

HOUSE, 116 VINCENT ST, NORTH PERTH



PLACE INFORMATION	
Place name	House, 116 Vincent St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18060
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	116 Vincent St
Locality	North Perth
Survey	LOT: 126 D/P: 2861
Vol/folio	1774/497
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>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

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

CONSTRUCTION DETAILS

Construction date	c1910
Walls	Brick
Roof	Corrugated sheet metal
Architectural Style	Federation Queen Anne
Physical description	<p>The house is set above Vincent Street and is seen to advantage. The single storey dwelling has a hipped roof that features a gablet at the apex and twin front gables.</p> <p>It has a symmetrical façade with a full width bullnose front verandah supported by turned timber posts and decorative brackets. The windows are in sets of three. Low render fence with brick pillars and palisade.</p>
Condition	Good
Integrity	High
Authenticity	High

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. A number of lots and residences, including the land where the subject place was located, were once owned by Catholic Bishop Matthew Gibney.

The City of Perth Rate Books indicate that an early owner of the subject place was Mary Ann Tyson who owned the property in 1920 and rented it out. Prior to that the place was owned by her brother John Tyson who died in 1916 and the property transferred to Mary Ann. The Tyson family, comprising Mary Ann and her three brothers John, Isaac and William Tyson, lived at 132 Vincent Street. The brothers designated their occupations as pastoralists. No details of the architect or builder of the place have been determined.

The Wise's Post Office Directories and electoral rolls record that telegraphist Joseph William Jarrett Croft was the first resident at No. 116 Vincent Street in 1911. The Wise's Post Office Directories indicate that the tenants at No. 116 Vincent Street changed frequently which inferred that the subject place had been leased out throughout the years. Between 1924 and 1933 Miss R. M. Croft, a music teacher - possibly a relative of Joseph W. J. Croft, inhabited No. 116 Vincent Street with the exception of the year 1927 in which Mrs. Myrtle Philip was the resident. Then, Robert W. E. Yabsley was the occupant in 1934-1935. The subject place was shown as being occupied by Mrs. Myrtle Philip again from 1936 to 1938. Between 1939 and 1949, the occupants were Herbert Hodder (1939), William A. Summers (1940), Mrs. Jessie Summers (1941) and Solomon Green (1942-1949).

HISTORICAL INFORMATION

A MWSSDD Sewerage Plan dated 1915 identifies that the original subject place features a twin front gables configuration, central front steps and a front verandah, which are all extant today. The original weatherboard structure and a fence to house domestic fowls at the northwest corner of the subject lot were demolished and replaced by a brick garage in 1938 and altered into a brick addition in 1983.

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

Historic theme	Peopling WA: Demographic Development Cultural Life: Domestic Life	
Associations	Tyson family	Owners
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

