



CITY OF VINCENT

HERITAGE ASSESSMENT

Address: No. 3 Mignonette Street, North Perth				
Precinct: North Perth (2)		Place Name: N/A		
Folio: 526	Lot: 18	D/P: 1306	Vol. 1749	Land Use: House

STATEMENT OF SIGNIFICANCE:

The place is a tuck pointed red brick and corrugated metal roofed dwelling, constructed circa 1912. The place is representative of the Federation Bungalow style of dwelling, typical of much of the modest-scale residential development in North Perth constructed during the Federation period.

The place has *moderate aesthetic value* as a good and intact example of the Federation Bungalow style.

The place has *moderate historic value* as part of a pattern of suburban development in North Perth. It is one of the earliest dwellings constructed in phase one of the Christmas Hill estate, which was the second subdivision in North Perth. 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.

OFFICER RECOMMENDATION:

The place has *moderate cultural heritage value* to warrant entry onto the City of Vincent's Municipal Heritage Inventory as a Management Category B – Conservation Recommended.



1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Policy 7.6.2 '*Heritage Management – Assessment*', adopted by the Council at its Ordinary Meeting held on 17 January 2006 and amended on 10 July 2012, has been used to determine the cultural heritage significance of the place.

1.1 PRINCIPAL HISTORIC THEMES

- Population and settlement

HISTORIC SUB THEMES

- Residential Development

1.2 AESTHETIC VALUE

The place has *moderate aesthetic value* as a good and intact example of the Federation Bungalow style. Alterations and additions undertaken circa 2016 have no cultural heritage significance, however they do not detract from the heritage significance of the dwelling.

1.3 HISTORIC VALUE

The place has *moderate historic value* as part of a pattern of suburban development in North Perth. It is one of the earliest dwellings constructed in phase one of the Christmas Hill estate, which was the second subdivision in North Perth. The existing outhouse in the backyard is rare and contributes to an understanding of the daily life in the early twentieth century when houses were not connected to the sewerage system.

1.4 SCIENTIFIC VALUE

The place has *little scientific value*.

1.5 SOCIAL VALUE

The place has *little social value*.

2.0 DEGREE OF SIGNIFICANCE

2.1 RARITY

The place is not rare as Federation Bungalow is a common vernacular style of architecture in the local area and does not represent any aspect of cultural heritage of the City of Vincent that may be endangered.

2.2 REPRESENTATIVENESS

The place has moderate aesthetic value as a good and relatively intact example of the Federation Bungalow style.

2.3 CONDITION

The place appears to be in good condition.

2.4 INTEGRITY

The place holds a high degree of integrity by maintaining its original use as a residence.

2.5 AUTHENTICITY

Overall, the place has a moderate degree of authenticity by maintaining a high level of its original features.

3.0 SUPPORTING EVIDENCE

3.1 DOCUMENTARY EVIDENCE

North Perth was initially called Woodville and Toorak after the early estates until circa 1901 when the area was renamed North Perth. The North Perth area was seen as a good place to live as housing was relatively cheap, and it was within walking distance from Perth. In this early part of the twentieth century North Perth was on the outskirts of the Perth metropolitan area with bushland extending from the suburbs limits. By 1903, subdivision had gone on so rapidly that North Perth's street plan extended to the junction of Walcott Street and Wanneroo Road.

Much of the housing in North Perth was built between 1895 and 1935 and was mostly modest dwellings constructed in the Federation and Inter-war style of architecture. Angove Street was a commercial centre of the suburb and included the Police Station. View Street housed many of the public buildings, namely the North Perth Town Halls, the North Perth Post Office and the North Perth Fire Station, which are still existent today; however now with alternative uses.

Trams from the city to North Perth ran along Fitzgerald Street from 1900 to 1953. Roads were constructed to provide a firm base for the tracks. The lines entered Fitzgerald Street from Bulwer Street with the first route ending at Forrest Street. The Fitzgerald Street line was continued north along Angove Street with the Albert Street terminus opening in 1906. The line extended to Charles Street in 1927. These extensions led to rapid growth in North Perth. Whereas only 12 per cent had been built on in 1904, this had risen to 36 per cent by 1911.

On 22 December 1914 Perth, North Perth and Leederville municipalities united to form Greater Perth. From this date there was one council and one mayor. This was the Perth City Council.

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 subject dwelling at No. 3 Mignonette Street first appeared on the WA Post Office Directories in 1913. The first resident was Oliver Cheney 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).

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

City of Perth Building Licence Plans dated 23 October 1958 indicate that a building approval was granted to the owner to build a garage at the rear of the property. The construction of a rear addition, which included a new family room and dining area, was approved on 2 February 1983. On 30 January 1991, the construction of a second addition to the rear of the house was approved.

3.2 PHYSICAL EVIDENCE

An external inspection was undertaken in October 2018 for the purpose of this assessment. Internal inspection was undertaken on 23 November 2018.

The Post Office Directory indicates that the subject place was constructed circa 1912.

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.

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.

More recently, alterations and additions were approved in 2016 which included an attic conversion to a habitable room including two south facing dormer windows. The additions have minimal impact to the heritage significance of the dwelling or the streetscape.

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.

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.

Streetscape

The dwelling is part of a small but highly intact streetscape of Federation Bungalows, similar in style, scale, set back and construction material adjacent to tennis courts that form part of Woodville Reserve.

3.3 COMPARATIVE INFORMATION

The Federation Bungalow style was widely applied in the City of Vincent. Though some houses were developed with a full expression of the style, most were more conservative like the subject place.

Some examples of the Federation Bungalow style included on the City's Municipal Heritage Inventory are 38 Kalgoorlie Street, 321 Fitzgerald Street and 50 Shakespeare Street.

3.4 REFERENCES

H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

The Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) plans dated 1924.

City of Perth Building Licence Plans.

Appendix 1: Themes and Sub-Themes

Theme	Sub-Theme
1. Population and settlement	<ul style="list-style-type: none"> a. Aboriginal occupation b. Surveys and land allocation c. Workers d. Technology e. Government policy f. Depression and boom g. Exploitation h. Residential development i. Redevelopment and infill j. Refurbishment and recycling
2. Transport and communication	<ul style="list-style-type: none"> a. Roads b. Horses c. Rail d. Mail services e. Newspapers f. Telecommunications g. Bus transport h. Trams
3. What people did for a living	<ul style="list-style-type: none"> a. Rural activities b. Domestic activities c. Factories d. Retail and commercial businesses e. Government utilities and agencies f. Service industries
4. What people did together	<ul style="list-style-type: none"> a. Government and politics b. Education c. Law and order d. Community services and utilities e. Sport, recreation and entertainment f. Religion g. Cultural activities h. Health i. Community organisations j. Environment
5. Outside influences	<ul style="list-style-type: none"> a. Wars b. Other national and world events c. Depression and boom d. Transport routes e. Immigration
6. Famous people and events	<ul style="list-style-type: none"> a. Aborigines b. Early settlement c. Local heroes and battlers d. Famous and infamous

Appendix 3: Images



Front elevation



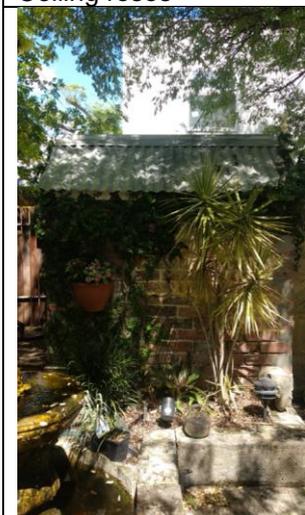
Rear elevation



Ceiling roses



Front door



Outhouse in the backyard



Outhouse in the backyard