

HOUSE, 3 MIGNONETTE ST, NORTH PERTH



PLACE INFORMATION	
Place name	House, 3 Mignonette St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	27259
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 05 Mar 2019

SITE LOCATION	
Street address	3 Mignonette St
Locality	North Perth
Survey	LOT: 18 D/P: 1306
Vol/folio	1749/526
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.</p> <p>Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>This place is a good representative example of the Federation Queen Anne style of residence applied to a modest family home. Together with the adjacent properties of a similar style and age they make a substantial contribution to the streetscape.</p> <p>The outhouse adjacent to the rear lane is a rare example of a once common feature of dwellings in the late 18th and early 20th century.</p> <p>The place is a good, intact representative example of a residence built north of the original townsite of Perth during the early 20th century, reflecting the sudden increase in population in Western Australia and the resulting rapid expansion of residential accommodation</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>

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

CONSTRUCTION DETAILS	
Construction date	c1912; 1990s
Walls	Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Queen Anne
Physical description	<p>The dwelling is designed in the Federation Bungalow style and constructed in tuck pointed red brick with corrugated metal roof. The place is a single storey symmetrical dwelling with a high-pitched hipped roof featuring twin gables above symmetrical sets of double vertical casement windows.</p> <p>A skillion verandah extends across the entire front façade and is supported by chamfered timber posts, spanned by lacework frieze and corner brackets. The front fence is decorative wrought iron. The chimneys are symmetrical tuck point brick with moulded top detail and the front facing gables are timber and stucco with decorative finials. Two south facing dormer windows. The additions have minimal impact to the heritage significance of the dwelling or the streetscape.</p>

CONSTRUCTION DETAILS	
Physical description	<p>The original brick outhouse, which is located at the back of the house and next to the back lane, is still existing. The facilities inside the room have all been previously removed. Whilst there is evidence that the original mortar has been eroded out and render fallen, the structure of the outhouse appears to be in good condition.</p> <p>The existing outhouse is rare and possibly is the last house to have a toilet next to the right of way in the local area. This contributes to an understanding of the daily life in the early twentieth century when houses were not connected to the sewerage system and people built an outhouse at the rear of their property.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Mignonette Street forms part of the first phase of the subdivision of North Perth known as Christmas Hill, which includes Mignonette, Magnolia and Pansy streets. The subdivision was formally approved in 1896 and development followed. Several other houses adjacent to this place demonstrate a similar age of construction.

The subject dwelling at No. 3 Mignonette Street first appeared on the WA Post Office Directories in 1913. The first resident was agent Edgar Oliver Cheney and his wife Marion, nee Prain who had married in 1911. The couple lived there until 1915 when Alfred Lenneberg became the second occupant until 1919.

Early occupancy of the place changed frequently comprising Oliver Parlington (1920), Noel Brady (1921 – 1925), Alan Mann (1926 – 1929), Alee Ashton (1930), Alan Mann (1931– 1939), Jas Hofman (1940 – 1943), Fredrick Johnstone (1944 – 1949). This information indicates the property was built as an investment property by the owner.

There is limited information available which documents the ownership/occupancy of the subject dwelling after the Directories ceased its publication in 1949.

Aerial photographs from the mid 20th century indicate that a major addition was undertaken in the early 1990s that doubled the size of the residence.

More recently, alterations and additions were approved in 2016 which included an attic conversion to a habitable room including two south facing dormer windows.

Since that time there have been minor alterations however the form and extent of the original residence can still be determined.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic Development. Cultural Life: Domestic Life	
Associations		
Sources	Municipal Heritage Inventory 2023 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

