

# HOUSE, 134 VINCENT ST, NORTH PERTH



PLACE INFORMATION	
Place name	House, 134 Vincent St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	8758
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	134 Vincent St
Locality	North Perth
Survey	LOT: 117 D/P: 2861
Vol/folio	1173/78
Reserve	—

SIGNIFICANCE	
Level of significance	<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>
Management category	<p><b>Category 3</b></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 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>	c1909
<b>Walls</b>	Painted Brick
<b>Roof</b>	Corrugated sheet metal
<b>Architectural Style</b>	Federation Queen Anne
<b>Physical description</b>	A symmetrical house on the corner of Vincent Street and Ethel Street with a gable hipped roof with two prominent gables on the principal façade, both heading protruding triple casement windows. The roof is grey corrugated steel and under the roofline is a grey corrugated steel bullnose verandah. The verandah is supported by white timber posts and decorative timber brackets. The building is grey painted bricks with white concrete banding at dado and window head height. The house is elevated from street level with concrete stairs leading to the central doorway under the verandah. To the rear of the property is a unattached small car port constructed of bricks with a gable hipped roof. Roof edge along Ethel Street has significant damage. Property is delineated by both a fully rendered brick high wall along Ethel Street and a Rendered Brick and Iron fence along Vincent Street.
<b>Condition</b>	Good
<b>Integrity</b>	Moderate
<b>Authenticity</b>	Moderate

### HISTORICAL INFORMATION

Vincent Street was named after George Vincent, chief draftsman at the Land's Department and original grantee of land on the north side, east from Charles Street. The Street was named by himself upon the issue of first Crown grant in Perth, circa 1876. Later, Vincent Street became part of the Hyde Park Heights Estate, with the eastern end also called the Tramways Estate.

The subject dwelling was one of two properties listed between Norfolk and Ethel Streets without street numbers in 1910 in the Wise's Post Office Directories. From the information provided in subsequent years it is proposed that this residence was built c1909 and the first occupants were warehouseman Frank Walter Wight and his wife Julia Blanche, nee Solomon.

The City of Perth Rates Books record that the owner of the property was Annie Amelia Reynolds, the wife of local grocer George Stawell Reynolds.

It is likely therefore that the house was built as an investment property by George and Annie Reynolds as this portion of North Perth was undergoing development in the early 1900s. It was not an uncommon practice for local business people to invest in real estate in their local area. No information regarding the builder or architect of this place has been found.

The occupancy of the property changed regularly in the first half of the 20th century suggesting it was still owned by absentee landlords. A survey of the Rates Books that many of the owners were women. In 1934, the occupants of the house were the Russell family, and sadly they were identified in the local press when 19 year old John Russell drowned while swimming with friends in Belmont.

Aerial photographs of the property from the mid 20th century indicate that major additions have been constructed to the rear of the property, and in the late 1980s a new building was constructed at the rear of the lot. These photographs indicate that the roof was originally clad with red corrugated iron sheeting, which was replaced in the early 1990s with the current light coloured corrugated metal sheeting.

HISTORICAL INFORMATION		
<b>Historic theme</b>	Peopling WA: Demographic Development Cultural Life: Domestic Life	
<b>Associations</b>	Frank and Julia Wight Annie Amelia Reynolds	First Occupants First Owner
<b>Sources</b>	Landgate Aerial photographs 1953-2024. Wise's Post Office Directories City of Perth Rates Books The Swan Leader, 12 January 1934, p. 1.	

### ADDITIONAL PHOTOGRAPHS

