

HOUSE, 74 VINCENT ST, MOUNT LAWLEY



PLACE INFORMATION	
Place name	House, 74 Vincent St
Other names	McColl Residence (fmr)
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	8753
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	74 Vincent St
Locality	Mount Lawley
Survey	LOT: 148 D/P: 2861
Vol/folio	1751/374
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Moderate</p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.</p>
Management category	<p>Category 3</p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>The place has aesthetic value as a good modest example of the Federation Bungalow style with the majority of the original external detail intact.</p> <p>The place is an important element in the Vincent Street streetscape which overlooks Hyde Park from an elevated location and contributes to the character of the vicinity.</p> <p>The place reflects the expansion and development of residential and commercial buildings on the city fringes during the rapid population increase of the 1890's gold boom and the early years of the twentieth century.</p> <p>The residence has historic value as a demonstration of a modest home built for a skilled tradesperson and their family.</p> <p>This place is valued by the community for the continuity of its presence in the streetscape which contributes to the community sense of place.</p> <p>The place has social value as it demonstrates the scale and form of a home for skilled tradesperson and their family in the early 20th century.</p>

PLACE USE	
Original use	Residential: Single storey residence
Current use	Residential: Single storey residence
Other use	

CONSTRUCTION DETAILS	
Construction date	c1913
Walls	Brick
Roof	Corrugated Metal Sheeting
Architectural Style	Federation Bungalow
Physical description	<p>A modest single storey detached bungalow with a hipped roof, a bullnose verandah spanning the entire front façade and half-timbered gable over the central entrance. The straightforward design has a central front entry, with fanlight and sidelights, and symmetrical double hung sashes to the two front rooms. This building has facing brick externally with stucco banding on the brickwork at windowsill level.</p> <p>A garden is behind the low picket front fence with some mature trees filling the generous setback.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The subject place is located along Vincent Street directly opposite Hyde Park. Hyde Park was once known as the Third Swamp, which was part of a string of lakes and swamplands that covered an extensive area north of Perth. Prior to and during the early part of European settlement Hyde Park and its immediate surrounds was an indigenous camping ground. The swamp was an important source of water and its fertile soil supported a variety of plant foods and attracted wildlife. Europeans were attracted to the Third Swamp for the same reasons however, whilst the land was fertile, it was difficult to settle due to seasonal flooding and its steep and deep topographical surroundings. The swamp became a duck shooting resort for Europeans, and as late as 1888, drovers used the places as a camp when bringing sheep to Perth.

In the 1890s, the Lands Department gave permissions to the Perth City Council to allow camping on the Third Swamp in order to accommodate the huge influx of people who had travelled to Western Australia as a result of the Gold Rush. From 1897, the wealth generated by the Gold Rush began to be seen in Perth as buildings and services were constructed. Money was provided to construct a 17 mile tramway network the majority of which was north of the railway line in Perth's northern suburbs. The tramline of which one ran from Charles Street to Vincent Street encouraged residential development.

In 1897, the Third Swamp was gazetted as a Public Reserve for the purposes of Public Gardens. This coincides with the influence of town and social planning ideals from overseas, increased prosperity and a civic desire to emulate the more established cities of other countries, all of which encouraged the development of public parks, gardens and recreation reserves close to the city.

Vincent Street was named after Mr George Vincent, Chief Draftsman in the Lands Department, the original grantee of the land on the north side of this street, to the east of Charles Street, who named the street for himself on the issue of the grant circa 1876. The street once formed part of the Hyde Park Heights Estate, with the eastern end also called the Tramways Estate. The Post Office Directories list no dwellings for the north side of Vincent Street between William (formerly Clifton Street) and Hyde Street until 1914 when six residents are listed, including the subject property, indicating that the majority of dwellings in this portion of Vincent Street were constructed in 1913.

HISTORICAL INFORMATION

The street numbering of the dwellings following construction changed regularly with the subject property first known as No. 82 in 1914 and No. 84 until 1917 when the property became known as No. 74 as it is today. The Wises Post Office Directories and the City of Perth Rates Books indicate that the first resident of the place was saddler John McColl who resided at the dwelling until 1925 with several members of the McColl family. The builder or architect of this place have not been determined.

The place was subsequently occupied by clerk Frank Wilfred North and his wife Nora until 1933 when Mr Albert Cugley and later Mrs Clarice Cugley take up residency. Given the relatively long occupancy of each of the residents it can be assumed that they were also the owners of the property.

Aerial photographs from the mid 20th century onwards indicate that the form and extent of the subject place changed little since then, with the exception of a new roof being installed in the early 1990s. This is the only change to the residence visible in these photographs.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	George Vincent John McColl Frank North Albert Cugley Claire Cugley	Land owner First occupant Occupant Occupant Occupant
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

