

# RESIDENCE, 102A AND 102B VINCENT ST, MOUNT LAWLEY



PLACE INFORMATION	
<b>Place name</b>	Residence, 102a and 102b Vincent St
<b>Other names</b>	Hill Rennie Residence (fmr)
<b>Place type</b>	Individual building or group

HERITAGE LISTING	
<b>inHerit ID:</b>	18059
<b>State Heritage Register:</b>	
<b>Other Listing:</b>	Municipal Inventory Adopted 03 Apr 2007

SITE LOCATION	
<b>Street address</b>	102a and 102b Vincent St
<b>Locality</b>	Mount Lawley
<b>Survey</b>	LOT: 131 and 132 D/P: 2861
<b>Vol/folio</b>	1326/15 1326/16
<b>Reserve</b>	—

SIGNIFICANCE	
<b>Level of significance</b>	<p><b>Moderate</b></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>
<b>Management category</b>	<p><b>Category 3</b></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>
<b>Statement of significance</b>	<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>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 century.</p>

PLACE USE	
<b>Original use</b>	Residential: Single storey residence
<b>Current use</b>	Residential: Single storey residence
<b>Other use</b>	

CONSTRUCTION DETAILS	
<b>Construction date</b>	1914
<b>Walls</b>	Brick
<b>Roof</b>	Terracotta tiles
<b>Architectural Style</b>	Federation Bungalow
<b>Physical description</b>	<p>The subject brick and tile dwelling is elevated above the natural ground level by a limestone base the dwelling is accessed via central steps, which are headed by two short decorative plaster pillars. The dwelling has a symmetrical presentation to the street with a high pitched hipped tile roof that features twin front gables and a terracotta ridge and crest. The gables have a decorative infill, which comprises vertical and diagonal battens. Two tall brick chimney's protrude above the roof line of the building and comprise a rendered top and string course. A third chimney is located at the north east corner of the dwelling.</p> <p>A verandah, which is continuous with the steep main roof form, runs the full width of the façade. The verandah is supported by turned timber posts and has a flat arched valance detail. The dwelling has a central front entry, which comprises a timber door with side lights and a fan light. The entry is flanked on either side by identical bay windows with sets of three timber framed sash windows with decorative sill detail.</p>
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	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 Norfolk Streets until 1909. That year there was one dwelling listed to Mr Albert Holding at No.76 Vincent Street, Perth.

**HISTORICAL INFORMATION**

The subject place at No. 102 Vincent Street, Perth was the second dwelling built along this portion of Vincent Street, between Hyde and Norfolk Streets, and first appears in the Wise Post Office Directories in 1914, occupied by carpenter and later builder Archibald Hill-Rennie (1870-1956). Archibald Hill-Rennie married Alice Morgan (1864-1942) in 1903 and the couple had four daughters. It is probable that Archibald Hill Rennie built this home to his own design for his family. Following Alice's death in 1942, Archibald lived on in the house until his death in 1956. Soon after the property transferred to new owners.

City of Perth Building Licence Plans dated 1966 document that the then owners Mr R. E. and Mrs D. A. Turner converted the dwelling into a duplex house of two occupancies. It is understood that the place still maintains this dual occupancy in 2024.

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

**HISTORICAL INFORMATION**

<b>Historic theme</b>	Peopling WA: Demographic development Cultural Life: Domestic Life	
<b>Associations</b>	Archibald Hill Rennie Hill Rennie Family Turner Family	Owner and builder Occupants Owners and developers
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

