

JOHN HYDE'S ESTATE, HIGHGATE



PLACE INFORMATION	
Place name	John Hyde's Estate
Other names	Houses, 102-118 Lincoln St
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18030
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	102-118 Lincoln St
Locality	Highgate
Survey	
Vol/folio	
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 group of cottages demonstrates a range of dwelling types within variations of the Federation styles constructed in brick, giving a coherence to the streetscape.</p> <p>The place has historic value for its associations with John Hyde and his family and the development of Lincoln Street.</p> <p>The place is a good, intact representative example of houses built north of the original townsite of Perth during the Western Australian Gold Boom, 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 Residential: Conjoined Residences Commercial: Shop / Retail
Current use	Residential: Single Storey Residence Residential: Conjoined Residences Commercial: Shop / Retail
Other use	
CONSTRUCTION DETAILS	
Construction date	1896 - 1904
Walls	Brick Painted Brick Rendered Brick
Roof	Corrugated Metal sheeting Terracotta Tile
Architectural Style	Federation Italianate Federation Bungalow
Physical description	<p>The group comprises 4 detached houses, 2 semi-detached pair and a corner shop. They are all single storey structures exhibiting no particular similarities other than they were constructed in the same period and are brick buildings with corrugated iron roofs. The styles, character and details are markedly different.</p> <p>The development illustrates the diversity of development possible within an estate of the early Federation period. The original character of the residences is relatively intact, whereas the corner shop has been completely adapted with an almost complete loss of original character.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Lincoln Street is part of the Highgate Hill subdivision, which was initially Suburban Lots 147, 148, and 149 originally owned by Tudor Hora. The Highgate Hill Subdivision was developed by surveyor Charles Crossland in 1874, and named for his birthplace in London. The residences and shop at 102-118 Lincoln Street were built between about 1896 and 1904, for retired policeman, John Hyde, on part of Suburban Lot 149.

Hyde was one of six police constables who arrived in Western Australia on the 'Travancore' on 29 April 1857, from the Greenwich Division of the London Metropolitan Police Force. He was 29 years of age and was accompanied by his wife Julia and their one-year-old son. While stationed in York, he and Julia he lost three of his nine children within a year. Hyde served at Fremantle from 1857 to 1869, York as a mounted constable from 1869 - 1875, Canning 1876 to 1881 and Perth 1881 to 1893. In 1859 Hyde was accused of 'gossiping in the stable yard with Corporal Thomas Ryan' in Fremantle. He was denoted to constable and fined 10 shillings. Although he protested his innocence and he had arrived in WA with good credentials, he never regained his rank. During his last posting in Perth he did a stint at the Perth lock-up. When he retired in 1893, at the age of 65, he built a series of houses on Lincoln Street.

The house Hyde himself occupied, No. 118, appears on the 1897 PWD sewerage plan. It is numbered 104 in the 1898 Rate Books, and is described as house and garden. Another building, No. 114, was under construction next door at this time, while the semi-detached pair at Nos. 94-96 (later Nos. 106-108) and the semi-detached pair with shop at the corner of Shearer (now Stirling) Street (Nos. 90-92, later Nos. 102-104), also appears in the 1898 Rate Books. In the following years, the detached pair at Nos. 110-112 were added, making the group of 8 residences and a shop complete. According to Wise's Post Office Directories in 1898, the shop was occupied by storekeeper Lewis Goldman and the houses by Warburton T. Baird, Mrs F. Collins, Alex Grey and John Hyde and in 1901, a butcher, G. B. Cox was operating the shop.

HISTORICAL INFORMATION

Following Hyde's death in 1904, the places were divided among his children: Nos. 102 and 104 (shop and house) to Sidney (a grocer), No. 106 to Frederick, No. 108 to Julia, Nos. 110 and 112 to Agnes Mary, No. 114 to Charles (a clerk) and No. 118 to Francis. In 1915, the places were occupied by John Doherty (house and shop, No. 102), Mrs C. Smith (No. 104), Rudolf Coulon (No. 106), Horace Greig and nurse, M. W. Smith (No. 108), George Sparrow (No. 110), William J. Airy of Airy & Stradwick (No. 112), Frederick Grave of Grave & Dwyer (No. 114) and Johnstone Gibson (No. 118). In 1949, the last year of the Directories, the residents were Albert Radford, a grocer (No. 102), Mrs James H. Hall (No. 104), Mrs M. Smith (No. 106), Albert Cox a painter (No. 108), Mrs Agnes Buckingham (No. 110), Charles Whitesides (No. 112), Mrs V.M Bettes (No. 114) and John R. West (No. 118).

Following the rise in popularity of inner - city living and of the Highgate area in the later 20th century, some of these houses were extended, repaired, and/or refurbished. No. 110 was one such case. The work was carried out in 2004 and included re-roofing and re-flooring and its original ornate ceiling, cornices and sash windows were restored. Approval was given to erect a carport and patio in 2005 and the work was carried out by Patio Living. At that time it was occupied by the son of the new owners before his move to Sydney to live. It was then put up for sale again and according to an advertisement in March 2006, there was a 'glimpse of the city' from the verandah.

Miss Mary Doherty took over ownership of No. 102 in 1924. She died interstate in 1929 and the administration of her estate was granted to Percy Paterson of Lord Street, Perth but ownership remained in the Doherty family until 1963. Following that, Bonstantinos Bouzidis (a cabinet maker), was the owner of No. 102. An application to demolish the shop and house (Nos. 102 - 104) and erect two-storey single houses in 2003 was denied. Then in 2006 the owners were granted approval to alter the shop for the purpose of a tea room/cafe, which became known as 'Lincoln's'. As of 2024 'Lincoln's' has been closed for business.

HISTORICAL INFORMATION

Aerial photographs from the mid 20th century onwards show the small renovations added to Nos. 118 and 114 in the early 1980s. Including a new roof at No. 114. No. 118 then followed suit with a new roof installed in the late 1990s. The images also show the demolition of the back portion of No. 102 circa 2004 and subsequent building of a second residence at the back of the block numbered 104. Around this same time No. 110 had a new roof installed as mentioned above.

In 2015 No. 112 received a similar new roof treatment. There have been few visible changes to the subject places since then.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	John Hyde	Land owner and developer
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



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