

The front façade contained corner windows. These windows were located in the outer corners of the balconies and returned to run across the inner edges of the balconies to form a glazed screen. The screens included the balcony doors and formed a continuous banding of glazing that was a characteristic of the style.

The stair on the north face consisted of a single flight to half landing level; the upper lead from the landing to run in the same direction as the walkway. A brick wall enclosed the area under the lowest flight of the brick and concrete staircase. This flight had open treads edged by a simple wrought iron balustrading. The half landing had a brick upstand balustrade and a further flight that lead off the landing to run in the same direction as the walkway. Tubular steel poles supported the half landing.

6 Burt Way

6 Burt Way was a roughly rectangular shaped two-storey block containing four flats. The building had red coloured face brickwork walls and a tiled, hipped roof. The block had wings projecting from the north east and south east corners.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 5) ran east west with the west boundary adjoining Burt Way. The front edge of the building was set back about five metres from the inner edge of the footpath at the verge of the street. Most of the front garden had been paved with either brick or painted concrete and was used for car parking. The remainder of the front garden consisted of a small area of lawn in which stood a grevillea. One of the mature Cypress pines that line the street is planted in this area, which was formerly grassed. A red coloured concrete path ran beside the north and east sides of the building and a red brick path ran beside the south face. The rear yard was planted with lawn. There were no fences along the west, north and south boundaries of the site. There was a slight bank of limestone pitching along the

north boundary. A chain link fence on a concrete plinth ran along the east boundary

The front façade of the building was composed to give the appearance of two, slightly offset, abutting blocks with each block containing two flats. All flats had entrances off balconies that face towards Burt Way. The southern block was set back about four metres from the face of the north block. A projecting balcony, that in plan had a quarter circle form, combined with an open staircase to form an element that sat at the junction of the two wings, within the space formed by the set back. The balconies to the south block were recessed and were contained within the south west corner. The balconies had brick balustrading.

At the rear of the building the south block extended beyond the east face of the north block. The north block had a timber balcony running along it.

A single storey lean-to roofed laundry block abutted the north east corner of the building.

The building had a concrete tiled hipped roof with boxed eaves to the north, west and south faces. There were no eaves overhangs on the east.

The face brickwork walls were of red coloured clinker bricks. The curved spandrel of the projecting balcony and the stair balustrading, both on the front face of the building, were built in a contrasting smoother faced reddish orange colour brick.

The projecting balcony had a concrete slab roof supported on the outer edge by a tubular steel post. The bottom edge of the brick spandrel of the balcony was supported on a rendered concrete lintel that was extended in width to form a sun hood similar to those above the windows on the front façade. Projecting elements were not cantilevered.

The upper part of the south west corner was enriched by a stylistic motif formed by extending the projecting concrete hood to the window in that area through to the outer edge of the facade. This device was repeated to form the window sill and two similar equally spaced intermediate units within the height of the window. The word 'SIX' composed of steel letters was positioned between these two intermediate horizontal units.

Windows were timber framed casements with horizontal glazing bars. The front entrance doors were a half-glazed timber panelled type with horizontal glazing bars. Corner windows were located in the outer corners of the balconies and returned to run across the inner edges forming a glazed screen, which included the balcony door, thus forming a continuous banding of glazing that was a characteristic of the style. The small windows opening onto the walkway were timber framed double hung sashes.

8 Burt Way

8 Burt Way was a two/three storey block containing eight flats and was roughly 'L' shaped in plan. The building had red coloured face brickwork walls and a tiled, hipped roof. The block had a wing containing recessed balconies projecting from the south east corner.

The building could be characterised as having an almost utilitarian style, achieved using typical domestic details of the period, enriched by a concentration of Inter War Functionalist style detailing on the main façade.

The long side of the rectangular site (Lot 4) ran east west with the west boundary adjoining Burt Way. The south half of the site was almost flat while the north side occupied part of the embankment that separates the two levels

of Burt Way. The front edge of the building was set back about five metres from the inner edge of the footpath at the verge of the street. A brick paved driveway ran along the south edge of the site through to a car park on the east side. The west side of the site contained a garden within which were a number of mature deciduous trees. The west and south wings which form the 'L' shaped plan partly enclosed an area of garden at the north east corner of the site.

A timber staircase was located on the inner face of the north wing leading from ground level to the upper level of the balcony. The balcony ran against the inner face of the building and connects at the north end to second staircase on the north side of the building. This second staircase lead from the upper level down to the pavement that was set into the embankment at about first floor level. The pavement then ran across the rear of the building through to about half way up the public staircase that joins the upper and lower levels of Burt Way.

All the flats backed onto the access walkways that ran around the inner face of the building and they each had balconies on the south side of the building. A recessed balcony occupied the south west corner of the building at all levels. The balconies to the three flats on the east side of the building were contained within a projecting wing that projected from the south face.

The building had a concrete tiled hipped roof with boxed eaves at the rear of the building. There were no eaves overhangs to the main facades of the building. The guttering finished flush with the face of the wall to give the impression, when viewed from ground level, of a parapetted roof, which was a characteristic of the style.

The walls were of red coloured face brickwork with limestone foundations visible on the south side of the building. The brickwork over large openings was supported on rendered concrete lintels.

Windows were timber framed casements. The front entrance doors were a half-glazed timber panelled type with horizontal glazing bars. Corner windows were located in the outer corners of the balconies and returned to run across the inner edges forming a glazed screen, which included the balcony door. This form of continuous banding of glazing was a characteristic of the style. The small windows opening onto the walkway were timber framed double hung sashes.

The windows to the south west corner of the building had concrete sun hoods.

The composition of the main facades was enlivened by the use of slightly recessed and projecting panels of brickwork, which articulated the simple cubic form of the building.

The balconies and walkways were edged with single leaf brick balustrading and were supported on the outer faces by small diameter steel tubes. Projecting elements were not cantilevered. The brick and concrete staircase on the north side of the building had brick balustrading in which the ends of the concrete stair treads were visible. The staircase was supported by brickwork that had arched openings within it.

Internal layout and details

Only one flat from each block was surveyed for this assessment.

96 Terrace Road

Unit 1 was a ground floor flat. The entrance door to the flat opened off the rear walkway into the corridor that lead through to the living room on the front face of the building. The kitchen and bathroom were entered from opposite sides of the entrance corridor. A door lead from the living room to the balcony that was positioned at the south west corner of the building. The one bedroom was entered off the living room and overlooked the balcony.

Typically the walls of the rooms had a face brickwork dado to a height of about 2100 mm and the area above was plastered. The skirtings were quarter round timber. Ceilings were plastered without cornice. Floors were timber.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

The walls to the bedroom were smooth plastered.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained.

The bathroom contained a wash basin, a bath (including shower) and a wc. The bath appeared to be original. The bathroom floor was vinyl tiling on concrete. Walls were hardwall finished to about 1500mm with additional tiling added later around the bath.

Doors were flush ply panel type.

98 Terrace Road

Unit 2 was a ground floor flat. The entrance door to the flat opened off the rear walkway into the living room that overlooked the balcony on the front face of the building. The kitchen was entered off the rear part of the living room and faced the rear walkway. The one bedroom was entered off the living room and faced Burt Way. The bathroom adjoined the bedroom and faced the rear walkway.

Typically the walls of the rooms had a face brickwork dado to a height of about 1500 mm and the area above was plastered. The skirtings were quarter round timber. Ceilings were plastered without cornice. Floors were timber.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

The walls to the bedroom were smooth plastered.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained. The kitchen floor was vinyl tiling on concrete.

The bathroom contained a wash basin, a bath (including shower) and a wc. The bath appeared to be original. The bathroom floor was vinyl tiling on concrete. Walls were hardwall finished to about 1500mm with additional tiling added later around the bath. The soffit of the concrete slab, that forms the ceiling, was in a poor condition.

Doors were flush ply panel type.

102 Terrace Road

Unit 4 was a first floor flat. The entrance door to the flat opened off the staircase porch at the front of the building into an entrance hall that lead to the living room. The living room faced eastward to Burt Way. The one bedroom was entered off the north side of the living room and it opened onto a balcony that faces Burt Way. A separate dining alcove was entered through a sliding door on the west side of the living room. The north side of the living room adjoined the kitchen. Both rooms faced the rear verandah.

The level of finishes and cabinetwork was significantly higher in this building than in the flats of the other buildings. The Jarrah cabinetwork was typical of a well-finished house of the period.

Typically the rooms had plastered masonry walls with 90mm high timber skirtings, plaster ceilings with stepped cornices and timber floors.

The fireplace in the living room had face brickwork surround with a timber mantelpiece.

The kitchen, entrance hall and bedroom all contained clear finished built-in cabinetwork of a high standard.

Timber framed glazed doors contained leadlight glass with motifs characteristic of the style.

The kitchen recess contained a built in table and benches. The seats of the bench were hinged and served as the lid of blanket boxes.

The bathroom contained a built-in bath, a wash basin and wc. All fittings appeared to be original. The floor had a terrazzo finish. The bath had a 300mm high tiled splash-back. The ceiling was of fibro sheeting with batten covers. The wall paper finish to the walls was in a poor condition.

Photographs were taken of the interior of flats 3 and 4.

104 Terrace Road

Unit 1 was a ground floor flat. The entrance door to the flat opened off the internal staircase into the living room which partly overlooked the balcony positioned at the south west corner of the building. The living room also partly overlapped the bedroom that was to the south of it on the front face of the building. The kitchen was entered off the east side of the living room and faced east. The bathroom adjoined the east side of the bedroom and faced east.

Typically the walls of the rooms had a face brickwork dado to a height of about 2000 mm and the area above was plastered. The skirtings were quarter round timber. Ceilings were plastered without cornice. Floors were timber.

The bathroom contained a wash basin, a bath and a wc. The bath and wc appeared to be original. The bathroom floor was vinyl tiling on concrete. Walls were hardwall finished to about 1500mm.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained. The kitchen floor was vinyl tiling on timber.

Doors were flush ply panel type

3 Burt Way

Unit 2 was a first floor flat. The entrance door to the flat opened off the rear walkway into the corridor. The corridor served the bathroom, one of the two bedrooms and the living room. The living room faced towards Burt Way and opened on to the balcony that was positioned at the south west corner of the building. The kitchen was entered off the west side of the living room while the larger bedroom was entered off the south side.

Typically the rooms had plastered masonry walls with 90mm high timber skirtings, painted rendered concrete ceilings with no cornice and timber floors.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained. The kitchen floor was vinyl tiling on timber.

The bathroom contained a wash basin, a bath and a wc. The bathroom floor was vinyl tiling on concrete. The bath appeared to be original. There was some cracking under the window sill.

There were signs of severe damp in south and east walls of the living room.

5 Burt Way

Unit 2 was a second floor flat. The entrance door to the flat opened off the rear walk way into the living room that faced southward and opened on to the balcony that was positioned near the south west corner of the building. The kitchen was entered off the north side of the living room and faced north. The one bedroom faced south and was entered from the door in the west wall of the living room. The bathroom adjoined the west side of the bedroom.

Typically the rooms had plastered masonry walls with 90mm high timber skirtings, painted rendered concrete ceilings with stepped cornice and concrete floors.

The walls of the living room had a face brickwork dado to a height of about 1500 mm high and the area above was plastered. There were no skirtings.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained. The kitchen floor was vinyl tiling on concrete..

The bathroom contained a wash basin, a bath and a wc. The bath appeared to be original. The bathroom floor was vinyl tiling on concrete. Walls were hardwall finished to about 2100mm.

Doors were flush ply panel type.

7 Burt Way

Unit 2 was a ground floor flat The entrance door to the flat opened off the rear walkway into the corridor that lead through to the living room situated on the front face of the building. The kitchen and bathroom were entered from opposite sides of the entrance corridor. The external wall of the living room faced south, towards the river, and opened on to the balcony positioned at the south west corner.

Typically the rooms had plastered masonry walls with 90mm high timber skirtings, painted rendered concrete ceilings with no cornice and timber floors.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained.

The bathroom contained a wash basin, a bath and a wc. The bathroom floor was terrazzo finished. Walls were hardwall finished to about 2100mm.

4 Burt Way

Unit 2 was a ground floor flat. The entrance door to the flat opened off the rear walkway into the corridor that lead to the living room which overlooked

the balcony positioned at the south west corner of the building. The living room also part abutted the bedroom on the front face of the building. The kitchen and bathroom were entered from opposite sides of the entrance corridor.

Typically the walls of the rooms had a face brickwork dado to a height of about 1500 mm and the area above was plastered. The skirtings were quarter round timber. Ceilings were plastered without cornice. Floors were timber.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

The walls to the bedroom were smooth plastered with 90 mm high skirtings.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained. The kitchen floor was vinyl tiling on timber.

The bathroom contained a wash basin, a bath and a wc. The fittings appeared to be original. The bathroom floor was vinyl tiling on concrete. Walls were hardwall finished to about 1500mm with additional tiling added later around the bath.

6 Burt Way

Unit 2 was a ground floor flat. The entrance door to the flat opened off the staircase porch at the front of the building into the living room which faced west to Burt Way and also overlooked the balcony positioned at the south west corner of the building. The kitchen was entered off the north side of the living room and faces east. One of the bedrooms was in the south east corner of the building and was entered from the door in the south wall of the living room. The other bedroom was entered from the corridor that opened off the east side of the living room and lead to the bathroom.

Typically the rooms had plastered masonry walls with 90mm high timber skirtings and plastered ceilings with stepped cornices. Floors were timber.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

The beams supporting the floor above formed part of the ceiling.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained. The kitchen floor was vinyl tiling on timber.

The bathroom contained a wash basin, a bath and a wc. The bath and basin appeared to be original. The bathroom floor was vinyl tiling on concrete. Walls were hardwall finished to about 1500mm with additional tiling added later around the bath.

The signs of damp were particularly severe in the bathroom.

8 Burt Way

Unit 2 was a first floor flat. The entrance door to the flat opened off the rear walkway into the dogleg corridor that lead to the living room which overlooked the balcony positioned at the south west corner of the building. The kitchen and bathroom were entered from opposite sides of the entrance corridor. The one bedroom was also entered off the corridor.

Typically the walls of the rooms had a face brickwork dado to a height of about 2000 mm and the area above was plastered. The skirtings were quarter round timber. Ceilings were plastered without cornice. Floors were timber.

The living room contained a face brickwork surround, which included a slight recess for an electric fire.

The walls to the bedroom were smooth plastered with 90 mm high skirtings.

Kitchen walls were hardwall finished to about 1500mm. Original built-in cabinetwork had been retained. The kitchen floor was vinyl tiling on timber.

The bathroom contained a wash basin, a bath (including shower) and a wc. The bath and basin appeared to be original. The bathroom floor was mosaic tiling on concrete. Walls were hardwall finished to about 2100mm with additional tiling added later around the bath.

Subsequent alterations

All the buildings had undergone changes but it appeared that generally they were largely unaltered. The most noticeable changes are listed below:

96 Terrace Road

Balconies on south façade had been reconstructed.

98 Terrace Road

Balconies had been enclosed. Corner windows on south façade had been replaced.

102 Terrace Road

Balconies had been enclosed. Some leadlight windows had been removed.

104 Terrace Road

Balconies and walkways had been enclosed.

4 Burt Way

The brickwork had been painted. c

6 Burt Way

The timber construction walkway at the rear of the building did not appear to be original.

8 Burt Way

The timber construction walkway at the rear of the building did not appear to be original.

3 Burt Way

Balconies had been enclosed.

5 Burt Way

The building appeared to have been built in at least three phases.

7 Burt Way

Balconies had been enclosed. Some windows had been replaced.

Appearance and condition of the building to prior to demolition.

Generally all buildings appeared to have been well constructed. However it was evident that the external concrete elements were built in the early period in the development of the techniques of concrete construction. All external concrete seemed to suffer from inadequate concrete cover to the reinforcing.

There were many instances where severe exfoliation of concrete had caused the reinforcing bars to be exposed.

There were also a number of cases where the steel lintels which supported the brickwork across large openings had been inadequately designed and this had caused a noticeable sagging at the heads of these openings. Also where these lintels were in exposed locations they were showing signs of rust and in some cases this had caused cracking in the brickwork in those areas.

It was apparent that there had not been a regular programme of maintenance work in place for many years. As a result the defects discussed in the two preceding paragraphs had become progressively worse with time so that the buildings were in need of considerable conservation works.

A further consequence of the lack of maintenance was that all external timberwork required painting and probably some repair works. Also the majority of the guttering required replacement.

On all buildings there were areas of brickwork which required repointing and callow bricks that should have been replaced. Also there were some cases of brickwork cracking and this seemed to be concentrated in areas near to large openings or projecting elements.

The north wall of 8 Burt Way appeared to be damp.

In 2003, all built features and landscaping have been removed and the site is vacant except for the avenue of Cypress Pines along Burt Way.

13.3 COMPARATIVE INFORMATION

There are twenty three flats on the data base held at HCWA. Several of these may well have been designed by Krantz. *Wandana Apartment Block*, the complex designed by Krantz and Sheldon in 1953, is on the State Register.

Most of the flats on the data base are individual blocks which made this group unusual as they were good examples of a particular type of building constructed within a relatively short space of time.

Each building in the southern half of Burt Way was a representative example of a block of low cost flats built in Perth and designed by the Architect Harold Krantz in the period between the 1940s and the 1950s. The buildings of Harold Krantz from this period are characterised by their economical planning, incorporating off set blocks and projecting wings. These devices were used to fully exploit the potential of the site, which in Burt Way was either the views to the street or the more impressive views toward the river. In general the buildings of Krantz were designed to be constructed using typical domestic details of the period. However these simple buildings were given a degree of stylistic embellishment in the design of elements such as balustrading and windows. Typically this enrichment was achieved by a concentration of Inter War Functionalist style⁴⁴ detailing on their main façade.

Each building demonstrated a further characteristic of the buildings designed by Harold Krantz in that, although there are variations in the planning and the elevational treatment of the various flats, there remains a strong sense of homogeneity. This harmony was achieved by the use of similar materials and the incorporation of the same elements, particularly the windows and balcony treatments, on most of the buildings.

⁴⁴ 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.

An example of where Krantz employed building techniques that were not typical is in his use of reinforced concrete, particularly in the design of projecting elements such as balconies, staircases and sunhoods. By the standards of today these concrete elements appear quite thin. However it is noticeable that in only a very few instances were the structural properties of reinforced concrete exploited by the use of cantilevers. In most buildings the outer edges of the projecting concrete elements were usually supported on steel columns.

13.4 REFERENCES

No key references.

13.5 FURTHER RESEARCH

Names of specific examples of buildings to expand the comparative section.