



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

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)

- 3.22 Lodging people

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 605 Famous and infamous people

11.1 AESTHETIC VALUE*

Attunga Flats, Subiaco is a fine and intact example of the Inter-War Art Deco style applied to a purpose-built block of flats. (Criterion 1.1)

Attunga Flats, Subiaco is a local landmark along the western residential side of Thomas Street. (Criterion 1.3)

11.2 HISTORIC VALUE

Attunga Flats, Subiaco is indicative of the changing economy and social practices in the inter-war period that lead to the introduction and acceptance of apartment buildings in Western Australia in the 1930s. (Criterion 2.2)

Attunga Flats, Subiaco is representative of the first purpose-built flats constructed in Perth in the 1930s. (Criterion 2.2)

Attunga Flats, Subiaco is associated with Claude A de Bernales, who owned the General Construction Co, the company that built and owned the property in 1937. De Bernales was a successful mining entrepreneur who was also responsible for the construction of *London Court* and *Piccadilly Theatre and Arcade* in Perth. (Criterion 2.3)

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

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Attunga Flats, Subiaco is representative of a small number of purpose-built flats built in the 1930s that clearly articulated its use as a multi-dwelling residence. The majority of early flats presented the appearance of being a single large residence. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Attunga Flats, Subiaco is highly valued by members of the Art Deco Society in Western Australia, and is recognised on the Art Deco Significant Buildings Survey (1994). (Criterion 4.1)

Attunga Flats, Subiaco is valued by the local community of Subiaco through its entry in the local government's Municipal Heritage Inventory. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Attunga Flats, Subiaco is rare as a 1930s purpose-built flat that clearly articulated its function as a block of flats. By contrast, the majority of early inter-war flats presented the appearance of being a single large residence. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Attunga Flats, Subiaco is representative of the first purpose-built flats constructed in Perth in the 1930s. (Criterion 6.1)

Attunga Flats, Subiaco is indicative of the changing economy and social practices in the inter-war period that lead to the introduction and acceptance of apartment living in Western Australia in the 1930s. (Criterion 6.2)

12.3 CONDITION

Attunga Flats, Subiaco is in very good condition. The place is well maintained by the owner and occupants.

12.4 INTEGRITY

Attunga Flats, Subiaco has a high degree of integrity. The building has been continuously used as a multi-dwelling block of flats since its construction.

12.5 AUTHENTICITY

Attunga Flats, Subiaco has a very high degree of authenticity.

The building is highly intact with much of its fabric in its original state. Original fixtures and fittings appear to remain throughout the building, including the kitchen and bathroom fittings (bath, sinks, wall tiles, built-in cupboards), as well as the doors and fireplaces.

The rear fire escape staircase has been recently replaced with a modern structure; however this does not greatly impact the authenticity.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by the State Heritage Office in November 2015.

Amendments and/or additions have been carried out by the State Heritage Office and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Attunga Flats, Subiaco (1937) is a purpose-built slender, three-storey block of flats constructed of brick and render, with metal roof, designed in the Inter-War Art Deco style. The building is thought to have been designed by Marshall Clifton.

Following the discovery of Western Australian Gold in the 1880s and 1890s, Subiaco changed dramatically with rapid population growth and large scale urbanisation.¹ As a residential area, Subiaco appealed to both workers who wanted to live close to the city and entrepreneurs recognising the investment potential of the area.²

The population of Subiaco quadrupled during the first two decades of the twentieth-century, expanding from 3,005 in 1900 to 11,780 in 1917.³ By the 1930s the burgeoning population and demand for cheaper forms of housing closer to the city centre lead to the introduction of flats as an alternative form of housing in Subiaco and elsewhere in the western suburbs. Flats appealed particularly to middle-class single professionals and young married couples who wanted to live close to the city but could not afford to buy or rent a house.⁴

In 1937, *Attunga Flats, Subiaco* was constructed on Thomas Street on the edge of Subiaco, on a narrow, sloping lot facing Kings Park.⁵ At the time of its construction, the land was owned by General Construction Company Limited,⁶ and the original building plans show that the building was designed for a Mr Dorman, possibly an employee of the Company.⁷ The building is thought to have

1 Ian Molyneux and Associates, *Survey of the National Estate in Subiaco, Volume One, Part 1: Colonisation to Gold Boom* (1985), p. 84.

2 Ian Molyneux and Associates, *Survey of the National Estate in Subiaco, Volume One, Part 1: Colonisation to Gold Boom* (1985), p. 80.

3 Ian Molyneux and Associates, *Survey of the National Estate in Subiaco, Volume One, Part 1: Colonisation to Gold Boom* (1985), p. 99.

4 Taylor, Robyn, *An investigation into the nature of modernity during the 1930s in Perth, Western Australia, through the study of specific buildings and related art and design forms* (Unpublished University of Western Australia Thesis, 1993), p. 359.

5 Western Australian Post Office Directories, 1937. Accessed on 15 June 2015.

6 Certificate of Title Vol. CLXIX Fol. 71, 26 April 1899, transfer dated 9th April 1937.

7 'Proposed Six Residential Flats for Mr Dorman at Subiaco', Plans held by the City of Subiaco Museum, object number 2000.1.

been designed by Marshall Clifton, but evidence has not been found to confirm this.⁸

General Construction Co Ltd was established in Western Australia in 1936 by Mr Claude A de Bernales. De Bernales was a successful mining entrepreneur who established the construction company to undertake 'high class work' with 'the finest materials' by 'expert workmen and designers'. The company, which also operated in Melbourne,⁹ advertised that it not only built property, but also designed houses and buildings to the client's individual specifications free of charge.¹⁰ Despite its high hopes, the General Construction Co was liquidated mid-1939 due to de Bernales' mismanagement and legal action from shareholders. The Company's most well-known building project was the mock-Tudor *London Court* shopping arcade in Perth.¹¹

Marshall Clifton was a prominent Western Australian architect from the early 1930s until his death in 1975. Architectural histories identify Clifton as a key practitioner of the Inter-War Spanish Mission style,¹² however his architectural legacy demonstrates his style as one of great variety, often employing elements of different styles in each building project. He was heavily influenced by the Mediterranean climate and building forms, and was known to blend the climatically aware characteristics of Mediterranean architecture with the out-door lifestyle of suburban Perth. In terms of his residential architecture, he was aware of and incorporated the practicalities of family living.¹³

In June 1937, Clifton established his own architectural practice, dissolving his partnership with George Herbert Parry. If Clifton designed *Attunga Flats*, *Subiaco*, it would have been his first project as an independent architect.¹⁴

⁸ National Trust of Australia (WA), Historic Places Assessment Form 'Attunga' (Assessment February 2006). No contemporary record, including *Building and Construction*, identifying Clifton as the architect can be found. The architect's name is missing from the original 1937 plans, and no histories about Marshall Clifton identify the Attunga Flats as one of his buildings. However, it is understood that both the family of Marshall Clifton and the current owners (who have owned the property since 1939) believe the building to be designed by Marshall Clifton. Conversation between Yvonne Geneve, Art Deco Society of WA and Sian Ferraz, State Heritage Office, 24 October 2014.

⁹ "219 Flats in One Block", *The Argus* (Melbourne, Victoria), Monday 10 August 1936, p.4.

¹⁰ 'Builders and Architects of W. T. O. Liddell's Flats Cottesloe: General Construction Co. Ltd', *Sunday Times*, 6 June 1937, p. 24.

¹¹ 'New Companies: Another de Bernales Concern', *Sunday Times*, 19 July 1936, p. 18. 'Brick and Mortar Spells Prosperity', *Sunday Times*, 6 June 1937, p. 24. 'Builders and Architects of W. T. O. Liddell's Flats Cottesloe: General Construction Co. Ltd', *Sunday Times*, 6 June 1937, p. 24. 'New Building Organisation', *The Daily News*, 16 July 1936, p. 11. 'de Bernales, Claude Albo (1876-1963), Australian Dictionary of Biography. Sourced from <http://adb.anu.edu.au/biography/de-bernales-claude-albo-5935> Accessed on 15 June 2015.

¹² Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* (Angus and Robertson: 1989), p. 179.

¹³ Chapman, Barbara., and Richards, Duncan, *Marshall Clifton: Architect & Artist* (Fremantle Arts Centre Press, Fremantle: 1989), pp p.51-60.

For a detailed biography of Marshall Clifton, see Heritage Council of Western Australia, State Register of Heritage Places – Assessment Documentation, P15761 *Flats 72-74 Thomas Street* (2003), pp. 4, 5.

¹⁴ Chapman, Barbara., and Richards, Duncan, *Marshall Clifton: Architect & Artist* (Fremantle Arts Centre Press, Fremantle: 1989), p. 51.

The original plans for *Attunga Flats*, *Subiaco* were approved for construction by the City of Subiaco on 10 July 1937. 'Proposed Six Residential Flats for Mr Dorman at Subiaco', Plans held by the City of Subiaco Museum, object number 2000.1.

Construction of the flats was completed by the end of 1937, and the first tenants are recorded in 1939.¹⁵ The first tenancies probably coincided with the change of ownership, which occurred in July 1939, when the General Construction Co Ltd was liquidated and *Attunga Flats, Subiaco* was sold to Hilda Muriel Watkins.¹⁶ The following year, in 1940, the flats became known as 'Attunga Flats'.¹⁷

Very few alterations have occurred to *Attunga Flats, Subiaco* since its construction. A high degree of its original fabric remains intact, including kitchen and bathroom fixtures and fittings.

In 1994, *Attunga Flats, Subiaco* was recognised on the Art Deco Significant Buildings Survey, and in 1995 it was added to the City of Subiaco's Municipal Heritage Inventory.

In 2010, the original timber fire escape, located to the rear of the building, was replaced by a modern, steel framed structure.

In 2015, *Attunga Flats, Subiaco* remains in the ownership of the Watkins family.

13.2 PHYSICAL EVIDENCE

Attunga Flats, Subiaco (1937) is a purpose-built slender, three-storey block of flats constructed of rendered brick, with a metal roof, designed in the Inter-War Art Deco style. It incorporates elements from both the Inter-War Art Deco and the Inter-War Functionalist architectural styles, however its overall design (both exterior and interior elements) most closely adheres to the Inter-War Art Deco style.

The site is situated on the north-west side of Thomas Street which is busy with heavy traffic. The site is bounded by a laneway to the north-west. Other buildings in the vicinity along Thomas Street are generally single storey residences and other purpose-built flats.

Site and External

The site is rectangular in shape with the northern boundary angled parallel with Thomas Street. The site is sloped from Thomas Street, allowing for a basement level carpark and storage space beneath the building. The building is tight to the lot boundaries on the south west and north east elevations. There is open space to the rear of the site to the north-west accessed from the driveway to the north-east. There is a front yard facing Thomas Street.

Two symmetrical garden beds sit to the front of the site, bounded by rendered dwarf walls with a central pathway leading to the front entrance. There is a small tree in each garden bed, surrounded by gravel. The central pathway is concrete with concrete steps up to the entrance doors.

The rear of the site is largely surfaced with brick pavers although there is also a section of compacted gravel. In the north-west corner of the site is a raised garden bed bounded by brick dwarf walls with a brick laundry. The laundry is thought to be contemporary with the flats.

¹⁵ Western Australian Post Office Directories, 1937, 1940. Accessed on 15 June 2015. The Post Office Directories records 103 Thomas Street as 'New House Vacant' in 1937.

¹⁶ Certificate of Title Vol. CLXIX Fol. 71, 26 April 1899, transfer dated 1st July 1939.

¹⁷ Western Australian Post Office Directories, 1940. Accessed on 15 June 2015.

South East (Front) Elevation

The off-white Tyrolean rendered south east elevation faces Thomas Street and has a rendered symmetrical façade with a central recessed section and three curved cantilevered balconies on each side. Each balcony has strip windows with incised decorative horizontal lines below. The balcony windows are timber but contain no glass. They are faceted around the curve with glass louvres. The ground floor windows have a timber lattice to provide privacy and security. There is a decorative exposed tapestry brick panel on the inside curve of the balconies, adjacent to the central section.

The central recessed section of the façade contains a tall narrow clear leadlight window with a geometric Art Deco pattern, two storeys in height that serves the central corridor/stairwell. The ground floor is raised approximately 1 metre above street level and is accessed from central timber doors leading from concrete steps. Flanking walls are mainly rendered, with two decorative panels of brick at ground floor level. The letterboxes are located within the dwarf walls on either side of the path.

The front façade features Art Deco decorative elements, such as the area above the top balconies which has a zig-zag frieze. Above the recessed central area is a stepped parapet. This elongated space features a zig-zag motif above the front entry doors, above which is a shield decorated with chevrons, and above the shield is the tall leadlight window and the parapet is an elongated scroll motif. A small sign with the word 'Attunga' is located below the first floor window on the left bay.

South West and North East (Side) Elevations

The cantilevered balconies and ribbon windows of the front facade return approximately 1 metre to the side elevations. Otherwise the side elevations are simply red face brick with functional kitchen/lounge timber sash windows and no decorative details.

North West (Rear) Elevation

The rear elevation is also face red brick with corner ribbon timber sash windows on each floor. There are timber casement windows serving the bathrooms located where the plan steps in towards the rear.

The rear timber doors and kitchen windows are largely concealed by contemporary steel escape stair providing small shared rear balconies for each floor.

The North West elevation is largely utilitarian with all wall vents, services and rainwater goods located on this façade.

The original timber rear verandah and steps have been replaced with a steel framed version to a more contemporary pattern.

Interior

Generally

The building is divided vertically into two bays, with a single apartment within each bay on each floor.

The central hall and stairwell has exposed concrete stairs with a geometric metal balustrade and handrail. The walls have been plastered and scored to create the illusion of dressed ashlar masonry.

Entrance doors into each unit are stained jarrah with a frosted glass panel. Original light switches remain outside entrance doors with contemporary timer fittings.

*Representative flat description*¹⁸

Each floor has the same floor plan, with each apartment being a mirror image of the adjacent apartment.

The front door to each unit leads into an entry hall from where the bedroom, bathroom and lounge are accessed. The bedroom is located to the front of the building and has access to the cantilevered balconies on the front façade. The lounge is located centrally within each apartment, with the kitchen leading from it towards the rear of the building. The small bathroom is located between the lounge and bedroom.

The interior walls are plain off-white plaster with simple skirtings, a picture rail and simple cornice. Doors are either stained jarrah or have been painted white.

There is an original decorative tapestry brick fireplace in each lounge with a timber mantel. There is a corner ribbon window with timber sashes.

The bedroom has two large timber sash windows and a glazed timber door that leads onto the curved balcony.

The bathroom walls are clad with white ceramic tiles with decorative black bands and the fittings appear to be original. The floor finish is painted concrete.

The kitchen has some decorative features such as an art-deco style stepped cooker alcove with a triple recessed band into the plaster walls at shoulder height. The floor finish is linoleum.

Door handle plates are consistent throughout the flat and in style with the building, however differ between flats. Some loose furniture pieces are located in the flats that appeared to be in keeping with the period of the building, such as wardrobes, dressing tables, sideboards and tables, however these are not thought to be original.

In November 2015, all six flats are occupied.

Attunga Flats, Subiaco is in good condition and has been well maintained. The building has a very high degree of authenticity with much of its fabric in its original state.

13.3 COMPARATIVE INFORMATION

¹⁸ Only two of the six units were available for internal inspection for the completion of this assessment. These were Units 2 and 6, located on the ground and second floors. Site visits: unit 6 – 11 November 2014 & Unit 2 – 2 June 2015
The owner of the building has confirmed that the other flats are identical to those inspected. Meeting with Lois Watkins and Sian Ferraz, State Heritage Office, 11 November 2015.

Attunga Flats, Subiaco (1937) is a purpose-built set of six flats, contained within one three storey building, in the Inter-War Art Deco style. The building is thought to have been designed by Marshall Clifton.

Flats

While apartment living had long been an accepted norm in the United States, England and Europe, Australia shied away from flats until the inter-war period in preference of independent home ownership. Economic factors, such as the Depression, and changing social and lifestyle patterns eventually prompted the introduction of multi-storey apartments to Australia in the 1920s and 1930s.¹⁹ By the 1950s, apartment buildings were more commonplace, particularly in central business districts and waterfront locations.

As *Attunga Flats, Subiaco* was built in 1937, during the earliest (inter-war) phase of flat building in Perth, it will be compared to other flats built during this period.

When flats were first introduced to Perth in the 1930s, two types of apartment building were prevalent – purpose-built apartment blocks and large houses converted into multiple units.²⁰

Commonly, the exterior design of purpose-built flats gave the appearance of being a large two or three story home, which helped the building blend in with the existing residential character of the neighbourhood.²¹ Examples of this type of flat in Perth include:

- P15761 *Flats 72-74 Thomas Street, Subiaco* (c. 1933) – A two-storey block of four flats in the Inter-War Mediterranean style, designed by the architect Marshall Clifton.²²
- P3227 *The Maisonettes*, Nedlands (1934) – A two-storey block of four flats with elements of the Inter-War Arts and Crafts, Art Deco and Old English styles, designed by Horace Costello.
- P7495 *Pine Court*, Cottesloe (c.1937) – A two-storey block of flats, originally containing four flats but later altered to be just two, designed in the Inter-War California Bungalow style with a residential character.
- P13634 *Greenough Flats*, Nedlands (c.1940) – RHP Assessment in Progress – A two-storey block of six flats in the Inter-War Functionalist style, designed by the architect Horace Costello.

¹⁹ Taylor, Robyn, *An investigation into the nature of modernity during the 1930s in Perth, Western Australia, through the study of specific buildings and related art and design forms* (Unpublished University of Western Australia Thesis, 1993), pp. 327, 343, 351.

²⁰ Taylor, Robyn, *An investigation into the nature of modernity during the 1930s in Perth, Western Australia, through the study of specific buildings and related art and design forms* (Unpublished University of Western Australia Thesis, 1993), pp. 344.

²¹ Taylor, Robyn, *An investigation into the nature of modernity during the 1930s in Perth, Western Australia, through the study of specific buildings and related art and design forms* (Unpublished University of Western Australia Thesis, 1993), p. 349.

²² This place is located in a road reserve and is likely to be impacted by the widening of Thomas Street at some point in the future.

Attunga Flats, Subiaco was not built to project the appearance of a single large residential property. Its design clearly articulated that the building was a multi-storey apartment building. Other examples of this type of flat in Perth include:

- P2092 *Lawson Flats*, Perth (1937) – A grand ten-storey, 32-apartment block of flats with ground level commercial space.
- *Riviera Flats*, Mill St, Perth (1937, now demolished) – A five-storey apartment building, designed by Harold A Krantz.
- *Oddfellows*, St Georges Terrace, Perth (1937, now demolished) – A five-storey block with residential flats on the upper floors and commercial letting space and hall below, designed by Harold A Krantz. Although not directly comparable in terms of its use, this place is the most aesthetically comparable place to *Attunga Flats, Subiaco*.

Other flats that may be comparable are flats that do not present as a large residence or as a typical block of flats. Examples such as this include:

- P3454 *Rostrevor Flats*, Perth (1937) – A two-storey, 20 apartment block of flats in the Art Deco style, designed by Cavanagh and Cavanagh. The flats present the appearance of being a factory or commercial building. Alterations have been carried out to the building, and which is now used for educational purposes as part of Mercedes College. It no longer operates for residential purposes.
- *Bossal Flats*, 157 Stirling Highway, Nedlands (1940/41) – A three storey block of four flats (ground level parking undercroft). The building presents the appearance of being a commercial building. In 1941, the property was advertised as including a reinforced concrete air raid shelter, the first of its kind in Western Australia.²³

It is difficult to find other comparable examples, as the vast majority of flats constructed in Perth (and elsewhere around the State) during the inter-war period were constructed to look like houses. The lack of comparable places suggests that flats that looked like low tower blocks were not common during this period, and that as few remain extant, those surviving examples are rare.

Inter-War Art Deco

Although *Attunga Flats, Subiaco* incorporates elements from both the Inter-War Art Deco and the Inter-War Functionalist architectural styles, its overall design (both exterior and interior elements) most closely adheres to the Inter-War Art Deco style.

As noted above, the majority of apartments built during the inter-war period are not comparable to *Attunga Flats, Subiaco* as they were built to give the appearance of being one residence, rather than presenting itself as a block of flats. Although some do include elements of the Art Deco/Functionalist style, such as curving corners and metal balcony rails, because these two-storey blocks of flats give the appearance of being a single residence, they do not share the same architectural elements, particularly the vertical emphasis, of *Attunga Flats, Subiaco*.

²³ 'Open today for public inspection: Bossal Flats', *The Western Australia*, 22 March 1941, p. 1.

Other flats, such as *Lawson Flats* and the demolished 'Riviera Flats' and 'Oddfellows', do share similar aesthetic characteristics with *Attunga Flats*, *Subiaco*, such as the vertical emphasis and parallel line motifs, which helps highlight the height of the buildings.

As there are few Art Deco apartment buildings that are directly comparable to *Attunga Flats*, *Subiaco*, it is appropriate to compare place to other, non-residential, Art Deco buildings. Buildings that share similar architectural features and language (although in a larger scale) include:

- P1989 *Criterion Hotel*, Perth (1937).
- P2454 *Regal Theatre*, Subiaco (1937)
- P2132 *St John's Ambulance Building*, Perth (1940)

The above discussion suggests that *Attunga Flats*, *Subiaco* is rare as an Inter-War Art Deco block of flats.

Clifton & Clifton Flats

Attunga Flats, *Subiaco* is thought to have been designed by Marshall Clifton. Clifton was a prominent Western Australian architect from the early 1930s until his death in 1975

Other flats designed by Clifton include:

- P15761 *Flats 72-74 Thomas Street, Subiaco* (c. 1933, Parry & Clifton) – A two-storey block of four flats in the Inter-War Mediterranean style.
- P4311 *Wittenoom Apartments*, West Perth (1940) – RHP Does not warrant assessment - A multi-storey apartment block in the Inter-War Mediterranean style. The place has been significantly altered and additional floors have been added.
- P16426 *Suffolk Apartments*, West Perth (1940) – Heritage Council's Assessment Program – A two-storey apartment block in the Inter-War Functionalist style. It is not known if any of the apartments are still occupied, but signage to the front of the building suggests that some of the building is used for commercial purposes.²⁴

Other residences designed by Clifton include:

- P11672 *The Clifton House*, Mosman Park (1937) – RHP Never been reviewed – Clifton's own house, built in the Inter-War Mediterranean style.
- P4635 *Day House*, Nedlands (1939) – Heritage Council's Assessment Program – A two-storey residential building in the Inter-War Mediterranean style.

The majority of place associated with Clifton are not residential buildings, but a range of commercial, ecclesiastical, educational and hospitality.

²⁴ Google Street View (image date: December 2014). Sourced from https://www.google.com.au/maps/@-31.94973,115.834751,3a,75y,179.08h,87.43t/data=!3m6!1e1!3m4!1sbyv5n_rk-mVHdDX2zy-tHw!2e0!7i13312!8i6656!6m1!1e1 Accessed on 19 June 2015.

Built in late 1937, *Attunga Flats, Subiaco* represents some of Clifton's earliest architectural work. It is likely to be the first building that he designed as an independent architect following the dissolution of his partnership with Parry earlier the same year.

The flats seem to stand out amongst Clifton's flats as adopting a style of Art Deco that was not employed again later in his career. This suggests that perhaps the design of *Attunga Flats, Subiaco* was an experiment in style and design elements, something not to be repeated again.

General Construction Co & Claude A de Bernales

General Construction Co Ltd was established in Western Australia in 1936 by Mr Claude A de Bernales. The company was liquidated in mid-1939. A search of the State Heritage Office database for places associated with General Construction Co or Claude A de Bernales produces the following results:

- P1998 *London Court*, Perth (1937) – built for de Bernales.
- P2065 *Piccadilly Theatre and Arcade*, Perth (1938) – built for de Bernales and constructed by General Construction Co.
- P593 *Cottesloe Civic Centre* (1889, 1936) – de Bernales owned the property from 1911 when it was a residence, and was responsible for extensive renovations and enlargement to the place in the 1930s.
- P14198 *Halley's Comet Gold Mine, Marble Bar* (1936) – de Bernales financed the company responsible for the mining plant and settlement.

It is likely that there are other examples of places constructed by General Construction Co, however that the association of the company with those places has not been recognised.

The above demonstrates that there are a number of places already entered in the State Register that represents de Bernales.

Attunga Flats, Subiaco may be rare for its associations with General Construction Co. Although it is likely that the company were responsible for the construction of numerous other places, records show that the company actually owned *Attunga Flats, Subiaco* and therefore their role in its design and construction may be more significant.

13.4 KEY REFERENCES

13.5 FURTHER RESEARCH

Further research may be able to absolutely determine whether Marshall Clifton or General Construction Co designed *Attunga Flats, Subiaco*.