

HOUSE, 100 VINCENT ST, MOUNT LAWLEY



PLACE INFORMATION	
Place name	House, 100 Vincent St
Other names	Willis Residence (fmr)
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18058
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 31 Jan 2007

SITE LOCATION	
Street address	100 Vincent St
Locality	Mount Lawley
Survey	LOT: 133 and 134 D/P: 2861
Vol/folio	1168/114
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 fine substantial and intact example of the Federation Queen Anne 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 family home built for affluent members of the community and their families in the early 20th century.</p> <p>The place has historic value for its association with the Willis family who were influential pastoralists, and with architect William E Robertson.</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 professional men and their families in the early 20th</p>

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

CONSTRUCTION DETAILS	
Construction date	c1915
Walls	Brick Rendered Brick
Roof	Terracotta Tiles
Architectural Style	Federation Bungalow
Physical description	<p>The dwelling is setback approximately 6 metres behind the footpath. Along the western side of the dwelling there is a driveway, which leads to a brick and tile garage at the rear of the dwelling. Elevated above the natural ground level by a limestone base the dwelling is accessed via six centrally located steps, which are headed by two short decorative pillars.</p> <p>The single-storey dwelling has a hipped roof, which extends over the front and side verandahs at a lower pitch. The roof is headed by a gable vent with a terracotta ridge and crest. Two gables, which feature infill timber battens and terracotta crests also protrude from the hipped roof and head two protruding bays. A fourth gable feature is located over the front entry porch and a large fifth gable protrudes from the western facing portion of the roof. Two tall rough cast rendered brick chimney's protrude above the roof line of the building. A verandah, which is continuous with the main roof form, runs the whole perimeter of the dwelling. The verandah was originally supported by timber posts. However, it is understood that these posts were removed due to deterioration and were replaced with the current Doric columns.</p>

CONSTRUCTION DETAILS	
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 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.

HISTORICAL INFORMATION

The City of Perth Building Licence Archive cards indicated that Mrs J. Willis submitted a set of plans for the subject place in 1915. This is consistent with the 1916 City of Perth Rates books which record a house on this site owned by Louisa Willis (1883-1939) and occupied by James Bett Willis (1864-1951). In July 1915, a tender request was placed in the West Australian for the construction of a bungalow for Mrs James Willis by architect William E. Robertson. Victorian born William Robertson (1863-1929) trained in Victoria before travelling to WA in the 1890s seeking employment as Victoria was in recession and WA enjoying an economic boom. He found work in the gold mining towns of WA before settling in Perth and establishing a practice.

James Willis was a successful pastoralists who established the property 'Clover Downs' north of Leonora in the late 19th century. He continued to work in the cattle industry throughout the 20th century and also founded a chain of butcher shops in regional WA. It is likely that the couple split their time between the pastoral properties and this residence. Louisa, nee William, and James married in 1904 and had three children sons, by the time this house was built the eldest boys were aged 10 and 5.

Louisa Willis died in 1939 and James Willis continued to maintain ownership of this property until his death in 1951.

Aerial photographs from the mid 20th century onwards show that the form and extent of the subject place have changed little since then.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	James Bett Willis	Owner and occupant
	Louisa Willis	Owner and occupant
	William Edward Robertson	Architect
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. Taylor, Dr John J., 'William Edward Robertson (1863-1929)', Western Australian Architect Biographies, http://www.architecture.com.au/ accessed November 2024. City of Perth Rates Books The West Australian, 7 July 1915, p. 3.	

ADDITIONAL PHOTOGRAPHS

