



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

DRAFT – Register Entry

1. **DATA BASE No.** 3964
2. **NAME** *Nedlands Tennis Club (1932; 1938; 1978; 1995/96)*
3. **LOCATION** cnr Bruce Street and Gallop Road, Nedlands
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Portion of Lot 124 on Deposited Plan 222793 being part of Reserve 1669 and part of the land contained in Crown Land Title Volume LR3145 Folio 508 and portion of Lot 125 on Deposited Plan 222793 being part of Reserve 1669 and part of the land contained in Crown Land Title Volume LR3145 Folio 509 as is defined in HC Curtilage Map P3964-1
5. **LOCAL GOVERNMENT AREA** City of Nedlands
6. **CURRENT OWNER**
State of Western Australia (Responsible Agency)
City of Nedlands (Management Order, owner of Clubhouse)
Nedlands Tennis Club (Lessee)
7. **HERITAGE LISTINGS**

• Register of Heritage Places:	Interim Entry	18/04/2008
• National Trust Classification:	Classified	08/06/1998
• Town Planning Scheme:	Schedule 2	18/12/2017
• Municipal Inventory:	Adopted	15/04/1999
• Register of the National Estate:		-----
• Aboriginal Sites Register		-----
8. **ORDERS UNDER SECTION OF THE ACT**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Nedlands Tennis Club, a flat roofed brick building with an ashlar ruled render finish, built in the Inter-War Functionalist style and surrounded by eighteen tennis courts in a landscaped setting, has cultural heritage significance for the following reasons:

the place demonstrates the importance and development of tennis in the State through its continued use since 1932;

the Clubhouse is rare as an example of the Inter-War Functionalist style applied to a sporting facility, and for its early use of ruled self-coloured render resembling sandstone as a major design element;

the Clubhouse is an early example of a building associated with Harold Krantz, a prolific and well-known architect of the Inter-War and postwar periods in Western Australia, and demonstrates his favoured Inter-War Functionalist style;

the place is an aesthetically and historically important element of the Melvista Park Reserve, as one of the oldest and continuously used sporting facilities within this substantial recreation reserve; and,

the place is highly valued by the local and broader sporting community as evidenced by its continued use and patronage as a tennis club with over 500 members, and their pride in the quality of its courts. The Clubhouse has also played an important role in hosting other social events.

The shed at the rear of the Clubhouse is of no significance.



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DRAFT – Assessment Documentation

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 8.1.1 Playing and watching organised sport
- 8.5.4 Pursuing common leisure interests
- 8.10.4 Designing and building fine buildings
- 8.13 Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 405 Sport, recreation and entertainment
- 605 Famous and infamous people

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history

Nedlands Tennis Club demonstrates the importance and development of tennis in the State through its continued use since 1932.

Nedlands Tennis Club is the oldest and longest continuously operating sporting facility within the Melvista Park Reserve.

11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage

The Clubhouse is a rare example of a non-residential building designed by architect Harold Krantz.

The Clubhouse is the earliest known example of the use of self-coloured render fashioned to resemble sandstone across an entire building.

The Clubhouse is rare as a sporting facility designed in the Inter-War Functionalist style.

The Clubhouse is a rare example of a substantial, architect designed tennis club constructed in the Inter-War period.

11(d) Its importance in demonstrating the characteristics of a broader class of places;

The Clubhouse demonstrates the essential characteristics of the Inter-War Functionalist style, and the choice of materials in combination with the details of the design are representative of the principal characteristics of the work of Harold Krantz.

The construction of the Clubhouse in the Inter-War period and the engagement of a prominent architect for the design of the new Clubhouse, is evidence of the increasing popularity of tennis at this time.

Nedlands Tennis Club, with its high level of integrity and authenticity, is a good example of a predominantly grass court tennis club that was established in the Inter-War years.

Nedlands Tennis Club is representative of many tennis clubs that were an important element of suburban and country town social life in the 20th century.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Nedlands Tennis Club is highly valued by the local and broader sporting community as evidenced by its continued use and patronage as a tennis club with over 500 members, and their pride in the quality of its courts. The Clubhouse has also played an important role in hosting other social events.

Nedlands Tennis Club demonstrates the development of tennis as a recreational and competitive sport, having been the venue for social and competitive tennis matches since 1932.

Nedlands Tennis Club, with its slightly elevated position, surrounding mature landscaping and location within a major recreational reserve containing other sporting facilities, contributes to the local community's sense of place.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

¹ 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.

The Clubhouse is a good example of modest public building in the Inter-War Functionalist style.

The Clubhouse was originally externally finished entirely in self-coloured render, coloured to resemble sandstone, and the earliest known example of the use of this innovative technique.

Nedlands Tennis Club is a local landmark set in an elevated and open position, with the Clubhouse to the rear of the site overlooking the courts with views to the Swan River.

Nedlands Tennis Club is an important element of Melvista Park Reserve together with Melvista Park, Nedlands Golf Club, Nedlands Bridge Club, Nedlands Croquet Club, Nedlands Infant Health Centre and mature plantings, particularly the row of Canary Island Palms (*Phoenix canariensis*) along Bruce Street.

11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;

The Clubhouse was designed by Harold Krantz, who went on to become a well-known and prolific architect in Western Australia, both in his own right, and with his business partner, Robert Sheldon, in the firm Krantz and Sheldon.

11(h) Its importance in demonstrating a high degree of creative or technical achievement;

The Clubhouse is an early example of the work of Harold Krantz and is a good example of his favoured Inter-War Functionalist architectural style, and his philosophical approach to design being efficiency, value for money, strength and minimising waste.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Further to a structural condition report in 2018, *Nedlands Tennis Club* is considered to be in a fair condition with some minor structural concerns to be addressed that include cracking to both internal and external walls, cracking around lintels, fretting brickwork and failing balustrade posts to retaining walls, and rusting to the steel cleats supporting the timber pergola. Notwithstanding this, the building is deemed to be structurally adequate but recommendations have been made to undertake a scope of remediation works in order to prevent the identified structural damage from deteriorating even further. The external areas to the Clubhouse including the courts are in good condition.

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

In 2006, *Nedlands Tennis Club* was highly authentic. Most of the fabric in the Clubhouse was original and the changes that had occurred to the place had been

relatively minor and in many instances would be reversible. Some courts have been converted from grass to synthetic or hard court materials.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

Further to a condition report in 2018, *Nedlands Tennis Club* had high integrity as it continues to be used for its original purpose, as a tennis club.

13. SUPPORTING EVIDENCE

Documentary evidence was compiled by Helen Burgess, Historian, and physical evidence was compiled by Penny O'Connor, Senior Conservation Officer in 2006.

The curtilage does not include the eight grass tennis courts created on the former bowling greens, the Canary Island Palms (*Phoenix canariensi*) along Bruce Street or the gum trees that form the edge of Nedlands Golf Club to the west.

13.1 DOCUMENTARY EVIDENCE

Nedlands Tennis Club comprises a single-storey rendered brick clubhouse building with a trafficable roof, designed in the Inter-War Functionalist style, constructed in 1938, and eighteen courts (twelve grass, four synthetic and two hard court) constructed between 1930 and 1996. The club leases another eight grass courts outside the curtilage.

In the 1830s, portions of the future City of Nedlands were among the land grants made in the Swan River Colony. The first European settlers to take up land grants in this area were Adam Armstrong and James Gallop. In 1854, Captain (later Colonel) John Bruce purchased Swan Location 86, to be held in trust for his son Edward, hence the family referred to it as 'Ned's Land', the origin of the name Nedlands.²

Through most of the 19th century, the land in Nedlands, then part of the Perth Roads Board district, remained mostly untouched with the exception of some occasional logging and farming. Residential development of any significance was slow – despite the attractive views available throughout the area – as was the development of infrastructure, particularly roads.³

In 1893, a large piece of land was excised from the Perth Roads Board to form the Claremont Roads Board. This was mainly as a response to the construction of the Perth to Fremantle railway and the residents now settling along the rail line. The area now known as the City of Nedlands was included in this new local government area.⁴

By 1898 more roads were beginning to stretch out from Claremont and into Nedlands and the population of this area was steadily increasing. However, it was at this time that the land for which the Claremont Roads Board was responsible was separated, with the new portion becoming the Claremont Municipality. This separation left the Claremont Roads Board on the side that contained few essential services, and the Nedlands area was to again struggle with residential development.

Although by the turn of the 20th century some social and recreation facilities were provided in the Nedlands (Claremont Roads Board) area – such as Nedlands Beach, Nedlands Baths and Nedlands Picture Theatre, most other social and particularly religious facilities were only available at Perth, Fremantle

² Williams, A. E. *Nedlands: From Campsite to City*, City of Nedlands, 1984, pp. 13-20, 35-39, 293; quoted in HCWA assessment documentation for *Peace Memorial Rose Garden* (Nedlands).

³ Williams, *Nedlands*, pp. 51-52, 124-125; quoted in HCWA Assessment Documentation for Jutland Parade Group Dalkeith.

⁴ Aris, Kelly, 'Nedlands War Memorial Conservation Plan', prepared for City of Nedlands, 1997, p. 1.

and in the new Claremont municipality. In 1907, surveying was undertaken for the Nedlands Tramway Estate, which was land that was originally part of the Bruce estate. This subdivision also made provision for churches, recreation and schools.⁵ However, the onset of World War I in 1914 created another hiatus for development in Nedlands, compounded with stronger residential growth in the areas of Claremont and Subiaco mainly due to the continued residential development along the railway line.⁶

The 1920s saw an extensive programme to clear bushland in Nedlands for residential development, taking advantage of its proximity to the city, river, beach and even railway.⁷ With more residents now in the area, more recreational and social facilities were required. Three residents of the area who were keen tennis players, Horace Killington, Vic Fenn and Jack Matheson, decided to investigate the possibility of forming a tennis club in Nedlands.

Tennis had been brought to Australia in the late 1870s/early 1880s. The first courts in Western Australia were laid out the grounds of *Government House*. Wealthy private individuals soon followed suite and many established courts in the grounds of their homes.⁸ As a result, tennis was initially a social game, rather than a sport, and restricted to wealthier citizens. The first tournaments, invitation only handicap events for men and women, were held in 1888 at *Government House*, with the guest list consisting of many notable colonial residents. This and other subsequent events, at *Government House* and other private venues, were featured in the *West Australian*, increasingly the popularity of the game. One of the particular attractions of the game was its suitability for women, and also children.⁹

The economic boom that occurred with the Gold Rush in Western Australia had a dramatic impact on tennis. Immigrants arrived from other colonies where suburban clubs had already been established to find the only provision in Western Australia were the informal, invitation only 'clubs' operating out of private homes. Suburbs were also expanding to create a stronger population base for regional competitions. As a result, in 1894, the first metropolitan tennis clubs were established at Perth and Fremantle.¹⁰ Progress on establishing further clubs was slow however, largely due to problems associated with leasing suitable locations. For this reason, clubs were often more easily established in rural towns than in metropolitan locations.¹¹ Although tennis continued to be a popular sport, its expansion in Western Australia was stymied until 1903 due to repeated failed attempts to establish a lawn tennis association to guide the sport.¹²

The profile of tennis was enhanced across the country with the establishment of the Australian Lawn Tennis Association in 1904, the entry of an Australian

5 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 10.

6 Aris, Kelly, 'Nedlands War Memorial Conservation Plan', prepared for City of Nedlands, 1997, p. 1.

7 Aris, Kelly, 'Nedlands War Memorial Conservation Plan', prepared for City of Nedlands, 1997, p. 2.

8 Philips, Harry C. J. *Tennis West: A history of the Western Australian Lawn Tennis Association from the 1890s to the 1990s*, Playwright Publishing Company, Caringbah, Sydney. 1995, p.7.

9 Philips, *Tennis West*, pp. 9-11.

10 Philips, *Tennis West*, p. 12.

11 Philips, *Tennis West*, p. 18.

12 Philips, *Tennis West*, pp. 25-54.

team in the Davis Cup in 1905 and the holding of the inaugural Men's Australian Open Championship in Melbourne, also in 1905.¹³ In Western Australia, the period before the start of WWI was one of consolidation. A pennants tournament was established for clubs in the metropolitan area, two Australasian Open Championships were held as well as several interstate competitions, and a team from Britain had played an international match. These major events were held initially at the cricket oval at the Zoological Gardens, which in winter was marked out with tennis courts, and latterly at Muller Park, Subiaco which the Association agreed to develop as a tennis centre in conjunction with the Subiaco Municipal Council in 1909.¹⁴

During WWI, the WA Lawn Tennis Association faltered as players and funds to maintain courts dwindled, and for a period, the Association stopped meeting. It did not reconvene after the war until 1919.¹⁵ During the 1920s and 30s, the profile of all sports, including tennis, increased rapidly. Tennis was particularly appealing as it was considered a 'universal game' that could be played by men, women and children of all levels of ability.¹⁶ The number of competitions increased during this period, including the establishment of a Country Week Tennis Carnival and expansion of the junior competition, the Slazenger Cup. WA also sent a senior and junior team to Melbourne to contest the inaugural Linton Cup in 1924.¹⁷ It was in this climate of expansion of the sport that Nedlands Tennis Club was founded.

In the mid 1920s in Nedlands, only social tennis was available, played at the home of Mr G. R. Brown in The Avenue, Nedlands.¹⁸ An initial meeting to establish a tennis club was arranged and attended by only four enthusiasts, but after some further publicity, a second public meeting was held on 24 June 1925 at the Nedlands Picture Theatre, this time attended by 67 people.¹⁹ The result of this meeting was that the Nedlands Tennis Club was established and officially commenced in October 1925.²⁰

Other local people who were involved in the establishment of the club also included Les Hammond, Andrew Lang, Sydney Priester. The first office bearers were:

President – Mr G. R. Brown
Captain – Mr Jack Matheson
Secretary – Mr Vic Fenn
Treasurer – Mr Horace Killington

13 Philips, *Tennis West*, p. 57.

14 Philips, *Tennis West*, pp. 77-78.

15 Philips, *Tennis West*, p. 83.

16 Philips, *Tennis West*, p. 92.

17 Philips, *Tennis West*, pp. 95-98.

18 Fenn, V. A., 'The Early History of Nedlands Tennis Club from 1925-1947', unpublished transcript.

19 Fenn, 'Early History of Nedlands Tennis Club'. The picture theatre, since demolished, was located where Broadway Shopping Centre is. Another source alluded to 80 people attending this public meeting. See 'Speech Delivered on April 3, 1976 by H. C. Lange, President of Nedlands Tennis Club at the 50th Anniversary Trophy Night' held in Nedlands Library Local Studies Collection.

20 Williams, *Nedlands*, p. 267. & commemorative photograph at *Nedlands Tennis Club* clubhouse.

The club's first coach was Mr Herbert Edwards and this was the first club from which Edwards conducted classes in WA.²¹ Other sporting clubs established around this time included the Nedlands Cricket Club and Nedlands Croquet Club.²²

On its establishment in 1925, the Nedlands Tennis Club committee had two choices in terms of a site. One was under the control of the Subiaco Council (on the corner of Princess Road and The Avenue, where the gravel pits were situated); and the other was owned by the Claremont Roads Board (located on the Esplanade close to the present Nedlands Yacht Club). It was the latter site that was chosen. Club members cleared the site as volunteer labour and four riverside gravel courts were built by the Roads Board at a cost of £216. A clubhouse was also built at this site.²³ However, because of its riverside location, the site was very windy and the gravel courts were susceptible to constant erosion. After only a year the club's secretary was requested to start make investigations into securing a more suitable site. In 1927, after a year of inspecting various sites, the secretary recommended 'the area at the corner of Bruce Street and Gallop Road'. However, it would be another two years before negotiations were finalised and the area become available.²⁴

The 1930s were a turning point in the growth and development of Nedlands. In 1932, Claremont Roads Board changed its name to Nedlands Roads Board.²⁵ From the mid-1930s, recovery from the Great Depression led to a revival of economic activity in Western Australia. Increasing prosperity saw the construction of new commercial and residential buildings. Nedlands was not excluded from this revival in building activity and significant development of residential and commercial buildings occurred in the area using innovative architectural styles – including examples of the Inter-War Functionalist style. The building activity, together with the increase in land values and the Roads Board's high building standards, saw Nedlands more fully consolidate its middle to upper-class status.²⁶ It also resulted in increased demand for sport and recreation facilities.

The period from the late 1920s to the beginning of WWII has been described as the 'Golden Age' of tennis.²⁷ In Western Australia, the sport was widely publicised, with newspapers printing detailed accounts of local tournaments and club championship events.²⁸ Many clubs were either established, expanded or became affiliated with the WA Lawn Tennis Association during this period.²⁹ By 1930, the membership of Nedlands Tennis Club had grown to such an extent that the existing courts were inadequate, and the club was

21 Williams, *Nedlands*, p. 267.

22 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 19.

23 Fenn, 'Early History of Nedlands Tennis Club'; *The Western Mail*, 16 June 1938, p. 13. The money for the court construction was obtained through the ratepayers consent to float a loan. The clubhouse at the Esplanade site was relocated to the Nedlands Oval for use as a dressing room in 1931 when plans were underway for the Melvista Park Reserve club grounds.

24 Williams, *Nedlands*, p. 268; Fenn, 'Early History of Nedlands Tennis Club'.

25 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 22.

26 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 22.

27 Clerici, Gianni *The Ultimate Tennis Book*, 1975, cited in Philips, *Tennis West*, p. 106.

28 Philips, *Tennis West*, p. 106.

29 By 1938, Wise's Postal Directory listed 34 clubs in the metropolitan area.

keen to move to the new location which would allow it to more permanently establish itself and, more particularly, have grass courts. After some deliberation with the Nedlands Roads Board, the land the club had favoured finally became available for development as a sports reserve in 1930.³⁰

Sufficient land was made available to the club at the area, which was named 'Melvista Park Reserve' at the Gallop Road and Bruce Street corner of the reserve. Other tenants and facilities at Melvista Park were to include the bowling club, croquet club, an oval for cricket, hockey and athletics and a golf club.³¹

By 1930, six courts had been laid at the new location and were being played upon. These first six grass courts (now numbered 1, 2, 3 and 6, 7, 8) were located on the south-eastern corner of the club grounds. Tea-tree hedging and wire netting was installed around the courts to demarcate and screen them from the strong breezes. Unable to yet finance a proper clubhouse, the club members had to make do with a bush-bough shelter and an open fire was used for boiling the billy for afternoon tea.³²

The official opening of the *Nedlands Tennis Club* was held on 19 December 1931. A photograph taken at the opening shows a new clubhouse constructed of weatherboard to dado height with cement sheeting above, and a tiled roof and verandah with a timbered central gable.³³ The original bush-bough shelter was taken down now the club had proper accommodation. Three more grass courts were laid a year after the opening, making a total of nine courts.³⁴

The expansion of tennis in this period in Western Australia is indicated by the fact that in 1933, there were 25 metropolitan clubs affiliated with the Lawn Tennis Association, including Nedlands Tennis Club, and 33 clubs in rural towns.³⁵

By the mid 1930s, with further increase in membership and improvements in the standard of play, the facilities at *Nedlands Tennis Club* were again inadequate. Plans were therefore commenced to build a new clubhouse and three new grass courts, taking the total number of courts to twelve.³⁶ These improvements were made possible through the efforts of Mr W. M. Gardiner and also Mr Allan Jenkins, the then Secretary of the Nedlands Roads Board who assisted with a special floating loan to finance the building.³⁷ The design

³⁰ Fenn, 'Early History of Nedlands Tennis Club'; City of Nedlands 'Municipal Inventory': Place Form, 'Nedlands Tennis Club', 1999.

³¹ Williams, *Nedlands*, p. 268.

³² Williams, *Nedlands*, p. 268. This bush-bough shelter was located near the current shed. Information from Howard Lange, Keith Holton and Alan Barblett, meeting at clubhouse, 28 March 2006.

³³ Photograph held at *Nedlands Tennis Club* clubhouse.

³⁴ Fenn, 'Early History of Nedlands Tennis Club'. These courts may be numbers 9, 12 and 13.

³⁵ Philips, *Tennis West*, p. 361.

³⁶ Fenn, 'Early History of Nedlands Tennis Club'. Between 1932 and 1937, three other grass courts must have been laid in order for this number to be correct. According to the current layout of the courts, these new courts may have been numbers 16, 17 and 18.

³⁷ Williams, *Nedlands*, p. 268.

for the Clubhouse was prepared by architects Harold Krantz and Neil Perkins, who were both members of the tennis club and local residents of Nedlands.³⁸

The design of the *Nedlands Tennis Club* Clubhouse particularly reflected Harold Krantz' favoured functionalist style; a popular style in the Nedlands area, including Krantz's own residence in The Avenue. At the time of the *Nedlands Tennis Club* Clubhouse commission, the 32-year-old Krantz had just established his own practice 'Harold A Krantz Architect' in 1936 after having worked with his uncle, Harold Boas earlier in his career, and his reputation as an architect in his own right was only just being recognised. Krantz' work was to become characterised by stark, clean lines and lack of ornamentation, with an emphasis on efficiency, value for money and 'detailing to maximise structural strength of building materials and minimise waste'.³⁹ The design of the *Nedlands Tennis Club* Clubhouse reflects these characteristics. In his later association with architect Robert Sheldon in their firm Krantz and Sheldon, Krantz – as well as the other members of his architectural team – pioneered the 'European' style at a time when architecture in the State had been dominated more by the 'English' style.⁴⁰ With his partner, Krantz became well-known for his design of apartment blocks which were found predominantly in the city, South Perth and the western metropolitan suburbs – including his own suburb of Nedlands. Apart from *Nedlands Tennis Club* Clubhouse, the only other public buildings known to have been designed by Krantz were the Liberty Cinema and Shops (c. 1945); the gates of Subiaco Oval (1938); and the Skinner Gallery (1958).⁴¹ Krantz & Sheldon also designed the Playhouse Theatre (1956).

Tenders for a Clubhouse – or pavilion as it was also referred to – for the Tennis Club were advertised in the *Building and Construction* journal in January 1938. Tenders received ranged from £1498 to £2175 and with an alternative price for concrete foundations ranging from £1530 to £2140. Mr W. J. Hughes was the lowest tenderer, however, the contract was awarded to Mr H. Schofield, a local contractor, for a price of £1,573 10s.⁴²

A description of the building while it was under construction was given in a local newspaper article:

The building will have a frontage of 60 feet and a depth of 44 ft. A verandah 9 ft. wide will extend along the entire frontage and return around each end, being approached by semi-circular steps. At one end of the verandah where sets will be organised a glass screen will be fitted... The building, which will be of reinforced concrete (including some of the floors) is an adaptation of the modern style, and externally will be finished with coloured cement in three colours jointed to give the

38 'Municipal Inventory': Place Form 'Nedlands Tennis Club'; information from Harold Krantz interviewed by Jane Fleming, Oral History OH1799, 3 Nov 1981 [held at Batty Library]. No documentary information was sourced on the contribution of the other architect, Neil Perkins. Members of the club interviewed as part of the research had no recollection of Perkins, although they could recall Krantz.

39 Kelly, Ian, 'Krantz and Sheldon: Architectural Projects', *Architecture Australia*, Sept/Oct 1996, p. 2.

40 'Migrant architects make a lasting contribution', in *Knowit*, official newsletter of the State Library of Western Australia, July-Aug 2002, No. 260, p. 5.

41 Information from HCWA database and *Waltzing Moderne* (newsletter of the Perth Art Deco Society), Winter 2002. The Skinner Gallery is part of *House and Gallery* in West Perth (the former Cowan residence).

42 *Building and Construction Journal* 14/1/38, p. 10 & 28/1/38, p. 4; undated newspaper article, May(?) 1938 held in Nedlands Library Local Studies Collection.

appearance of stone. The main room will be a hall 38ft. by 23ft., the front wall of which will be entirely of windows and swing doors. Each end will open into a dressing room 20ft. by 9ft., with shower cubicles adjoining each dressing room. The rear of the building will be occupied by a groundsman's room, 12ft. by 9ft., a committee room 9ft. by 6ft. and a kitchen 14ft. by 9ft. Opening into the hall from the kitchen will be a servery counter 6ft long... Leading from the committee room, a stairway will give access to the flat concrete roof, from which a fine outlook will be available. A flagpole will dominate the façade.⁴³

Investigations of the fabric in 2008 indicate that the article is misleading as the building appears to have been constructed in brick not concrete.⁴⁴ This is consistent with the internal detailing, which features tapestry bricks to dado level.

While works were underway for the new Clubhouse, tensions arose between the Nedlands Tennis Club and the Nedlands Roads Board over ratepayers using the courts and the annual rental. As a result, the club vacated the Melvista Park courts and hired the Lawn Tennis Association's courts at Kitchener Park, Subiaco and engaged a solicitor to assist them. With the courts vacant, the Roads Board called for tenders for the lease, however, the Nedlands Tennis Club was the only tenderer. More successful negotiations were entered into between the two parties and agreement over the lease arrangements was reached.⁴⁵

In 1938, the new *Nedlands Tennis Club* Clubhouse and the two new grass courts were completed and officially opened by the Lieutenant-Governor Sir James Mitchell on Saturday 11 June. In addition, history was made on the opening of the *Nedlands Tennis Club* as the ceremony was broadcast on radio 6WF.⁴⁶ At the time of the opening, Nedlands Tennis Club, now with fourteen courts, was reputed to be one of the largest metropolitan clubs, although major tournaments and competitions continued to be played at the more traditional locations of Loton Park, Kings Park, Mount Lawley, Leederville, and Kitchener Park, Subiaco.⁴⁷

The new Clubhouse was built behind where the original bush bough clubhouse had been located. The later weatherboard and tile clubhouse was sold and relocated to Allen Park for the use of the Allen Park (Swanbourne) Tennis Club which had formed in the early-mid 1930s. A circular rose-bed was planted at the front of the new Clubhouse, and a bitumen pathway from the Bruce Street entry leading up to the Clubhouse was laid with roses lining one side of the path. A temporary shelter shed was also built.⁴⁸

Other sporting clubs established in the 1930s in other parts of the Nedlands area included football and rugby, the Dalkeith bowling club, a surf-lifesaving club in Swanbourne, Allen Park Tennis Club in Swanbourne, and the Dalkeith

43 Undated newspaper article May(?) 1938 held in Nedlands Library Local Studies Collection.

44 Investigations by David Kelsall, Conservation Officer, City of Nedlands May 2008, HCWA Files.

45 Fenn, 'Early History of Nedlands Tennis Club'.

46 'Municipal Inventory': Place Form 'Nedlands Tennis Club'; 'Speech Delivered on April 3'.

47 Philips, *Tennis West*, p. 124.

48 Fenn, 'Early History of Nedlands Tennis Club'; information from Club Committee 28 Feb 2006. The former tennis clubhouse is still extant at Allen Park; & Information from Lange, Holton and Barblett, 28 March 2006.

Tennis Club, which was established and opened with the support of the Nedlands Tennis Club committee.⁴⁹

During World War II, the Nedlands Tennis Club went into temporary recess and the courts were made available to members of the armed forces. The local ladies branch of the Red Cross were offered the use of the clubhouse during the day for their activities and on most nights it was utilised for Patriotic meetings and functions.⁵⁰

The post-war decade saw a return to 'normalcy' as tennis clubs that had become defunct or restricted in their activities during the war re-affiliated. According to a 1948 Gallop Poll, tennis was by far the most frequently played outdoor sport in Australia at that time, and by 1950 Australia had the highest ratio of courts to population in the world.⁵¹ The popularity of the game combined with a prevalence of tennis courts spurred the development of fine young players such as Clive Witherspin who became a household name in Western Australia defeating many leading players. In the post war era, the Davis Cup regularly produced champions capable of winning Wimbledon and other Grand Slam titles.⁵² By the late 1950's leading tennis players were coming to Perth and other Australian capital cities to compete in tournaments, giving tennis a further boost in popularity.⁵³

In the 1940s/50s, the Club removed the original tea-tree hedging and wire netting around the courts and replaced these with chain link netting.⁵⁴

Outside of tennis, the main social events of the Club were the regular dances held at the Clubhouse. Combined dances were also held with Kings Park Tennis Club and Floreat Tennis Club (Hackett Hall) with the venue alternating between the three clubs. Table tennis tables were also available in the Clubhouse for club-members to use during the 1940s and 1950s.⁵⁵ The Clubhouse was also made available for a variety of other events including picture shows and bridge meetings (until a dedicated bridge club facility was made available in the adjacent Nedlands Bowling Club).⁵⁶

The main restriction to the Nedlands Tennis Club's social activities was that it did not have its own liquor licence. An arrangement was therefore put in place that tennis club-members were able to drink at the neighbouring Bowling Club, although only at the back bar.⁵⁷

49 Undated newspaper article May(?) 1938 held in Nedlands Library Local Studies Collection; & information from Lange, Holton and Barblett, 28 March 2006.

50 Fenn, 'Early History of Nedlands Tennis Club'; information from Lange, Holton and Barblett, 28 March 2006.

51 Philips, *Tennis West*, p. 133.

52 Philips, *Tennis West*, p. 317.

53 Philips, *Tennis West* p. 159.

54 'Talk on the Progress of Tennis Locally over the Past Fifty Years and the History of One of Those Clubs – the Nedlands Tennis Club over the Past Fifty Years', unpublished transcript held by Nedlands Library Local Studies Collection. The tea-tree hedges originally provided a windbreak for the courts but as more housing was established around the courts, wind became less of a problem.

55 Information from Lange, Holton and Barblett, 28 March 2006.

56 'Municipal Inventory': Place Form 'Nedlands Tennis Club'.

57 Information from Club Committee 28 Feb 2006.

Space was, to some degree, the other restriction to the activities held in the Clubhouse. The flat roof of the Clubhouse had been specifically designed by Krantz in order to allow the club to add a second storey whenever funds became available. At one time there was a proposal put forward to construct a covering over the roof of the pavilion in order to provide the club with more usable recreational and social space. Quotes were obtained and a budget drawn up, but the building permit was not approved and the work did not progress.⁵⁸ However, club members would continue to use the roof to sit on and watch games, (a tradition that continued until the mid-1980s when the rooftop was closed for safety reasons).⁵⁹

In 1961, a practice wall was constructed at the rear of the Clubhouse. This was made possible partially through fundraising and also through the individual generosity of club-member Keith Holten, who organised for the builder working on his own residence, Bert Jobling, to build the wall at the club. Concrete slabs were used to surface the area, although these were later replaced with a solid concrete slab. As well as being available to club members, the wall was also made available to children and non-members.⁶⁰

In 1964, there were 148 members. The courts at the *Nedlands Tennis Club* were used by many non-members during this period, including students including from Nedlands Primary School and the former Hollywood High School, as well as those taking public tennis lessons.⁶¹

In 1965, Nedlands Croquet Club built its clubhouse north of the bowling club.

While the health of social tennis in Western Australia was generally sound during the 1960s, the focus was on potential champions and in senior tennis a number of players tried their luck in professional tournaments. Local player Lesley Hunt went on to become one of the top ten players in the world, and fellow West Australian Elizabeth Smylie won the 1985 Wimbledon Doubles. Following her move to Western Australia in 1966, Margaret Court continued to uphold her reputation as the world's number one tennis player winning the Australian Open in 1969 and all four Grand Slam singles titles in 1970.⁶²

By 1976, membership at the club was 323.⁶³ In 1977/78, two plexi-pave hard courts (Nos. 14 & 15) were put in at *Nedlands Tennis Club*, the space for which was created by dividing up a former grass court.⁶⁴ Also around this time, the original rose garden at the front of the Clubhouse was removed and in its place a brick-paved and timber pergola was constructed, which also involved replacing the verandah's original round masonry pillars with new square, rendered, masonry pillars.⁶⁵ The roses that lined the path leading to the Clubhouse were removed and replaced with trees planted as a memorial to the

58 Fenn, 'Early History of Nedlands Tennis Club'.

59 Information from Lange, Holton and Barblett, 28 March 2006; Club Members and Committee, 28 March 2006.

60 Information from Lange, Holton and Barblett, 28 March 2006.

61 'Talk on the Progress of Tennis Locally'; Williams, *Nedlands*, p. 269.

62 Phillips, *Tennis West*, p. 318.

63 'Speech Delivered on April 3'.

64 Information from Club Committee 28 Feb 2006; Lange, Holton and Barblett, 28 March 2006.

64 Information from Club Committee 28 Feb 2006.

65 Information from Club Committee 28 Feb 2006.

son of club-members, Mr and Mrs Keith Holton, who lost his life during Cyclone Tracey in Darwin. The galvanised chain link fencing around the courts was replaced with plastic covered chain link fencing, and court lights were installed for the first time to allow for night games.⁶⁶

In 1988, the launch of the Hopman Cup in Perth created a renewed widespread public interest in tennis, which had a positive impact on the tennis community in Western Australia. The event with its men's and women's singles and mixed doubles, attracted high profile players such as Pat Cash and Steffi Graf, and as the tournament grew in stature, annual crowds increased from some 40,000 to 70,000 within seven years. The formidable success of the Hopman Cup saw the event become one of international significance.⁶⁷

By the 1980s, the Tennis Club had grown to such an extent that the Clubhouse had become too small to hold social functions. The more spacious bowling clubhouse was therefore used, which was also advantageous in terms of the liquor licence situation.⁶⁸ In 1982, Nedlands Bowling Club moved out of Melvista Park Reserve to relocate and merge with Dalkeith Bowling Club owing to declining numbers, and Nedlands Tennis Club members expressed an interest in taking over the lease of the Bowling Club's former clubhouse. The request was not granted and the City of Nedlands decided, in the end, to lease the building to the Nedlands Bridge Club. However, the City of Nedlands did approve the incorporation of the former bowling greens into the *Nedlands Tennis Club* lease, which was finalised by 1987. The club borrowed the necessary funds and the bowling greens were converted into eight new grass courts (Nos. 19-26), taking the total number of courts to 25.⁶⁹ These additional eight courts are not included in the curtilage. In 1991, more courts were added; two synthetic grass courts (Nos. 10 & 11).

In 1994, *Nedlands Tennis Club* was recommended to the Heritage Council of Western Australia in the Art Deco Society Significant Building Survey for possible entry in the State Register of Heritage Places.

In 1995/96, some internal alterations and refurbishments to the Clubhouse were carried out. Now that the club had secured a restricted liquor licence, a former office was converted into a bar area with a wall removed to create an opening for a bar service area. The kitchen was also refurbished with new cabinetry. A stud wall was installed in the ladies toilets to divide the area and create a storage space, which required a new door to be inserted into the south wall of the main hall.⁷⁰ Around the same time, the flat reinforced concrete roof was sheeted over with steel decking on a low-pitched frame to address water ingress that was damaging the reinforcing in the soffit of the slab. Two more courts (Nos. 4 & 5) and a playground for the children were also installed around this time, and the court lights were also upgraded.⁷¹

66 'Talk on the Progress of Tennis Locally'; Lange, Holton and Barblett, 28 March 2006.

67 Phillips, *Tennis West*, pp. 271, 320.

68 Williams, *Nedlands*, p. 269.

69 Information from Club Committee 28 Feb 2006; Lange, Holton and Barblett, 28 March 2006.

70 Information from Club Committee 28 Feb 2006.

71 Information from Club Committee 28 Feb 2006.

In 1998 *Nedlands Tennis Club* was classified by the National Trust (WA Branch). In April 1999, it was added to the City of Nedlands Municipal Inventory with a recommendation that it be protected through the Town Planning Scheme.

By the late 1990s, Nedlands Tennis Club had over 500 members.

In 2000, the access stairs to the roof were removed and repairs made to concrete cancer in the ceiling.⁷²

According to feedback received by the club committee and members, *Nedlands Tennis Club* grass courts are amongst the best in the metropolitan area.⁷³

13.2 PHYSICAL EVIDENCE

Physical Evidence was compiled by Penny O'Connor, Senior Conservation Officer in 2006. No major changes or alterations have occurred since this time, however, some parts of the building are now (2020) in need of repair.⁷⁴

Nedlands Tennis Club comprises a single-storey rendered brick clubhouse building with a trafficable roof, designed in the Inter-War Functionalist style, constructed in 1938, and eighteen courts (twelve grass, four synthetic and two hard court) constructed between 1932 and 1996. The club leases another eight grass courts outside the curtilage to the north.

Nedlands Tennis Club is located on a sloping site facing east over Bruce Street. It is adjacent to the Nedlands Golf Club, Nedlands Bridge Club, Nedlands Croquet Club and Melvista Park. Together with Nedlands Child Health Clinic, these elements form a large and visually distinctive group of recreational and civic facilities.

The Clubhouse sits in the middle and to the rear of the club's tennis courts. The original axial approach to the Clubhouse is now a grassed walkway down to Bruce Street, which has been sparsely planted with trees. It also contains three low limestone supports for umbrellas to shade spectators. The area immediately in front of the Clubhouse is also grassed and has been planted with a variety of young trees. There are also herbaceous garden beds to the west and north. An area has been fenced to enclose a children's playground.

The underlying façade of the Clubhouse is symmetrical on a central axis and has a strong horizontal emphasis created by the building's flat roof with surrounding guard rail, the flat roofed verandah with rows of guard rails between the pillars, horizontal glazing bars in the windows, a wide horizontal incised band below the roof line containing the words 'Nedlands Tennis Club' in relief letters, and two narrow horizontal incised bands in the central parapet. The overall horizontality is relieved in the pediment by vertical and curved details, and on the western elevation by a tower extending above the roof line containing a single narrow window, a group of three narrow vertically incised bands that run down the side of the tower and into the wall below, and the letters 'NTC' which also run vertically down the wall below the tower window.

⁷² Information provided by City of Nedlands from the property file, 6 March 2007.

⁷³ Information from Club Committee 28 Feb 2006; Lange, Holton and Barblett, 28 March 2006.

⁷⁴ Information provided by the City of Nedlands, March 2020

Investigations in 2008 indicate that the underlying masonry in the walls is brick,⁷⁵ despite historic information indicating that it was reinforced concrete. The walls were originally covered with self-coloured render that was incised to resemble large blocks of sandstone, which has since been painted. All the exterior masonry has been painted cream, unless otherwise noted, but the masonry 'joints' are still visible. The west and north walls are rendered and painted to ground level, while the south and east walls have exposed brick footings.

The façade of the Clubhouse is fronted by a large, three-bay pergola that covers all but the north-east corner. Behind this is the original verandah and coach's office under a flat roof, with curved corners. The building behind consists of a large, central hall flanked to the left by a store and the women's changing rooms, and to the right by the men's changing rooms. At the rear of the building are a kitchen, an office/shop and the bar.

The pergola at the front of the building is supported by three, square, rendered, masonry pillars, with incised capital bands. These support timber beams are covered by shade cloth. The floor of the pergola is paved in red brick laid in a basket-weave pattern. The paving extends beyond the pergola to the north.

At the back of the pergola, a short flight of tiered red brick steps in stack bond rise to the original verandah on an axis with the front doors. The verandah footings are plain cut red brick laid in English bond, topped with a decorative row of headers that abuts the red painted concrete floor. The verandah pillars match those of the pergola. Between the pillars either side of the central stairs there are three rows of white painted tubular steel guardrails. The underlying fabric of the flat roof is concrete, but this has been covered with a low, two pitched steel roof with flashing dressed over the parapet.

At the northern end of the verandah, there is a short return leading to the door of the men's changing room. A white painted timber bench seat runs from the main door along the wall of the clubhouse and around the return. At the end of the return, two red brick steps laid in English bond and flanked by low balustrades to the height of the footings lead down onto the brick paving on the north side of the building.

At the southern end of the verandah, beyond the line of the pergola, is the coach's room. This retains its original circular pillars and pilasters. The windows have horizontal glazing bars and rectangular panes. The glazing is fixed except to the verandah where it has an awning opening. The two-pane glass door is modern and has a security grill, as do all the other windows in this room. The room is fitted out as an office.

Glazed French doors at the centre of the back wall of the verandah open directly into the main hall, which takes up most of the building. The doors have horizontal glazing bars and rectangular panes, as do the full-length side lights and the rest of the windows in the façade. The windows have a central fixed section flanked by sliding sashes. At both the northern and southern walls of the hall there are fixed windows in the short returns. The one to the north looks into the coach's room. Internally the windows and doors on the front façade have moulded architraves and simple rounded timber sills. The windows

⁷⁵ Investigations by David Kelsall, Conservation Officer, City of Nedlands May 2008, HCWA Files.

frames and sills, and all other internal joinery, are painted white unless otherwise noted. Externally, the windowsills are angled and have a rendered finish.

The walls of the main hall are exposed tapestry brick to dado height laid in stretcher bond and topped by a row of soldier course bricks. The bricks have a hammered finish of rough vertical lines. Above the brick line, the walls are hard plaster with a fine stippled finish and have been painted cream. The walls are hung with shields and honour boards and there are timber rails in place for future shields. A fireplace projects into the room on the western wall. The timber mantle is at dado height, and the tapestry bricks below match those of the rest of the room. There are two tall rectangular niches either side of the hearth, which is framed by a line of headers. The ceiling of the main hall is divided into three segments by two wide concrete supports that run the width of the room. The floors are carpeted.

There are two doors along the south wall of the main hall, one into the store and the other into the women's changing room, while the west wall has a large opening to the kitchen, a door to the office and store, and a roller door to the bar. A large pin-up board on the north wall covers the original opening to the men's changing rooms. All internal doors and those out to the rear of the building are timber with a single large recessed panel unless noted otherwise. Door hardware is a mixture of ages and styles. The air vents above the windows throughout the building are moulded in a basket-weave pattern unless otherwise noted. Cornices are concave. The ceilings throughout are concrete.

The first door in the south wall leads to a small storeroom. This originally formed part of the women's changing room but has now been partitioned from it by a stud wall clad with battened plasterboard. The block-mounted coat hooks have been retained along the south wall either side of the single casement window. The window has three horizontal glazing bars.

The second door on the south wall opens into the women's changing room. This is divided into a cloakroom and a shower/toilet area. The floors have white rectangular tiles, apart from the entry point, which is carpeted. The walls are hardwall plaster, painted pale blue. Block-mounted cast metal coat hooks run along the south wall of the cloakroom between the two single casement windows. The windows have frosted glass in a variety of stipple patterns. In terms of configuration, these windows match those in the adjacent store room and the shower/toilet section of the changing rooms. On the north wall, two hand basins are set in an open, white melamine counter and a large mirror has been fixed to the wall above. The shower/toilet section has two shower and two toilet cubicles partitioned by cream terrazzo walls. The floor tiles are white and match those of the changing room, but the walls of the shower recesses have square tiles in cream and blue. Each of the showers has a small antechamber with a wooden slatted bench before the shower proper. There are two very small windows along the west wall, one above the showers and one above the toilets. The frames show that these originally held louvers that have been replaced by fixed frosted panes. The windows are secured externally by two vertical metal bars, the bases of which are held in curved mounts.

The wide opening in the south-west corner of the main hall leads into the kitchen. The surround of the opening has been painted to match the walls, but a decorative frame of header tapestry bricks has been left unrendered. There is a high, blond timber panelled servery with corner mouldings separating the kitchen from the hall, with an open walkway to the south for access. The kitchen has contemporary white melamine cupboards and bench tops. The casement windows in the kitchen each have three horizontal glazing bars. There are two vents in the wall above the window. To the right of the window, a door leads out to the rear (west) of the building. The door and the window both have steel safety screens.

There is a similarly wide opening in the north-west corner of the main hall, which operates as a bar. Again, there is evidence of a frame of header bricks around the opening. The bar counter is fashioned in the same style and materials as the kitchen servery, and there is a matching overmantle. A clear pvc roller shutter secures the bar counter. Inside, the bar is fitted out with a large fridge, benchtops and a sink. The original window in this room, evident from the outside, appears to have been blocked up during the fit out.

The bar is accessed through the adjacent room that currently functions as an office and shop. The door for this room is immediately to the right of the fireplace. Another door inside to the left leads to the bar. The original window for the office/store, evident externally, has also been bricked up, and the original external door has been replaced by a roller door on the inside, and sheet steel on the outside. Above the roller door there is a void rising up into the tower. The high level casement window, which would have been at the top of the stairs, has a circular air vent cut into it. The door out to the roof is still in situ. The stairs have been removed but there is evidence in the plaster of where they were situated, including fixings.

The men's changing room is accessed via a door at the end of the return section of the verandah. Like the women's changing room, it consists of changing room with a shower/toilet area beyond. The changing room walls have a hardwall plaster finish, painted light blue, with block-mounted cast metal coat hooks fixed between the three casement windows, and around the corner of the east and west walls to the door openings. The three windows in the north wall have frosted glass, some of it replacement, and each has three horizontal glazing bars. There is a timber bench seat running along the wall under the windows. The first half of the room is carpeted while the section closest to the shower/toilet has been tiled with white rectangular tiles. A single row of tiles has also been used as a skirting. On the south wall, two hand basins are set in an open, white melamine counter and a large mirror has been fixed above, where the original door into the main hall was located. The details of the shower/toilet area match those in the women's shower/toilet area.

The Clubhouse is surrounded by eighteen tennis courts: twelve grass, four synthetic and two hard court. The club leases an additional 8 grass courts on the site of the old bowling greens, that are not included in the curtilage. The courts are enclosed in small groups by plastic coated chain link fencing supported on a tubular steel frame. Access is through single or double tubular steel-framed gates covered with plastic coated chain link. A variety of materials have been used to form thresholds for the gates including concrete, timber and

brick. There are several limestone retaining walls running north-south across the sloping site, most notably across the western boundary behind the clubhouse and the southern courts, and below the hard courts to the north east. Behind the club house there is a bitumen hit-up area with a rendered practice wall. On the high ground at the back of the site to the west, there is a flat roofed shed with a roller door constructed in green pre-painted steel.

Overall, the site is in very good condition. The Clubhouse has been well maintained but does have some underlying structural issues that need to be resolved. The courts are in good condition. There is evidence of water ingress in the ceilings of the main hall and the verandah, particularly where these two elements join.

13.3 COMPARATIVE INFORMATION

Tennis Clubs

In 2020, 77 tennis clubs or courts are included in the Historic Heritage database, of which only 12 clubhouses constructed during the Inter-War period. From the information available, the majority are simple, vernacular buildings (8), while the remaining (4) are architect designed clubhouses.

Of the four architect designed tennis club houses (including Nedlands), the most comparable to *Nedland Tennis Club* is P4252 Mount Lawley Tennis Club (fmr), which is entered in the State Register as part of P14769 *Memorial Gardens & Recreation Reserve, Mount Lawley*.⁷⁶ The substantial building was designed by Powell, Cameron & Chisholm, and constructed in 1936 in the Inter-War Functionalist Style.

The other two architect designed tennis clubhouses – P13588 Dalkeith Tennis Club⁷⁷ and P25082 Peppermint Grove Tennis Club Pavilion & Gazebo⁷⁸ - are less comparable to *Nedlands Tennis Club*, as they are both more modest, simple buildings.

Nedlands Tennis Club is a rare example of a substantial, architect designed tennis Clubhouse constructed in the Inter-War period, and represents the increasing popularity of the sport during this period.

Harold Krantz

Harold Abraham Krantz was born in Adelaide on 12 February 1906 to Russian Jewish parents. Krantz' uncle was architect Harold Boas who lived in Perth and inspired him to take up this profession. After qualifying in architecture at the age of 20, Krantz worked in Adelaide but with the onset of the Depression work became limited, so Krantz accepted an invitation from his uncle to come to Perth in 1927 and work with him at his firm Oldham Boas Ednie-Brown. In 1936, Krantz started his own practice as 'Harold A Krantz Architect', and was assisted by other well-known architects, Margaret Pitt-Morison and John Oldham.⁷⁹ The firm began to design small blocks of flats and flat conversions.

⁷⁶ P14769 *Memorial Gardens & Recreation Reserve, Mount Lawley*

⁷⁷ Designed by William G Bennett

⁷⁸ Designed by Talbot Hobbs

⁷⁹ Krantz interviewed by Fleming, Oral History OH1799; Simon Anderson, 'Harold Abraham Krantz: 12 February 1906 – 8 March 1999', *Architect WA*, Winter 1999, p. 10.

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.⁸⁰

Having started his professional life during the Depression, Krantz developed an awareness that in addition to designing buildings that were functional and attractive, there was also a need – and an advantage – to keeping the costs down without compromising quality. This philosophy stayed with Krantz throughout his career and was a significant factor in his success.⁸¹

In 1939, Robert Schlafrig, who fled Germany to escape Nazi persecution of Jews, joined the firm as an assistant. In 1946, he passed a special examination of the Architects Board of Western Australia and shortly after changed his name to Sheldon.⁸² The firm Krantz and Sheldon was formed the same year. Krantz and Sheldon went on to become a major employer of architects, particularly immigrants from Europe, including Iwan Iwanoff. The firm made a significant contribution to the architectural history of Western Australia, pioneering the European styles as opposed to the more established English styles that dominated Perth at the time.⁸³

From the late 1930s until the 1960s, Krantz's firm was to become synonymous with the design of apartment blocks, and is reputed to have designed and built around 90% of all the flats constructed in Perth during that period.⁸⁴ The design and building of flats came about when Krantz formed a syndicate with some of his clients and built flats to rent out as an investment. Building flats allowed Krantz the opportunity to more fully develop and apply the principles he had already established in his residential work, that being an 'emphasis on reducing each dwelling unit to a minimum, achieved by tight planning rather than smaller spaces; conventional construction combined with rigorous detailing to maximise structural strength of building materials and minimise waste; and the bulk ordering of standard building materials, fixtures and fittings to achieve economies of scale'. Other descriptions applied to the designs of Krantz and Sheldon were 'utilitarian, minimal and structurally innovative, contemporary and urbane in style, and importantly, affordable to anyone wanting, or needing, to live in the city'.⁸⁵

Flats were to become a popular form of housing in Perth in comparison to other cities in Australia, particularly with the shortage of housing prior to World War II.⁸⁶ At its peak, between the 1940s and 1960s, the firm designed up to 1,000 home units a year.⁸⁷

80 Simon Anderson and Meghan Nordek (eds.), *Krantz and Sheldon Architectural Projects*, pp. 8-9; cited in *Site of Buildings, Burt Way*, Assessment Documentation, 9 Sept 2003, p. 5.

81 Krantz interviewed by Jane Fleming, Oral History OH1799, 3 Nov 1981.

82 *Site of Buildings, Burt Way*, Assessment Documentation, 9 Sept 2003, p. 5.

83 'Migrant Architects make a lasting contribution', *Knowit*, official newsletter of the State Library of Western Australia, No. 260, July-Aug 2002, p. 5.

84 Anderson, 'Harold Abraham Krantz', p. 10.

85 Kelly, Ian, 'Krantz and Sheldon: Architectural Projects', *AA Review*, Sept/Oct 1996, pp. 2-3: & Krantz interviewed by Fleming, Oral History OH1799, 3 Nov 1981.

86 Krantz interviewed by Fleming, Oral History OH1799, 3 Nov 1981.

87 Kelly, Ian, 'Krantz and Sheldon: Architectural Projects', *AA Review*, Sept/Oct 1996, pp. 2-3.

Although his partner, Sheldon, died in 1968, Krantz continued practising until his retirement in 1972.⁸⁸

Aside from his professional work, Krantz was a dedicated philatelist, had a great interest in horseracing and was an active patron of the arts. Krantz was a founding member of Australia's first permanent, professional theatre group 'Company of Four', which later became the WA National Theatre Company. In 1998, Krantz was named Citizen of the Year by the City of Perth and also in the same year was elevated to Life Fellow of the Royal Australian Institute of Architects.⁸⁹ Harold Krantz died in Perth on 8 March 1999.

In 2020, the Historic Heritage database has twenty places associated with Harold Krantz (including his work as Krantz & Sheldon). Of these, fourteen are associated solely with Harold Krantz. Excluding *Nedlands Tennis Club*, five are entered in the State Register of Heritage Places, including P3795 *William Street Precinct*, Northbridge (1880-1925), P3847 *Edith Cowan's House & Skinner Galley (fmr)*, West Perth, P6102 *Site of Buildings, Burt Way* (1940-54, now demolished), P9186 *Wandana Apartment Block*, Subiaco (1953), and P11923 *Subiaco Oval* (1908-).

Other buildings designed by Krantz that are in the database include five apartment blocks, one house, a semi-detached residence, and two commercial properties.⁹⁰

Nedlands Tennis Club Clubhouse is an early example of the work of Harold Krantz and in his favourite Inter-War Functionalist style. It is also a rare example of a public building designed by Krantz, who was better known for his residential work.

Inter-War Functionalist Style

In 2020, there are 137 Inter-War Functionalist buildings in the Historic Heritage database, of which 18 were originally constructed for social or recreational purposes, including *Nedlands Tennis Club* Clubhouse.

Seven of these are substantial buildings of two or more storeys that were built to contain theatres or cinemas, of which five are entered in the State Register:

- P1831 Windsor Theatre, Nedlands (1930)
- P3613 Plaza Theatre (fmr) & Arcade, Perth (1937)
- P154 *Beverley Town Hall* (1938)
- P2065 *Piccadilly Theatre & Arcade*, Perth (1938)
- P2604 *Cygnets Theatre*, Como (1938)
- P2425 *Astor Theatre*, Mount Lawley (1914)
- P3832 *Memorial Hall*, Mosman Park (1921)

⁸⁸ Anderson, 'Harold Abraham Krantz', p. 10.

⁸⁹ *Business News, Perth*, 5-18 Feb 1998, p. 5; & *Architect WA*, Winter 1999, p. 10.

⁹⁰ P7981 Lido Cabaret (fmr), P8595 Bulwer Park Flats, P12648 House, P13633 Apartment/Flats: 55 Stirling Highway, P14484 Apartments, P15833 Semi-Detached Residences, P15975 Liberty Cinema and Shops, P18071 Hyde Park Flats, P24317 Melleray Flats.

P3613 Plaza Theatre (fmr) & Arcade (1937) and P26065 *Piccadilly Theatre & Arcade* (1938) also include extensive shopping areas.

There are two places in the Historic Heritage database, one of which is entered in the State Register, that include the Inter-War Functionalist style applied to sporting facilities and are smaller in scale; therefore, are more comparable to *Nedlands Tennis Club* Clubhouse:

- P4245 Mount Lawley Tennis Club (1936) was converted to accommodate the bowling club who continue to use it and is an excellent decorative example of the Inter-War Functionalist style.
- P3511 *Lord Forrest Olympic Swimming Pool*, Kalgoorlie (1938) is an excellent example of the Inter-War Functionalist style applied to a swimming pool complex, which includes a main entry building, offices and changing rooms.

Nedlands Tennis Club Clubhouse is rare as a sporting facility constructed in the Inter-War Functionalist style.

Self-coloured Ruled Render

Render or stucco was a key design feature of many Federation and Inter-War design styles. Externally, it was commonly used to provide a visual contrast to the main construction material of stone or brick. Contrasting render was often found around doors, windows and at quoins, and in large areas of smooth render. In the Federation Period it was often, but not always, ruled to resemble ashlar blocks, but this treatment became less popular during the Inter-War period when smooth or textured render was often preferred. In both periods, it was uncommon for ruled render to be the dominant external design feature of a building.⁹¹

The way the ruled render was applied at *Nedlands Tennis Club* was unusual in that it featured over all the external elevations, and contrasted with only small areas of contrasting tapestry brick in the foundation on the east (front) and south elevations. On the other two elevations, the ruled render extends to ground level. It is therefore one of the main design elements of the building. The use of this subtle detailing is in keeping with its restrained Inter-War Functionalist style. Ruled render is not a notable feature of buildings on the State Register from the Inter-War period. Examples where ruled render has been used are:

- P405 *Office of the Department of Agriculture, Busselton* (1931) was rendered and ruled to resemble ashlar in the same manner as *Nedlands Tennis Club*, but the finish was painted white.
- P1350 *Commonwealth Bank, Katanning* (1937) has evidence of ruled or coursed render on one elevation, but this is not evident on any other elevation including the main façade.

⁹¹

Apperly, et al, *A Pictorial Guide to Identifying Australian Architecture*.

- P2000 *Devon House, Perth* (1937) uses ruled render to provide a plain contrast to a diversity of other decorative design elements such as low relief panels, triglyphs, rusticated columns, and stepped architraves.

This list is not definitive as ruled render is not a searchable category in the Heritage Council's database. Furthermore, there are many places on the database that have not been described and for which there are no quality images that would show the presence of ruled render.

In addition to being ruled, the render at *Nedlands Tennis Club* was originally also self-coloured. Three colours were used to enhance the sandstone-like appearance of the finish. There are three places on the State Register that have the same or a similar self-coloured ruled rendered finish to that used at *Nedlands Tennis Club*, including P11595 *First Church of Christ Scientist* (1939), P2132 *St John's Ambulance Building* (1940), P2424 *The Royal WA Institute for the Blind* (1937) (has since been painted over).

It is possible that there are other places where self-coloured ruled render was used as a design feature which, like, *Nedlands Tennis Club*, has since been painted.

Nedlands Tennis Club Clubhouse is the earliest known building to have used ruled self-coloured render resembling sandstone as a major design feature.

13. 4 KEY REFERENCES

Fenn, V. A., 'The Early History of Nedlands Tennis Club from 1925-1947', unpublished.

13. 5 FURTHER RESEARCH

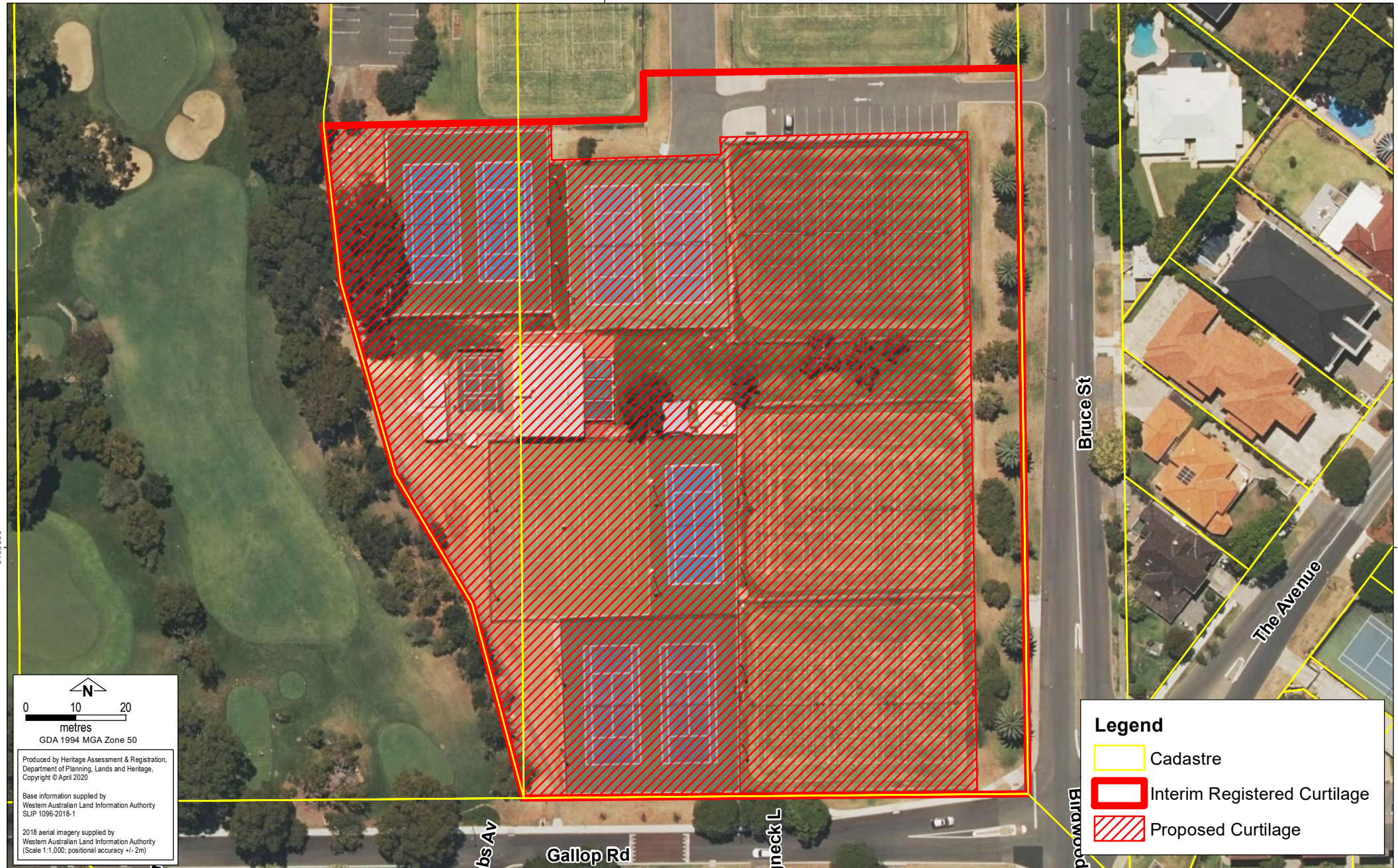
It is unknown which courts were established at which time, other than those constructed on the former bowling greens in 1987.



HERITAGE
COUNCIL

HC CURTILAGE MAP P3964-1 Nedlands Tennis Club

PREPARED BY DANIEL HOLLAND (SENIOR LAND INFORMATION OFFICER) 29/04/2020



0 10 20
metres
GDA 1994 MGA Zone 50

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Legend

- Cadastre
- Interim Registered Curtilage
- Proposed Curtilage