

HOUSE, 82 VINCENT ST, MOUNT LAWLEY



PLACE INFORMATION

Place name	House, 82 Vincent St
Other names	Biger Residence (fmr)
Place type	Individual building or group

HERITAGE LISTING

inHerit ID:	8754
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION

Street address	82 Vincent St
Locality	Mount Lawley
Survey	LOT: 301 and 302 D/P: 30374
Vol/folio	2225/82
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. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>The original residence has aesthetic value as a good modest example of the Inter War California 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 Inter War period.</p>

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

CONSTRUCTION DETAILS	
Construction date	c1926
Walls	Brick
Roof	Corrugated Metal Sheeting
Architectural Style	Inter War California Bungalow
Physical description	<p>A modest single storey brick cottage with a half-timbered gable towards the narrow Vincent Street façade. A skillion verandah on two sides with decorative timber brackets and triple corner posts. The house demonstrates the transition in styles, which was starting to occur during the period of the First World War with the simplified timber elements.</p> <p>A large, two storey contemporary extension has been added to the rear that is a cream render and a white corrugated roof. The site is bounded by both a brick wall and brick pier and timber picket fence. The curtilage contains a variation of mature trees and shrubs.</p>
Condition	Good
Integrity	Moderate
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, indicating that the majority of dwellings in this portion of Vincent Street were constructed in 1913.

HISTORICAL INFORMATION

The subject property however was not one of these earlier dwellings to have been constructed. No. 82 Vincent Street was first listed in the Wises Post Office Directory in 1926 indicating that it was constructed circa 1926. The first occupier of the dwelling was bag merchant Abraham David Biger (c1894-1932) and his wife Molke, who lived there until 1929 when A. H. Carlise becomes the resident.

Details of the architect or builder of this place have not been determined.

Throughout the first part of the 1930s Albert Catts occupies the dwelling until 1936 when Mr Leo Ritcher becomes the resident. Leo Ritcher remains at the dwelling until at least 1949 when the Post Office Directories cease. A Building Licence was issued to Mr Ritcher in 1936 indicating that he was also the owner of the property during that time.

Aerial photographs from the mid 20th century onwards indicate the subject place changed little until the early 1980s when a new roof was installed. In the late 1990s a small extension was added to the rear of the residence and then in 2011 a large two-storey addition was built onto the residence, with a separate garage facing Hyde Street, and pool. There have been no visible changes since that time.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	George Vincent Abraham Biger A. H. Carlise Albert Catts Leo Richter	Land owner First occupant Occupant Occupant Occupant
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

