



CONSERVATION PLAN

Lee Hop's Garden (site)

Lee Hop's Cottage

Halvorsen Hall

ROBERTSON PARK

NORTH PERTH

Prepared for the

TOWN OF VINCENT

by

HOCKING PLANNING & ARCHITECTURE

FINAL REPORT

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1 INTRODUCTION

Lee Hop's Garden (site), Lee Hop's Cottage and Halvorsen Hall are situated in the western corner of Robertson Park, near the corner of Fitzgerald and Stuart Streets Perth. The Town of Vincent had the conservation plan undertaken to gain an understanding of the places prior to conservation works and future planning of the site.

1.1 DETAILS OF THE BRIEF

Town of Vincent has the vested ownership of Robertson Park and it has commissioned the Conservation Plan and Archaeological Report to provide for the future of the places.

The assessment of cultural significance has been carried out in accordance with the guidelines of the Burra Charter. (Appendix A)

Cultural Significance covers those zones and elements of the places which:

- have aesthetic, historic, scientific and social significance; and
- exhibit authenticity, integrity, rarity and/or representativeness;

under the Heritage Council's Criteria for Entry into the Register of Heritage Places.

The documentary, oral, physical and archaeological evidence is discussed and assessed into a succinct Statement of Significance. The Conservation Policy establishes policies appropriate for the retention of the assessed cultural significance within the context of the future use and development of the place.

Recommendations are provided to ensure appropriate implementation of Conservation Policy.

The aim of the Conservation Plan is to retain or recover the cultural significance of the place and must include provision for its security, maintenance and its future (Burra Charter).

1.2 AUTHORSHIP

The Conservation Plan was commissioned by the owners, Town of Vincent, and prepared by Hocking Planning and Architecture. The draft report was compiled by Laura Gray, historical research undertaken by Irene Sauman and archaeological research undertaken by Gaye Nayton. Ian Hocking co-ordinated and edited the draft report. Denise Morgan assisted with editing and consultation.

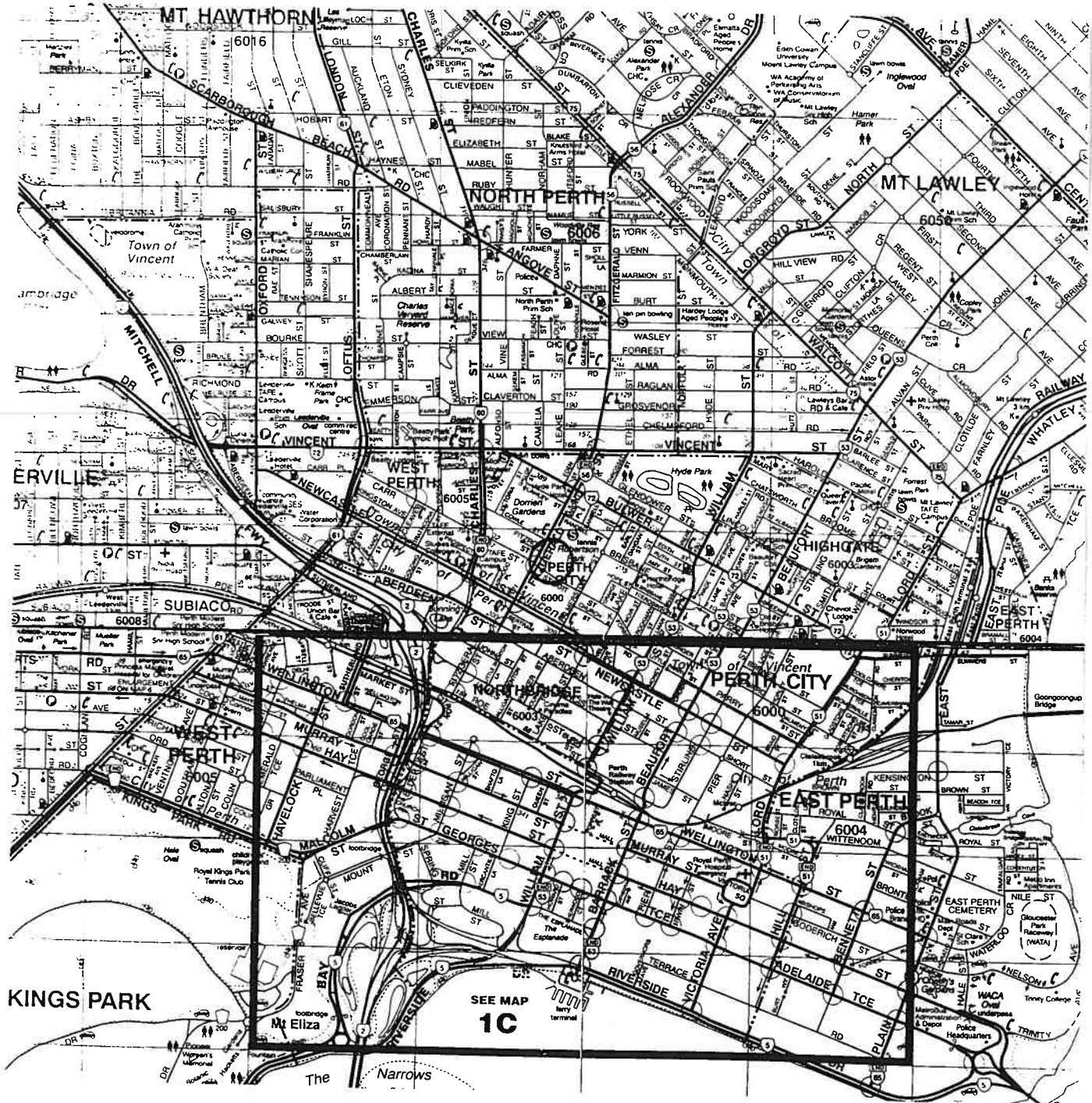
1.3 CONSULTATION

Consultation took place with the Town of Vincent Heritage Advisory Committee and the Robertson Park Advisory Committee. Additional information was provided by Mr. Christopher Hair. The draft report is to be made available for community perusal and response at the direction of the Town of Vincent.

2 SITE IDENTIFICATION

2.1 REGIONAL CONTEXT

Lee Hop's Garden, Lee Hop's Cottage and Halvorsen Hall are located within Robertson Park, North Perth, which is within 2 kms of the GPO, adjacent to Fitzgerald Street, a major approach road to the CBD from the north.



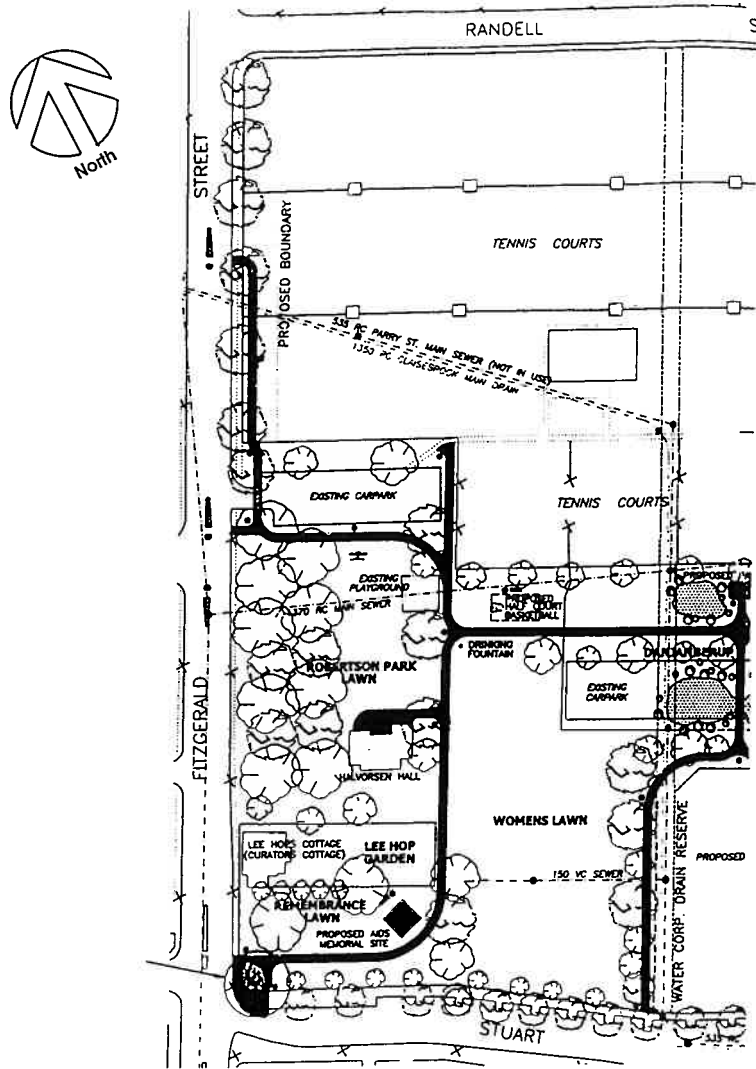
PLAN 1 Perth (Photo reduced scale)

Streetsmart 1997 Street Directory.

The West Australian.

2.2 LOCAL CONTEXT

Lee Hop's Cottage and *Halvorsen Hall* seen in the context of existing and proposed surface features within Robertson Park. Note the proposed extent of the garden behind *Lee Hop's Cottage*, compared to the site details shown opposite. This group in its Robertson Park setting is the local context for this study.

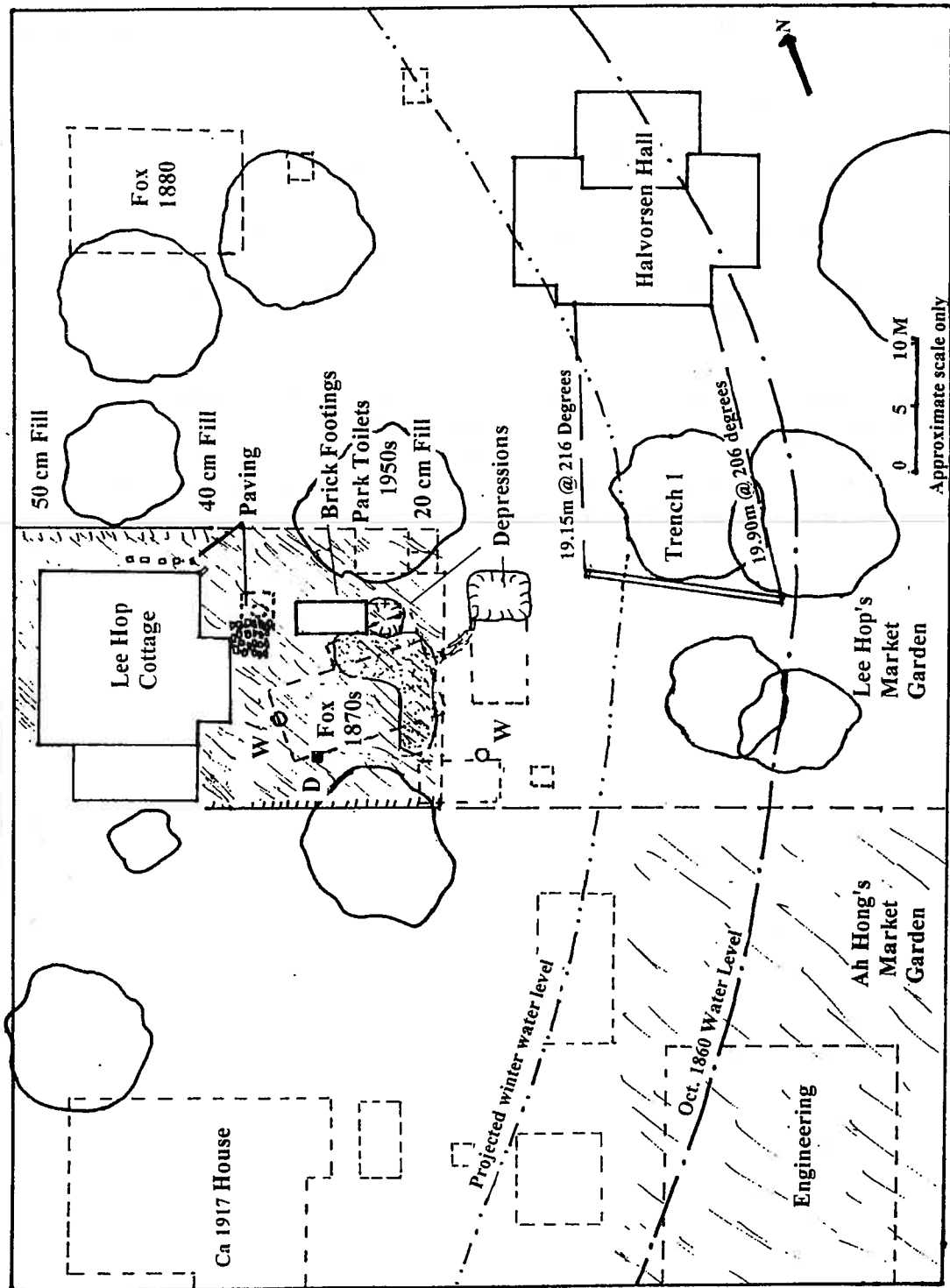


PLAN 2 Western half of Robertson Park

Pt Pl Drawing No. AO-98045/E
Town of Vincent 1999.

2.3 SITE DETAILS

The site of Lee Hop's Garden archaeological excavations and findings in relation to Lee Hop's Cottage, Halvorsen Hall and the former water levels of Lake Henderson.



PLAN 3 Site Plan

Prepared by Gaye Nayton, Historical Archaeologist

2.4 HERITAGE STATUS

2.4.1 Historic Heritage Agencies

A search of the records at National Trust of Australia (WA), the Heritage Council of Western Australia and the Australian Heritage Commission's Register of the National Estate (Federal) revealed that none of those heritage bodies has assessed, classified or registered *Lee Hop's Garden (site)*, *Lee Hop's Cottage* or *Halvorsen Hall* either singularly or as a group.

2.4.2 The Town of Vincent

The Town of Vincent Municipal Inventory of Heritage Places (1995) originally listed Robertson Park but does not mention any of the places specifically. The Robertson Park place data form contains the following recommendations: 'In relation to the original building only, recognise and encourage preservation in Town Planning Scheme; photographically document prior to any modifications.' In July 1997, *Lee Hop's Cottage* was added to the draft Municipal Inventory list during a review process. A further major review is currently underway.

2.4.3 Aboriginal Sites Register

Robertson Park has resulted from filling of the former Lake Henderson. The foreshores of Lake Henderson were places of social activity for the local Aboriginals. The Lake Henderson area was known as *goongarulnyarreenu*, or low-lying swampy land,¹ which temporarily had an Aboriginal Heritage Sites Register interim listing relating generally to Lake Henderson, location uncertain.

¹ Information provided by DOLA Geographic Services.

3 DOCUMENTARY EVIDENCE

3.1 INTRODUCTION

An historic framework is developed, based on the social history of the area in question. From this framework themes and subthemes, representing the essential factors of the area, are identified. The place is then examined within the context of these themes and subthemes and its relevance and importance within the different facets of the past noted and explored. Details regarding the history of the place are researched through all available primary and secondary sources, including: written local histories; title certificates and deeds of memorial; subdivision and building plans; almanacs, post office directories and telephone directories; biographical dictionaries; archival material (Public Records Office and Australian Archives); records held by government departments, city and shire councils, local libraries, historical societies, and special interest organisations; newspapers; photographic collections; oral history collections; information resulting from the physical inspection of the place by the participating architect; and any other avenues of inquiry that appear relevant to a particular place.

3.2 CHRONOLOGY OF DEVELOPMENT

- 1872 Draining of Lake Henderson for market gardening.
- 1873 James Fox acquires Perth Town Lots Y229, 230 & 231 on the bed of Lake Henderson for market gardening. He builds the first house on Lot Y229.
- c.1880 James Fox builds a house on Lot Y230, No. 186 Fitzgerald Street.
- 1891 John Chipper purchases Lots Y229 & 230 and leases them for market gardening.
- 189- Daniel Kenny purchases the land from Chipper.
- 1899 'Lee Hop' is recorded as occupying cottage and garden on Lot Y229/230.
- c.1903 Chinese Market Gardeners' Cottage is constructed on Lot Y229.
- 1914 City of Perth acquires Chinese Market Gardeners' Cottage and garden.
- 1914-1937 City of Perth acquires much of the Lake Henderson land.
- 1920s Lake Henderson basin is filled in to create Robertson Park.
- 1925 The first six tennis courts are constructed at Robertson Park.
- 1928 Market gardening ceased on the land. Chinese Market Gardeners' Cottage renovated for use as Park caretaker's residence. Side verandah and tuckpointing are added.
- c.1930 House at No. 186 Fitzgerald Street is removed.
- 1930s-1940s Number of tennis courts increased to thirty-four.
- 1947 City of Perth Band occupy a timber shed at Robertson Park.
- 1950s Iron roof on the Cottage is replaced with tiles and verandahs are repitched. Bathroom is renovated.
- 1963 Sleepout is added to the Cottage and rear verandah removed.
- 1970 Halvorsen Hall is opened 28 November as headquarters for City of Perth Band.
- 1992 North wall of Halvorsen Hall is extended out 1.38 metres. Tennis courts leased out. Resident Park caretaker no longer required and the Cottage is vacant. Cottage yard is used to house Council work vehicles.
- 1994 Town of Vincent established.
- 1999 City of Perth Band vacates Halvorsen Hall in December.
Work planned to refurbish Chinese Market Gardeners' Cottage for leasing out.
- 2000 Halvorsen Hall leased to a group of five artists.

3.3 OVERVIEW

Lake Henderson was drained for market gardening in 1872. The Chinese Market Gardeners' Cottage was constructed c. 1903, on Lot Y229, on the edge of the reclaimed land fronting Fitzgerald Street and was occupied by Chinese market gardeners. Following infill of the lakebed to form Robertson Park, the Cottage was used as the residence of the Park caretaker from 1928 to 1992, and is currently unoccupied. Halvorsen Hall was constructed in 1970, on Lot Y230, as band headquarters for the City of Perth Band. The Band occupied the building until December 1999. Halvorsen Hall is currently leased to a group of five artists.

3.4 PRE EUROPEAN OCCUPATION

When the Swan River Colony was first established, there were estimated to be about 3,000 Aboriginal people living along the Swan and Canning rivers.¹ They have been variously referred to as Nyungar, Bibbulman and Wadjuk. The term Nyungar (or *yungar*) means 'man' or 'person' and was used by Aborigines when referring to themselves. The term *wadjuk* denotes all the people who belong to the Whaddarn language group. Coastal Aborigines were referred to by their eastern neighbours as *Whaddarn-di-Bibbulman*. The Bibbulman of the Swan and Murray River districts spoke the Illa kuri wongi dialect of the Whaddarn language group. Tribes were also given the local name for their geographic location, so the Perth tribes were referred to as *yabbaru*, meaning they were located in the north. The correct description of the people who inhabited the Perth region then is Yabbaru Bibbulman who spoke the Illa kuri wongi dialect.²

The area on which Perth now stands was known by the Yabbaru Bibbulman as Boorloo. Various groups frequented the banks of the Swan and Canning rivers and the fringes of the extensive lake and swamp system, avoiding the rest of the district, which was dominated by dry sands. The rivers and lakes were a rich source of food with fish, bird and plant life relatively plentiful. Contact was maintained between groups through the *mandjar*, or fair, held at Lake Monger, where people met to barter a wide range of goods.³ The Lake Henderson area was known as *goongarulnyarreenup*, or low-lying swampy land.⁴

3.5 FROM LAKE TO MARKET GARDEN - 1872-1899

When the Swan River Colony was established, the city of Perth site included a system of swamps and lakes that drained into the Swan River via Claise Brook. The waters of lakes Kingsford, Irwin, Sutherland and Henderson were used to work a water-driven mill located in Mill Street. Following a particularly wet winter in 1847, during which Forrest Place and parts of Murray Street were flooded, drainage of the lakes in the city centre was begun.

The benefits of using lake land for gardening and grazing stock had already been recognized. In 1840, it was reported that:

The expense of clearing and draining the lagoons and swamps adjacent to Perth, which continue in successive links some 50 or 60 miles to the northward, have deterred many persons from venturing on this speculation. The first outlay will, however, be amply repaid, as will be seen, before long, by the example of Mr. Mews; who, with limited means and assistance in labor, has accomplished sufficient to prove the value of these hitherto neglected portions of ground. His attention is principally directed to the cultivation of vines

1 Moore, George Fletcher, *Diary of Ten Years of An Early Settler in Western Australia*, UWA Press, 1978.

2 Berndt, R. M. & Catherine (Eds) *Aborigines of the West: Their past and present*, UWA Press, 1980; Bates, D. M. *The Native Tribes of Western Australia*, Canberra, National Library of Australia, 1985; Information provided by anthropologist Don Sauman.

3 *ibid.*

4 Information provided by DOLA Geographic Services.

& fruit trees, of which he expects he will not be able to find a consumption for the produce, and he will consequently be compelled to turn it into wine. Mr. Mews garden is within ten minutes walk of Perth, which gives him a great advantage over other market gardeners.

Several persons have located themselves to the northward of Perth, on the margin of similar lagoons, and are thriving settlers; their stock, in particular, is spoken of as being in the finest condition. We refer to these districts more particularly because they were of old discarded and rejected as useless; their value now begins to be appreciated.⁵

The rich peaty soil and plentiful supply of fresh ground water made the lakebeds an ideal environment for market gardening.

In the early 1870s, some of the lakes on the outskirts of the city centre, including Lake Henderson, were drained, partly to prevent flooding of the surrounding areas and also for use as market gardens. Lakes Poulett and Thompson were also drained at this time, with Lake Poulett first being used as a rubbish dump. Another of the wetland areas, known as Third Swamp, was saved from draining and was instead reserved for parkland. It was a deep swamp, thickly grown with tea-trees, and a favoured spot for duck shooting. Third Swamp was later developed as Hyde Park.⁶

The Lake Henderson land was subdivided into 1.2 acre (0.5 ha) lots with a drainage reserve along the rear of the lots. Fitzgerald, Randell, Newcastle and Palmerston streets bordered the larger section of the lake area. To facilitate the draining of the lake, the City of Perth purchased Lots N45, N50, Y248, and Y232. The lots were amalgamated into Reserve No. 21. The first three lots later formed part of Stuart Street and the strip along the southern frontage of Stuart Street, which was later, developed with the Stuart Street Reserve, an electrical sub-station and the Maltings site. Lot Y232 formed the route of the drain from the rear of the Lake lots to the Claise Brook Main Drain. The natural drainage through Claise Brook was already developing into the major drain and sewer for Perth city.⁷

In 1873, James Fox was in possession of Lots Y229, Y230 and Y231. He mortgaged the land to Joseph Hardey for £50 in December of that year, perhaps to raise the funds to build his first home on the property.⁸ The earliest City of Perth rate books date from 1884 and, in that year, the entry for the property lists Lots Y229/230 as 'cottage and garden', with Fox's occupation as gardener.⁹

An 1896 surveyor's drawing, and an 1897 map of Perth, show two brick residences on the property at this time.¹⁰ The smaller residence, on Lot Y229, is set back from Fitzgerald Street and has a galvanised iron shed on the northern side and a timber shed at the rear. A windmill and tank are sited nearby. These buildings give the appearance of a farm group and probably date from Fox's original occupation of the property. The larger brick cottage, on Lot Y230, is sited closer to the street and has a paling fence surrounding it. This was most probably a second house, which Fox built once he had established himself.¹¹ Fox mortgaged his land to the Perth Building Investment and Loan Society Permanent in 1880, for £75.¹² The second house possibly dates from this period. None of these buildings are extant.

By 1889, Fox had let his house and land to a gardener by the name of Feast. In 1893, Fox sold his property to hotelkeeper John Charles Chipper. Fox's wife, Mary, and his two youngest children,

5 *Perth Gazette*, 10 October 1840, p. 3.

6 Seddon, George *A Sense of Place: A response to an Environment, the Swan Coastal Plain, Western Australia*, UWA Press, 1972, p. 230-231; W. Felps, Assistant Surveyor, Field Book 2, 1860.

7 *West Australian Government Gazette*, 15 July 1873, p. 163; Map, 1897; MWSSDD Sewerage Plan, revised 1953.

8 Deeds of Memorial, Book 7 No. 1286, 12 December 1873.

9 City of Perth Rate Books, 1884.

10 Map, City of Perth, 1897; PWD Sewerage Works Survey notebook, 1896.

11 *ibid.*

12 Deeds of Memorial, Book 8 No. 872, 24 December 1880.

Hester and Alexander, are all listed as beneficiaries of the £350 purchase price, paid as an annuity. In 1899, the property changed hands again when purchased by surgeon Daniel Kenny.¹³

3.6 CHINESE MARKET GARDENING - 1899-1929

A Chinese gardener, Lee Hop, is recorded in Perth City rate books in 1899, as occupying cottage and garden at Lot Y229/230. Charles Phillips, a carrier, occupied the larger cottage. In 1900 the larger cottage was given the street number '236'. The cottage occupied by the Chinese gardener was not numbered, strongly suggesting it was the smaller, c.1873, residence situated back from the street. The order of entry in the rate books also suggests this, with the entry for No. 236 being given first.¹⁴ It appears to have been the usual method in rate book entries that house/s at the front of a lot were listed first, followed by the houses at the back.

In 1903, a building licence was issued to Daniel Kenny for the property.¹⁵ Given the buildings already existing on the land, this licence almost certainly refers to the construction of the Chinese Market Gardeners' Cottage. The building that was constructed was a simple four-room brick and iron residence with a verandah at the front and rear.¹⁶ The 1904 City of Perth rate book gives the house occupied by 'Lee Hop, gardener' as the first entry for Lots Y229/230, followed by No. 236, indicating that 'Lee Hop' now occupied a residence with a street frontage and that the residence came between No. 158 (on Lots Y227/228), and No. 236. By 1910, house No. 236 had been renumbered 186, and the Chinese Market Gardeners' Cottage was No. 176, which is its current street number.¹⁷ In 1906, Kay Lung is recorded as occupying the house and garden, but 'Lee Hop' appears again in 1907. In 1910, the name begins to appear reversed, as Hop Lee. The early recording of Asian names by English-speaking authorities was confused by a combination of accent, language difficulties, and the assumption that a surname always came at the end of a name. While the rate books give the impression that Lee Hop, or Hop Lee, was an individual Chinese gardener it appears that Hop Lee & Co was the trading name of a group of Chinese gardeners who worked the Lake Henderson land.¹⁸

In June 1907, Chinese market gardeners, Sing Tong, Ah Ping, Ah Howe, Chen Hoy, Tye Lung (the Kay Lung recorded in the rate books?), and Kow Kee, trading as Hop Lee & Co of Fitzgerald Street West Perth, engaged solicitors, Penny & Hill, to bring action against the Perth City Council:

for damages to their garden situate between Palmerston and Fitzgerald Streets West Perth owing to the negligence and default of your Council in bringing water upon the said garden and failing to provide proper drainage therefor (sic) whereby the said garden was flooded and damage which is estimate at £200 was done to the vegetables growing therein.¹⁹

A report on the situation was made by the City Engineer, who found that various factors contributed to the flooding, none of which were the fault of the Council. Three inches of rain had fallen a week earlier, and workmen clearing the drain had found a number of items blocking the flow, including an old coat, which may have been put down a manhole in a nearby street. As well as natural seepage from the gardens area, the drain also carried runoff from surrounding streets.

13 Certificates of Title Vol. 45 Fol. 99, 14 June 1893 & 4 April, 1899.
 14 City of Perth Rate Books, 1902.
 15 Perth City Council Building licences, quoted by Chris Hair, 'Robertson Park Improvement Plan, Edition 2', Hyde Park Precinct Group Inc., July 1998, p. 57.
 16 City of Perth archives, Robertson Park File 197/74, 1922-1974.
 17 City of Perth Rate Books, 1904-1910.
 18 City of Perth Rate Books, 1904-1910; City of Perth archives, AN20/5, ACC 3054, Item 252/1907, State Records Office. Note: No Hop Lee or Lee Hop is recorded in Wise's Post Office directories as having resided at No. 176 Fitzgerald Street.
 19 Letter 29 June 1907, City of Perth archives, Item 252/1907, op cit.

The drain which carries off the water from the gardens is a wooden box, measuring 12" by 15", and I am informed was built some 30 years back, by the Government. It has been maintained by the City Council, and although it appears to have been well built, is now in such a state of decay, as to be no longer perfect. It is to be replaced by a concrete and brick drain of larger dimensions and is included in the contract let last month by the PWD.²⁰

The area of the garden is about 18 acres. It is in natural swamp, portion of it below the 45' contour, and there is no natural outlet for drainage. The water would need to rise 10'0" before it could flow out prior to the construction of the drain . . . Under existing conditions there is a great deal of soakage from the land (estimated 20,000 gallons an hour into the drain, with no water entering from visible sources save a little from Newcastle Street and the drain from Victoria Street). The constructed drain does not reach complainants land.

It is also important that the surface of the gardens has been so altered that drainage to the earthen cut leading to the constructed drain has been concentrated and accelerated. If the surface of the ground had not been interfered with, no damage would have ensued.

If the constructed drain had been of sufficient capacity and depth to carry off the combined waters from the area of the gardens and the outside area, the garden land would have been drained so dry as to be depreciated in value as gardens, and still too low for building purposes.²¹

Although the City Council carried out maintenance work, the drains were considered the responsibility of the Government. Early work on the construction of the drains in the 1870s had been done by convicts under Government supervision, and material for the work was paid for by the landowners.²²

Other lots on the Lake Henderson land are recorded as being leased by Chinese gardeners who may, or may not, have been part of Hop Lee & Co at various times. The house at No. 186 was occupied by gardener Hong Soon in 1912. Chan Wing is recorded as occupying house and garden at No. 158 (Lots 227/28) in 1910, and Ah Wing leased house and garden on Lot Y232 from the City Of Perth between 1904 and 1910.²³

While market gardens were first operated by British migrants (ex-convict and free) in the early years of the Colony, from the late 1890s, they were largely the province of the Chinese.²⁴ The presence of Chinese in Western Australia was largely a result of labour importation, with Chinese recruited from Singapore under contract to work in the pastoral industry, as agricultural labourers or domestic servants, from as early as 1847. The operation of the labour contracts meant that about 98% of Chinese migrants were male. Some labour importation was organised privately, but much of it was arranged by the government, particularly in the early years. Chinese labour migration fell during the period of convict transportation. In 1874, when Chinese labour was again required, the Government enacted the *Imported Labour Registry Act* to protect migrants from exploitation & regulate their activities. Various restrictive legislations followed in the ensuing years until the Federal *Immigration Restriction Act, 1901* ended Chinese migration to Australia.²⁵

In 1901, there were 1503 Chinese males and 18 Chinese females in Western Australia. Market gardens employed about half the total Chinese population in the State.²⁶ Major gardening areas in Perth were in North Perth, Bayswater, Jandakot, Osborne Park and South Perth. There were also

20 City Engineer's report, 1 July 1907, City of Perth archives, Item 252/1907, op cit.

21 *ibid.*

22 *ibid.*

23 *ibid.*

24 Atkinson, Anne, 'Chinese Market Gardening in the Perth Metropolitan Region 1900-1920', in *Geographer On-the-Spot*, Maylands, Carlson Marsh & Assoc, 1986, pp. 24-31.

25 Atkinson, Anne *Asian Immigrants to Western Australia 1829-1901*, UWA Press, 1988, pp. 1-4

26 *ibid.* Note: This figure is given as one third in her 1986 article in *Geographer On-The-Spot*.

Chinese market gardens in many country centres.²⁷ In Perth market gardens, Chinese worked in groups of two to ten men, employing extra labour during growing seasons. Seasonal labour was drawn from a pool of Chinese who alternated between metropolitan and country gardens.²⁸

Operating a market garden was a seven-day-a-week job, and involved carting and ploughing in fertiliser, preparing seed beds, planting seed, transplanting seedlings, watering twice a day, weeding, harvesting, and selling the produce. In Lake Henderson, where ground water was close to the surface, a well would have been dug to supply water to the garden beds, approximately 3 metres square & 1.2 to 1.5 metres deep. Wooden planks leading into the well allowed the gardener to quickly scoop water into 20 litre buckets, placed on either end of a pole that he carried on his shoulders. Walking between garden beds, he tipped a small amount of water onto each plant.²⁹

Perth author Tom Hungerford, described the wells of the Chinese market gardens of South Perth, where 'armoured gilgies dozed beside their holes in the square wells scattered among the beds for watering and dipping vegetables'.³⁰ It took several gardeners six to seven hours to water a six-acre (2.43 ha) crop and, as watering was done twice daily, it was extremely labour intensive. A garden plot usually had several wells to facilitate the work. The Lake Henderson gardens worked by Hop Lee & Co comprised 18 acres (7.28 ha), requiring a minimum work force of six gardeners.³¹

Another requirement of vegetable production on the acidic, peaty soils of the lakebeds was fertiliser. In the early 1900s this consisted of animal manure obtained from neighbouring dairy farms and stables, which was transported by horse and cart and dug into the garden beds during the non-growing season. As residential areas developed around the market gardens, complaints of 'noxious odours' became more common. Artificial fertilisers gradually replaced animal manure.³²

Chinese market gardeners grew both Chinese and European vegetables. Chinese vegetables were consumed by the Chinese community while European vegetables were sold at wholesale markets in James & Wellington Streets and Fremantle, or from vegetable carts driven around the streets. When the Perth City Markets were opened in 1897, under the control of Perth City Council, Chinese were prohibited from renting stalls, so virtually no vegetables were available at the Markets. In 1900, the Markets came under the control of the Department of Agriculture and the restriction on Chinese gardeners was lifted. The fresh produce market, which opened in Northbridge in 1906, and operated on Mondays, Wednesdays & Fridays, was an important wholesale outlet for Chinese market gardeners as it was situated in the area of Chinese social activity.³³

In the 1920s, Southern European migrants entered the market gardening industry, at the same time as the number of Chinese gardeners began to decline due to immigration restrictions that meant that no new Asian migrants were available to replace the ageing ones.³⁴

3.7 THE 'CITY BEAUTIFUL' CONCEPT

With the influx of population due to the gold boom in the 1850s, the city of Perth grew rapidly. New suburbs were formed, including Leederville and North Perth to the north of the city. North

27 *ibid*, pp. 5-6.

28 Atkinson, Anne, 'Chinese Market Gardening in the Perth Metropolitan Region 1900-1920', *op cit*.

29 *ibid*.

30 Tom Hungerford quoted in Atkinson, Anne, 'Chinese Market Gardening in the Perth Metropolitan Region 1900-1920', *op cit*, p. 29.

31 Atkinson, Anne, 'Chinese Market Gardening in the Perth Metropolitan Region 1900-1920', *op cit*.

32 *ibid*.

33 *ibid*.

34 *ibid*.

Perth, first called 'Woodville', was originally controlled by a Road Board and was elevated to a Municipality on 25 October 1901.³⁵

It was inevitable that, as the population grew, land usage close to the city centre would undergo change. Western Australia had followed the trends of England with regard to the establishment of parks and recreation areas. In the early nineteenth century domain lands and government gardens fulfilled the role of parklands. With the growth of industrialisation, however, the middle-class desired 'idealised landscapes at the edge of their fast growing towns.' The establishment of parks was closely linked to wealth with the result that Perth did not begin to develop a comprehensive system of parks until the gold boom of the 1890s. In 1897, Third Swamp, which had been declared a reserve in 1873, was developed as Hyde Park and laid out with a grand promenade around a large central lake.³⁶

In 1900, the Perth City Parks and Gardens Committee was set up to beautify the city. W. E. Bold, appointed Town Clerk in 1901, was a major advocate of the 'City Beautiful'. The 'City Beautiful' philosophy held that the health and happiness of a city's residents were greatly enhanced by the beauty of their environment.

Bold wanted a green belt to connect Subiaco with the Swan River at Maylands. When this idea was rejected, he convinced Perth City Council to purchase various Chinese market gardens for conversion into public parks and gardens. Over the following years, land was purchased for the establishment of Birdwood Square (Lake Poulett), Hamilton Square, Beatty Park, Perth Oval (Stone's Lake), and Robertson Park (Lake Henderson).

The development of parks and reserves on the northern side of the city was facilitated by the union of Perth, North Perth and Leederville municipalities on 22 December 1914, to form Greater Perth. Victoria Park joined the amalgamation in 1917.³⁷

3.8 DEVELOPMENT OF ROBERTSON PARK

Perth City Council acquired Lots Y229 and Y230 from Kathleen Kenny in 1914, following the death of her husband.³⁸ Acquisition of adjoining lots on Stuart, Fitzgerald and Randell streets continued into the 1930s. Most of the land fronting Palmerston Street was unavailable. It was occupied with residences, a Hebrew school, and a West Australian Glass Manufacturing bottle yard. During the first ten years of City of Perth ownership, the land at Robertson Park continued to be used much as before, with ongoing leases for Chinese market gardens.³⁹

Development of the park began in the 1920s with the filling of the Lake Henderson basin. As was often the case, household rubbish was used for some of the fill, prompting complaints about flies and odour from neighbouring residences. The filling began at the Randell Street end and, as it progressed, the area available for market gardening began to contract toward the southwest corner and the Chinese Market Gardeners' Cottage. By 1928, market gardening had ceased altogether.⁴⁰

Apart from Lot Y232, which had been obtained by the City of Perth in 1873 for a drainage reserve and was gazetted part of Reserve 21, Robertson Park itself was not gazetted a Reserve, but was

35 Bold, W. E. 'Perth - the First Hundred Years', *Early Days*, October 1939, Vol. 3 pp. 29-41.

36 Ramsay, Juliet, *Parks, Gardens and Special Trees: A classification and assessment method for the Register of the National Estate*, Australian Heritage Commission, 1991, pp. 6-7; Chadwick, George F. *The Park and the Town*, Architectural Press, London, 1966, pp. 314; Seddon, George, op cit, p. 231.

37 Bold, W. E. *Planning Report*, City of Perth, 1911 & 'Perth - the First Hundred Years', op cit; Stannage, C. T. *The People of Perth: A social history of Western Australia's capital city*, Perth City Council, 1979, pp. 294-300.

38 Certificate of Title Vol. 45 Fol. 99, 7 October 1907.

39 Hair, Chris op cit.

40 Hair, Chris, op cit; City of Perth archives, Robertson Park File 197/74, 26 November 1929.

vested in the City of Perth for municipal purposes.⁴¹ By 1926, the Park area covered 9 acres, 2 roods and 30 perches (3.9 ha).⁴²

In 1926, the first six lawn tennis courts, of a planned thirty-four, were opened. They were situated at the Randell Street end of the Park, with an entrance off Palmerston Street, along a strip of land acquired between residences. A tennis pavilion was also constructed, and filling of the Lake Henderson basin continued. Gardens and a children's playground were established on the area beside the Chinese Market Gardeners' Cottage, and a women's playing field was established to the west, behind the Cottage. By 1937, City of Perth had acquired all the land fronting Fitzgerald Street, which left only the land on Palmerston Street in private hands. In 1940, they established a children's library in the house on the corner of Stuart and Fitzgerald streets. Robertson Park was increased in size between 1965 and 1987, with the acquisition of the Palmerston House site, Perth Jewish Association site, and the bottle yard.⁴³

3.9 CHINESE MARKET GARDENERS' COTTAGE AS CARETAKER'S RESIDENCE

With the establishment of the lawn tennis courts in 1926, and the ongoing development of other areas of Robertson Park, a caretaker was needed to manage and maintain the Park facilities. In 1928, Perth City Council's building supervisor inspected both the Chinese Market Gardeners' Cottage and the c.1880 cottage at No. 186 Fitzgerald Street for possible use as a caretaker's residence. No. 186 needed over £350 spent on it, while the Cottage required little work to bring it up to required standard.

I have made an inspection of the two brick buildings facing Fitzgerald Street, owned by the Council and I would recommend that the northern building be sold and removed and the southern building be used as a Caretaker's Quarters.⁴⁴

No. 186 was subsequently removed or demolished, and tenders for work on the Chinese Market Gardeners' Cottage were called. A contract was awarded to F. E. Brock on 12 September, with a price of £194.⁴⁵ Included in the work was the addition of a new verandah at the 'end' (north side) of the residence measuring approximately 39' by 6'6" (12m x 2m) with all timbers similar to those existing in the front and back verandahs. The appearance of the house was further altered by the addition of tuckpointing to the front and side walls, and the chimneystack. The old timber and iron washhouse and shed were removed and a new brick washhouse and shed built beside the existing brick toilet, which was situated at the back fence line. The Cottage had been open to the market garden area behind it, but now a six-foot (1.8m) picket fence was erected to enclose the Cottage and yard from the public Park area. The private area now occupied by the Cottage measured 200' x 40' (60m x 12m).⁴⁶

James Imray occupied the Cottage as the first caretaker of the Robertson Park tennis courts. Imray served in the Middle East in World War Two, and his position at the Park was temporarily filled by W. Sangster. In July 1943, Sangster was informed that he would have to vacate the Cottage, as James Imray was returning and would to take up his position and residence again.⁴⁷

During Sangster's occupation, the children's library had been established in the house on the corner of Stuart and Fitzgerald Street, and a screen had been erected on the southern fence line of the

41 Information provided by DOLA Geographic Services.

42 City of Perth archives, Robertson Park File 197/74, 24 July 1926.

43 Hair, Chris, op cit; Site map, DOLA Geographic Services.

44 Letter from Building Supervisor to Town Clerk, 9 July 1928, City of Perth Archives, Caretaker's Residence File 346/87.

45 Caretaker's Residence File 346/87.

46 *ibid*, list of specifications

47 *ibid*, letter, 8 July 1943.

Cottage to grow creepers to screen the washhouse and WC from view.⁴⁸ With the establishment of the library, the caretaker assumed responsibility for looking after it, and for booking it out to various groups for meetings, etc.⁴⁹

In 1954, a brick garage was added to the south side of the Cottage at a cost of £453. The work was done by Messrs Harris and Chinnery.⁵⁰ The following year, the Cottage needed reroofing. Australian corrugated iron was not available and it was suggested that tiles could be used instead, but the extra weight would have required complete restructuring of the roof. An advantage of doing this would be that the verandahs could be repitched at the same time. This work appears to have been done.⁵¹ Other work done during the 1950s included replacing the lath and plaster ceiling in the hall and the two front rooms, renewal of electrical wiring, a new bathroom, painting, and new power points. The work on the bathroom was done by L. H. Spencer at a cost of £441.⁵²

R. Tasnady was curator of the tennis courts in the 1960s. He was also scoutmaster of the Hunyadi Scout Group that met in the children's library building. In 1963, he requested that a sleepout be added to the Cottage. The Tasnady's had two daughters, aged sixteen and twenty-three. One room between them was not considered sufficient. The youngest daughter still had four years of study, and 'the house is altogether very small and the extra room is badly needed'. Three months later, a contract for construction of a sleepout, at a cost of £525, was awarded to A. E. Jobling. The back verandah was completely removed and a sleepout added at the southwest corner.⁵³

A meeting was held in December 1963, to discuss the redevelopment of Robertson Park, a situation brought about by the proposed widening of Fitzgerald Street. The widening of the Street would require the demolition of the Chinese Market Gardeners' Cottage and the house occupied by the children's library. A new caretaker's residence was planned to take the place of the Cottage. The threat of demolition resulted in Council neglecting maintenance on the affected buildings.⁵⁴ In 1971, R. Tasnady died, and his wife applied for compensation for work he had done on the Cottage in recent years in place of Council maintenance. Compensation of £150 was paid for new built-in kitchen cupboards, fixed seating in the kitchen eating area and an 8ft x 3ft (2.4m x 90cm) aluminium awning over the rear, west facing, entrance (which had been without a protecting verandah since the construction of the sleepout in 1963).⁵⁵

To attract a new caretaker, Perth City Council found it necessary to upgrade the facilities at the Cottage. The existing toilet was in poor condition and situated at the end of the yard. A new toilet and back verandah were added in 1974, by Shelly Developments, at a cost of \$1,815. No further work on the place was reported until 1989, when a security light above the front door and a skylight in the kitchen were added.⁵⁶

In 1992, the position of caretaker was eliminated. The tennis courts were leased out and management and maintenance became the responsibility of the lessees. The Chinese Market Gardeners' Cottage was empty. Temporary use was made of the yard for garaging three slow-moving tractor units following closure of the Milligan/James Street Council depot in late 1992. In 1997, the fence was removed which separated the Cottage and the public park.

With the establishment of the Town of Vincent in 1994, Robertson Park and its buildings became their responsibility. A Structural and Maintenance Report was prepared for the Cottage in 1999,

48 *ibid*, 14 October 1941.

49 Robertson Park File 197/74, 19 February 1963.

50 Caretaker's Residence File 346/87, 15 July 1954.

51 *ibid*, 17 January 1955.

52 *ibid*, 7 May 1956, 7 September 1956, 10 October 1958, 1 May 1959.

53 *ibid*, 5 February & 29 May 1963.

54 Robertson Park File 197/74, 5 December 1963.

55 Caretaker's Residence File 346/87, 17 August 1971.

56 *ibid*, 14 May 1974 & 26 April 1989.

with a view to refurbishing the place prior to leasing. The report indicated that considerable work had to be done as the place was in a generally rundown condition. Requirements included rewiring, new copper water pipes, various external and internal doors, security screen doors and windows, new gutters, repair of brickwork and windows, replacement of fireplace mantle, timber skirtings, window and door architraves, where missing, removal of floor coverings, sanding of floorboards, removal of wallpaper, old kitchen cupboards replaced, gas stove and water heater replaced with electric, and new light and power fittings and switches installed. This work is ongoing.

3.10 THE CITY OF PERTH BAND AND HALVORSEN HALL

The City of Perth Band dates back to 1898, when it was first known as the Perth Federal Band. It had its origins at the Wesley Church where it performed at services. By 1905, the Church had acquired an organ and the Band was no longer needed. Its members formed the City of Perth Band, a marching brass band, and continued to play.⁵⁷

The City of Perth Band had various homes during its first forty years. It was a military band on at least two occasions, in 1905, when it was the Perth City 11th Australian Infantry Regimental Band, and during the mid-1930s, when it was housed at Swan Barracks as the Band of the City of Perth Regiment. For some years the Band was housed under the old timber grandstand at Perth Oval, sponsored by the East Perth Football Club. Later it occupied rooms above one of the lodges in Murray Street, and for a time had space at the Jacoby Wright grain store on the corner of Beaufort and Newcastle Street. The Band was asked to leave because some members smoked which was considered a fire hazard. In 1947, the Band found a more permanent home at Robertson Park, in a timber and iron building, which had been constructed in 1940, as a theatre, by the Little Citizens' League, situated behind the children's library on the corner of Stuart and Fitzgerald Street. Marching practice was carried out in the adjoining Park on Sunday mornings.⁵⁸

From Robertson Park, the Band performed at numerous and varied venues and functions. It played for Catholic Church communities on Saints Days, including: St Mary's, Leederville; St Nicole's, Northbridge; St Michael's, Highgate; the Catholic Churches at Pickering Brook and Kalamunda; and for the Portuguese Church, Hamilton Hill. It marched each year on Anzac Day, performed at wineries and hotels, joined parades for returning sporting heroes, entertained at the WACA during cricket games, and at the WAFL grand finals, and held two concerts at the Concert Hall. It played at ABC Sunday concerts, and concerts in the park at Subiaco and other venues, and undertook concert and performance work for the City of Perth.⁵⁹

New headquarters for the Band were first mooted at the meeting in December 1963, which was held to discuss the proposed widening of Fitzgerald Street and the threatened demolition of the buildings in the Park, which fronted the Street. The building occupied by the Band was not under direct threat, although it was basically an unlined timber shed and an upgrade was appropriate.⁶⁰

Perth City Council agreed to finance the construction of a new building, and by January 1969, funds had been approved. Architect Eric Moyle, of Moyle and Barrett, was engaged to design the new band room. One condition of the Council funding the building however, was that the new public toilets for the Park would be included in the structure. The existing toilets were situated at the northwest corner of the backyard of the Chinese Market Gardeners' Cottage. The new band room was to be sited nearby on Lot Y230, and safely set back from Fitzgerald Street.⁶¹

57 Information provided by John Bentley, Perth City Band member, librarian and historian.

58 Information provided by John Bentley; Robertson Park File 197/74, 19 February 1963.

59 Information provided by John Bentley.

60 Robertson Park File 197/74, 5 December 1963; photograph, souvenir of Official opening of Halvorsen Hall, 28 November 1970.

61 Robertson Park File 197/74, 16 April 1970.

Construction of the band room began in April 1970. The builder was F. H. Ferguson, who had successfully tendered with a price of \$25,705. The Band requested the new building be named Halvorsen Memorial Band Hall, after members of the Halvorsen family who had been connected with the Band for most of its life. Perth City Council agreed to the name Halvorsen Hall.⁶² Halvorsen Hall was opened on 28 November 1970 by the Premier, Sir Charles Court and Lord Mayor Sir Thomas Wardle. Sir Charles had a particular interest in brass bands as he played cornet in the Perth RSL Band for many years. He also maintained an interest in the City of Perth Band as their patron for twenty years, a connection he only recently relinquished.⁶³ The Band leased Halvorsen Hall at the peppercorn rent of \$1 a year for twenty-one years from 1 January 1971.⁶⁴

The interior of Halvorsen Hall was decorated with photographs of the Band and with cups and shields won in competitions over the years. The building, with its spacious band practice room, library, and secure storage for instruments and uniforms, must have seemed most luxurious after some of the previous places the Band had called home. From its new headquarters, the Band attempted to establish a junior Band from which senior Band members could be drawn. The first effort was not successful and another attempt was made in 1983. Music students were recruited from various schools, but numbers were difficult to maintain as most schools had concert bands rather than brass bands. In 1986, the junior and senior bands amalgamated.⁶⁵

In 1991, the lease on Halvorsen Hall was not renewed on expiry, and the Band's occupation continued on a year-to-year basis. In June 1992, approval was given to extend the external north wall of the building under the existing eaves, a distance of some 1.38 metres. The work was carried out by Modus Design and Construction and paid for by the Band.⁶⁶ When the Town of Vincent was established, City of Perth Band continued occupation of Halvorsen Hall but efforts to get a long-term lease and security of tenure were not successful. Another consideration was that the Band had a century-long connection with the City of Perth, which they wished to continue if suitable premises could be found for them within its boundaries. In December 1999, the Band vacated Halvorsen Hall. They currently occupy the former caretaker's residence at Queen's Gardens, East Perth and Perth City Council have provided a new sound shell from which they hope to launch summer Sunday concerts, something they were unable to do at Robertson Park.⁶⁷

3.11 PEOPLE ASSOCIATED WITH THE COTTAGE AND HALVORSEN HALL

3.11.1 James (Joseph) Fox.

James Fox was an expirée. He had been transported to Western Australia in 1851. Around 1854 he married Mary Berry, and they had seven children. The youngest two, Hester (Esther) and Alexander, were born after Fox acquired the Lake Henderson property. The Fox family later moved to Northam where James died in 1894.⁶⁸

3.11.2 Chinese Market Gardeners.

Most of the Chinese migrants in Western Australia came from rural areas in Guangdong province, which were dependent on rice, fruit and vegetable production. These Chinese were probably experienced in the small-scale intensive agriculture, and were used to working communally. The gardeners tended to move around from one work place to another, and the scant records available do not indicate who was working at Lake Henderson as part of Hop Lee & Co, or when.

62 *ibid*, 6 April 1970.

63 Souvenir of Official opening of Halvorsen Hall, 28 November 1970; Information provided by John Bentley.

64 Robertson Park File 197/74.

65 Photographs, Souvenir of Official opening of Halvorsen Hall, 28 November 1970; Information provided by John Bentley.

66 Robertson Park file, 1901464/3750, 15 June 1992.

67 *ibid*; Information provided by John Bentley.

68 *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988.

Of those listed as being part of Hop Lee and Co in 1907 - Sing Tong, Ah Ping, Ah Howe, Chen Hoy, Tye Lung, and Kow Kee - a possible five have entries in Anne Atkinson's *Asian Immigrants to Western Australia 1829-1901*. Sing Tong shared the lease of a garden in Bayswater in 1902, and worked at Osborne Park in 1914 and in Mary St, Bayswater in 1917. In 1919, he worked on Ah Hoey's garden in Leederville. Ah Ping was a common name with no less than twelve listed, four of who were gardeners working around Perth. Ah How (or Howe) was a gardener in Peninsula Rd, Maylands from before 1913 to 1919.

There are three gardeners listed under the name of Chen Hoy, and no listing for a Tye (or Kay) Lung. The only listing for Kow Kee indicates that he had a shop in Fremantle from 1910 to 1920, but he could have worked as a gardener prior to that and been a partner in Hop Lee & Co in 1907. A Hop Lee is recorded as working as a gardener in Havelock St, West Perth in 1916.⁶⁹

3.11.3 Daniel Kenny.

Daniel Kenny had trained as a doctor in Ireland, and arrived in Western Australia from Victoria in 1885. He went to Cossack as Medical Officer, and served for two years as surgeon on the passenger ship *Glen Avon*. In the late 1880s, he set up in Perth in partnership with Drs McWilliam, Trethowan & Officer, and was a member of the Perth Public Hospital Board of Management & the Medical Board of WA. He married Kathleen Patrick in Perth in 1886, and they had six children.⁷⁰

3.11.4 William and Harrie Halvorsen

William Alroe Halvorsen (born 1895) and his brother Harrie (born 1898) were the sons of William G. M. Halvorsen of Denmark. William Snr was a champion soprano cornetist who also played flute, piccolo and clarinet. He spent his early years in Western Australia in Geraldton, where both his sons were born. There he was conductor of the Geraldton Temperance Band and the Geraldton Orchestral and Musical Society Band. After moving to Midland Junction in 1906, he conducted the Swan Orchestral Society and the WA Infantry Regimental Band for many years.

William Jnr began playing with the City of Perth Band in 1919 as a solo cornetist, after spending three years as a POW in Europe where he played in POW camp orchestral bands. He was conductor of City of Perth Band from 1930-1934 during which time they won several State contests. William Jr. played first trumpet with Perth Orchestral Society for many years. His work with Post and Telegraphs took him to Kalgoorlie in 1934 where he was musical director of both the Goldfields Musical Society and the Goldfields Orchestral Society from 1937 to 1946. He was Director of Post and Telegraph Perth from 1951-1958 when he retired.

Harrie Halvorsen was a boy bandsman in the WA Infantry Regimental band, which his father conducted. He was champion player of the horn, baritone, euphonium, trombone and clarinet. He joined the City of Perth Band in 1919 with his older brother, where he played the Baritone, later switching to the euphonium. He was the driving force behind the revival of brass bands following World War Two. He conducted the City of Perth Band from 1945 to 1971, during which time the Band competed twice at interstate competitions held in Victoria, and toured Singapore and Malaya in 1967 and 1971. Harrie Halvorsen was Commissioner of the ABC from 1956 to 1967, and was awarded an MBE for his services in the field of music. He died on 10 July 1971.⁷¹

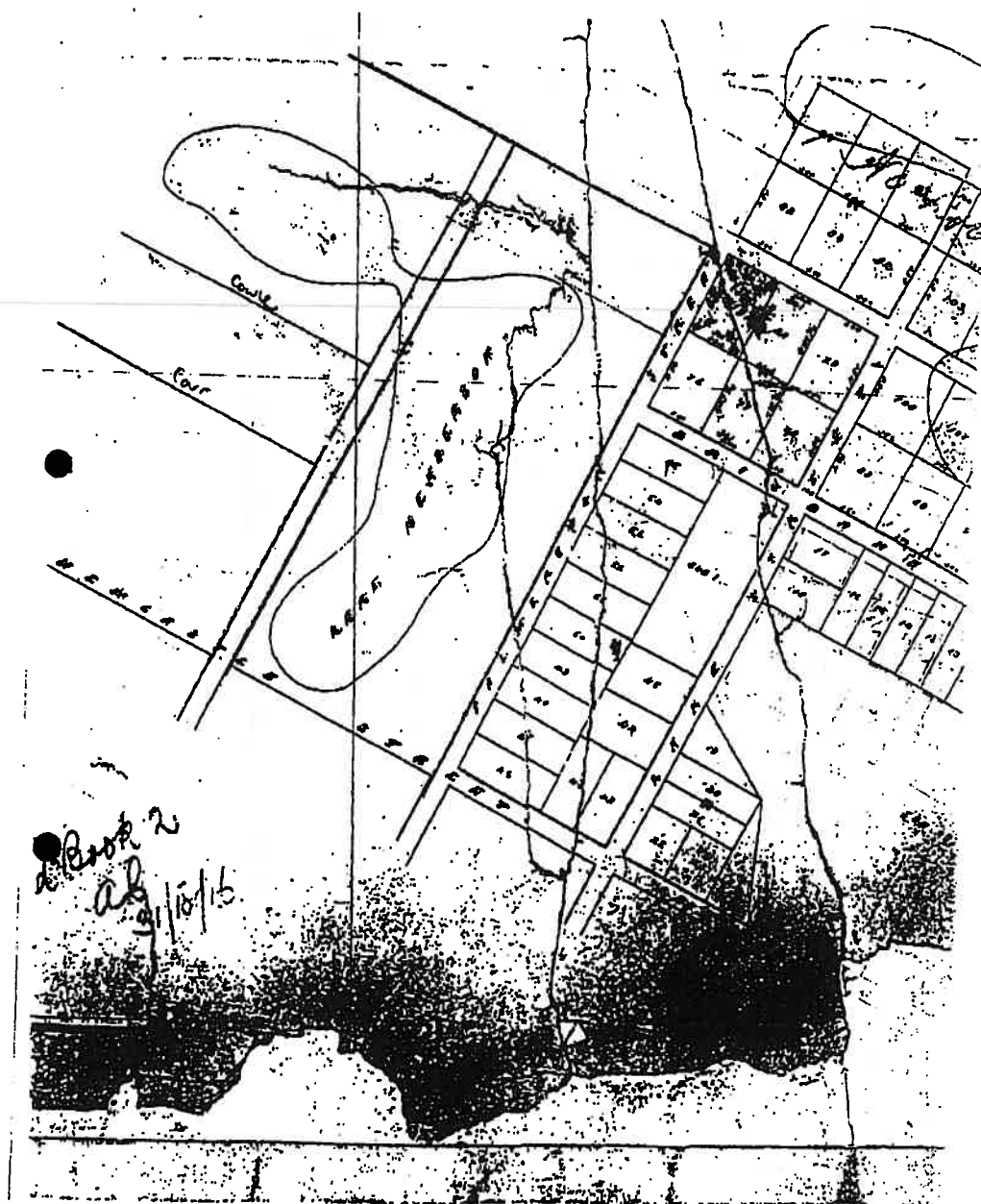
69 Atkinson, Anne, *Asian Immigrants to Western Australia 1829-1901*, UWA Press, Perth, 1988. Note: Chung Wah Association were unable to provide any additional information on Chinese gardeners for the period between 1900 and c. 1910.

70 *ibid.*

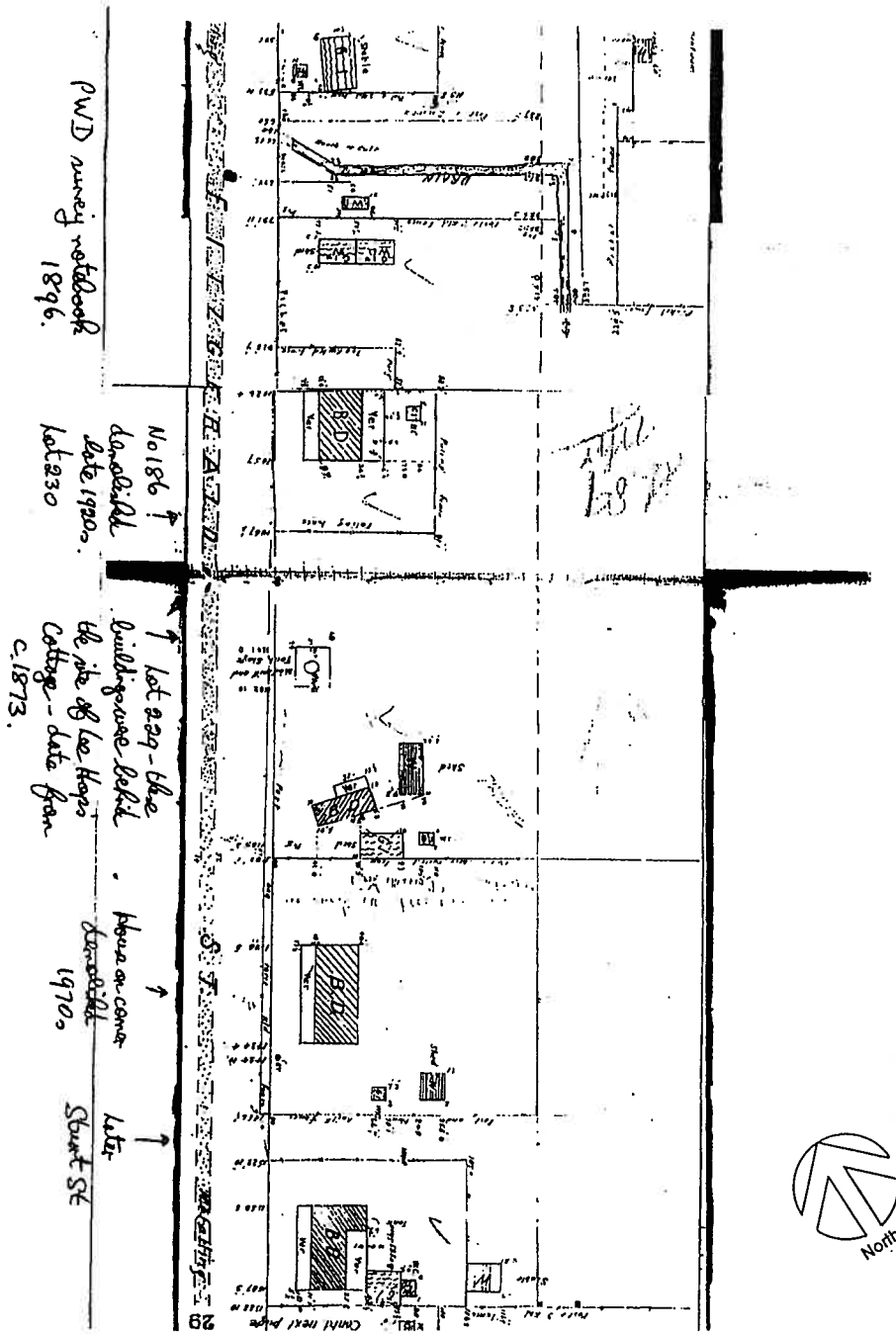
71 Information provided by the Halvorsen family to John Bentley.

3.12 PLANS

Plan 4	p. 18	1860 map showing Lake Henderson and future subdivision
Plan 5	p. 19	1896. Portion of PWD survey notebook
Plan 6	p. 20	1897 part of map
Plan 7	p. 21	1953 MWSS&DDWA Plan 1522
Plan 8	p. 22	1953 MWSS&DDWA Sheet 89
Plan 9	p. 32	c. 1998 Lee Hops Cottage measured drawings Floorplan
Plan 10	p. 33	c. 1998 Lee Hops Cottage measured drawings Elevations
Plan 11	p. 34	1973 Misc 130 caretakers Quarters Back verandah additions
Plan 12	p. 48	1969 Band headquarters Floorplan
Plan 13	p. 49	1969 Band headquarters Elevations
Plan 14	p. 50	1969 Band headquarters Elevations
Plan 15	p. 51	1971 Plan S931 City of Perth Band lease area



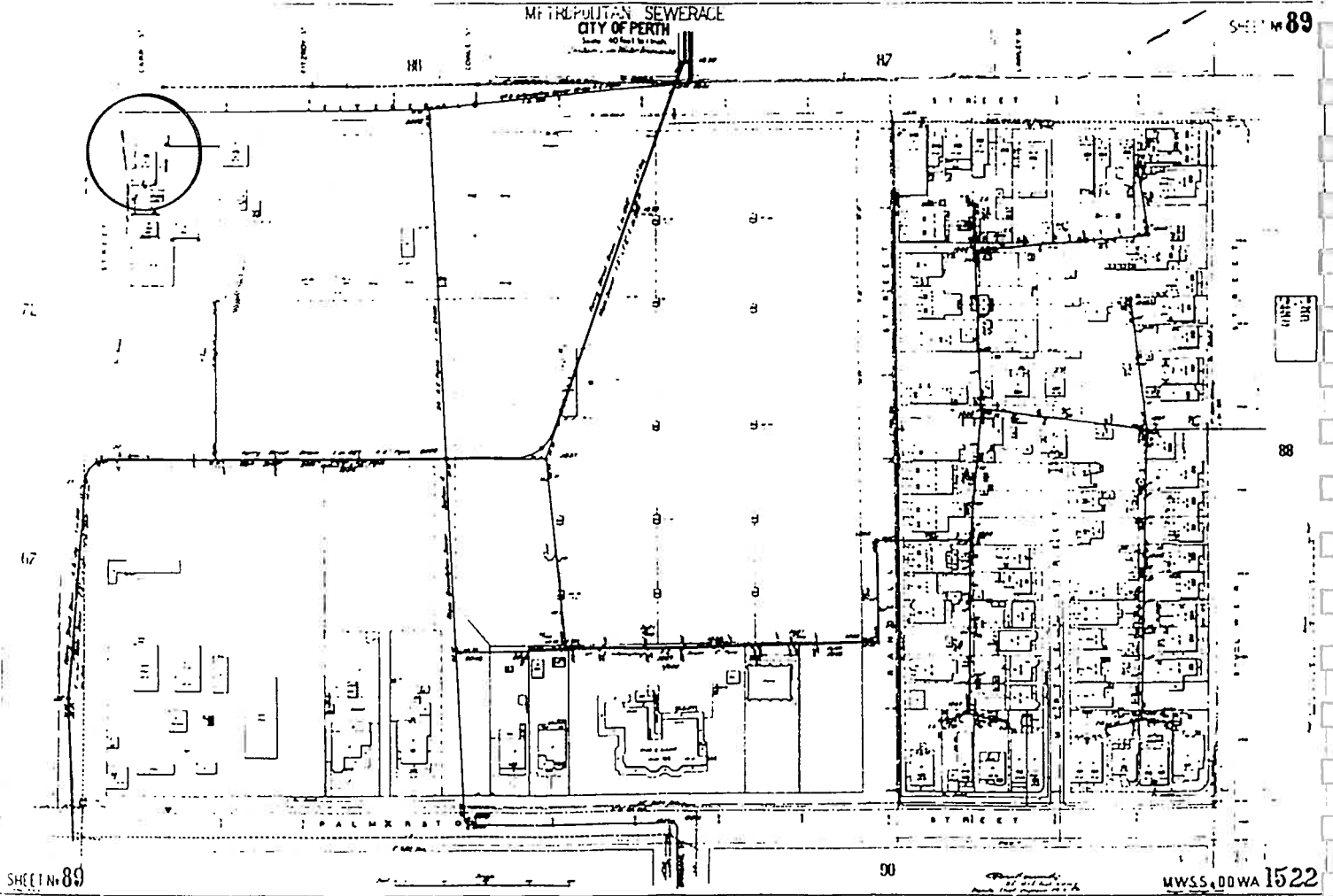
PLAN 4 1860 map showing Lake Henderson and future subdivision



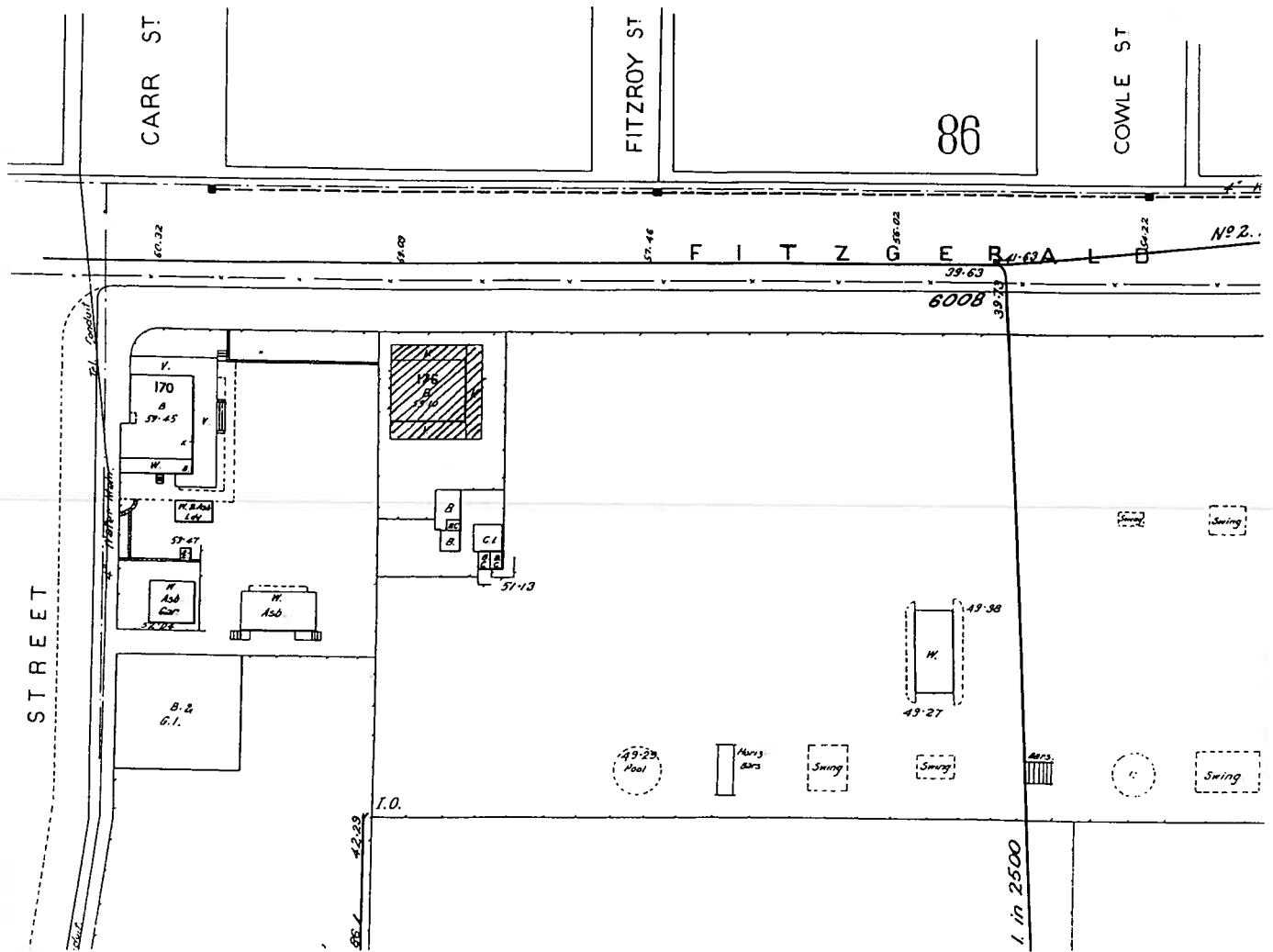
PLAN 5 1896. Portion of PWD survey notebook



PLAN 6 1897 part of map



PLAN 7 1953 MWSS&DDWA Plan 1522



PLAN 8 1953 MWSS&DDWA Sheet 89



4 PHYSICAL EVIDENCE

4.1 THE SETTING

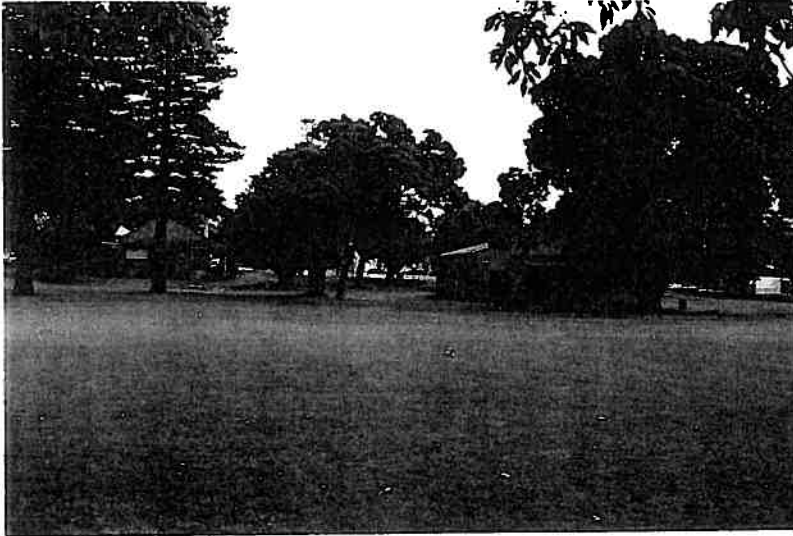
Lee Hops Garden (site), Lee Hops Cottage and Halvorsen Hall are located in the western corner of Robertson Park, near the corner of Fitzgerald Street and Stuart Street. (Photograph 1) Robertson Park is a well maintained lawned park area with various informal plantings and a number of structures and tennis courts. Car parks border the park along Stuart Street on the south west side, and along the south east on the former bottle factory site. North east of *Halvorsen Hall* are the tennis courts, and the Robertson Park tennis club rooms.

The western area has a number of mature plantings in the vicinity of *Lee Hop's Cottage and Halvorsen Hall*, including several Moreton Bay fig trees and Norfolk pine trees. The site slopes downwards from Fitzgerald Street on the north west, to *Halvorsen Hall*. (Photograph 2)

The exact location of *Lee Hop's Garden* has been partly determined by archaeological research at this time. It relates to the former shoreline and foreshore of Lake Henderson rather than the immediate vicinity to the rear of the cottage.

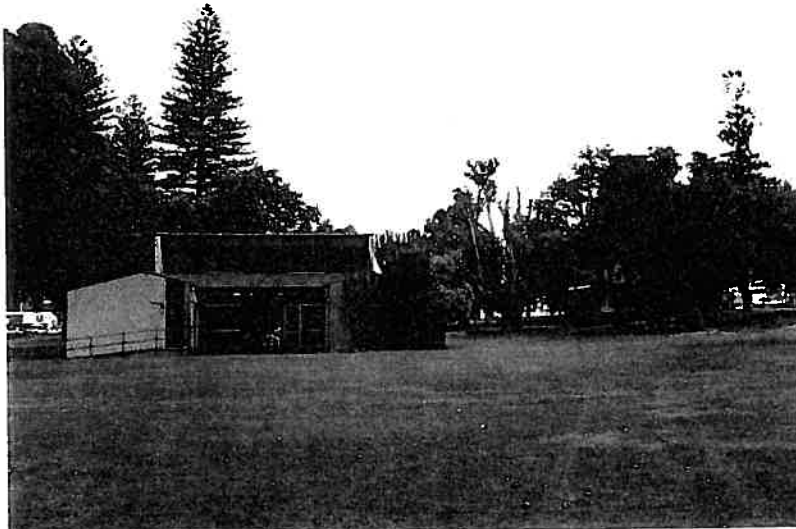
Lee Hop's Cottage fronts Fitzgerald Street. There is only a few metres between the edge of the verandah and the public footpath adjacent to the street. (Photograph 3) There are a number of recent 'native' plantings along the street frontage, and an Oleander and Apple Blossom Hibiscus against the north verandah. The area behind the dwelling is bare, with evidence of a hedged plantings along the south western boundary, and remains of the concrete floor of the former laundry and toilet. (Photographs 4 & 5)

Halvorsen Hall is located central within a flat grassed parkland area, with informal plantings of mature trees. (Photographs 2 & 6)



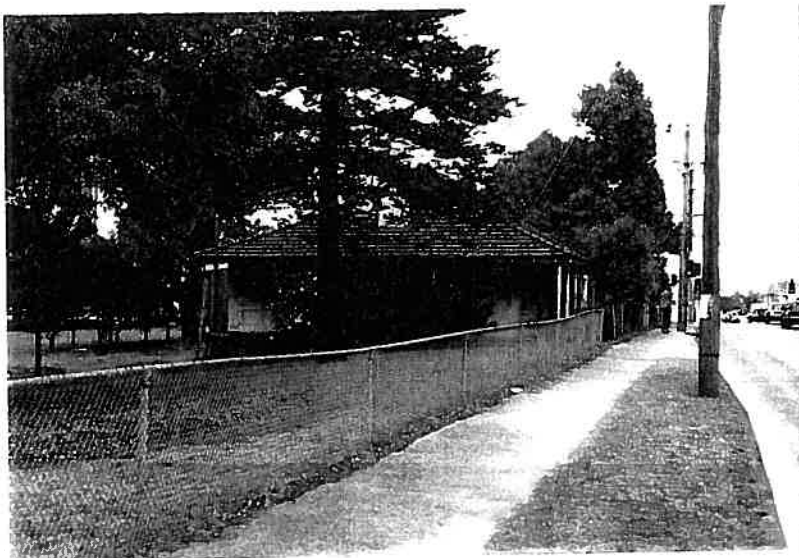
Photograph 1 Lee Hops Garden (site), Lee Hops Cottage and Halvorsen Hall.

View looking west from the garden site, towards the rear of Lee Hops Cottage, Halvorsen Hall (right)



Photograph 2 Lee Hops Garden (site), Lee Hops Cottage and Halvorsen Hall.

View looking south west showing Halvorsen Hall and Lee Hops Cottage (right)



Photograph 3 Lee Hops Cottage.

View looking south west down Fitzgerald Street.



Photograph 4 *Lee Hops Cottage*

View looking west showing the rear area of Lee Hops Cottage.



Photograph 5 *Lee Hops Garden (site), Lee Hops Cottage and Halvorsen Hall.*

View looking north east showing the remains of the laundry and toilet at rear of Lee Hops Cottage.



Photograph 6 *Halvorsen Hall.*

View looking south.

4.2 THE FUNCTION AND NATURE OF THE PLACE

The place comprises *Lee Hop's Garden* (site)(c.1875), *Lee Hop's Cottage* (c.1903) and *Halvorsen Hall* (1970).

4.2.1 *Lee Hop's Garden*

The Chinese market gardens were established on the banks of Lake Henderson from the 1870s. The lake has since been reclaimed during the 1920s and Robertson Park was established, leaving no visual surface evidence of the market gardens. The archaeological research has located physical evidence of the market gardens.

4.2.2 *Lee Hop's Cottage*

The place was purpose built as a dwelling. The additions and alterations facilitated the continued use of the place and the original design intent is clear. The original fabric remains mostly in place, despite the vacant and vandalised condition of the place.

4.2.3 *Halvorsen Hall*

Halvorsen Hall was purpose built to provide a practice space for the Perth City Band. That function continued until December 1999. Minimal alterations were made to the place in recent years. The place is currently the venue for community arts activities and the base for several artists. Minimal changes have taken place to provide a photographic darkroom in the ladies toilet, otherwise the place remains intact. The original design intent is clear.

4.3 DESCRIPTION OF THE PLACE

A site survey was conducted on 28 April 2000, by Laura Gray, and photographs were taken to document and record the places.

Lee Hop's Garden (site), *Lee Hop's Cottage* and *Halvorsen Hall* clearly show different periods of development at Robertson Park. The site of *Lee Hop's Garden* and *Lee Hop's Cottage* have an association with Lee Hop, but *Halvorsen Hall* has no association with those places other than its location in Robertson Park.

4.3.1 Lee Hops Garden

Plans, Photographs 7 & 8.

Original Use
Associations
Description

Chinese market garden on the banks of Henderson Lake
Lee Hop
The level grassed area is indeterminate from the surrounding parkland.

Current Use
Development

Vacant grassed site
The market gardens were built out by the development of Robertson Park in the 1920s. The site was then used as the women's playing field.



Photograph 7 Lee Hop's Garden



Photograph 8 Lee Hop's Garden

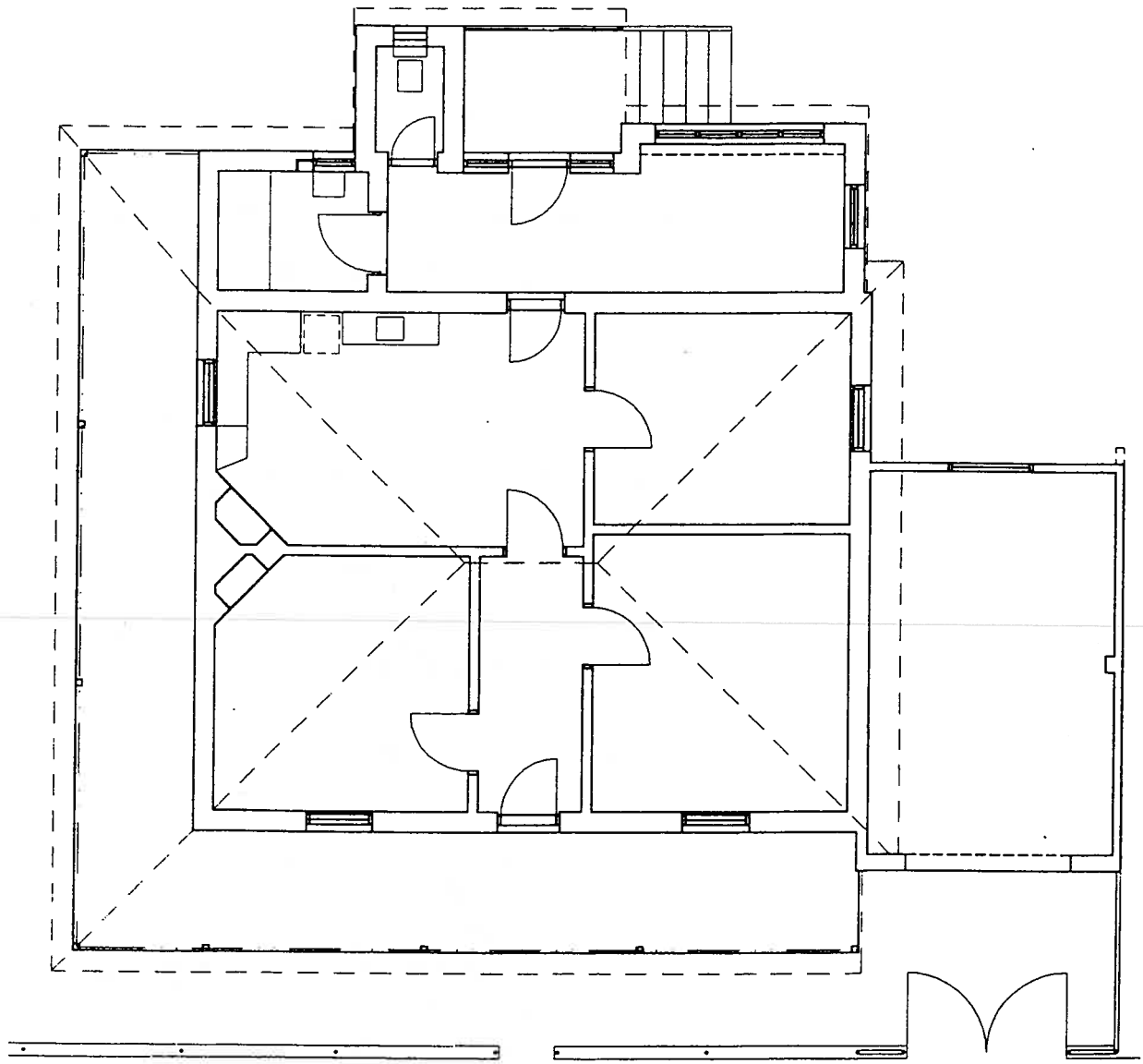
4.3.2 Lee Hop's Cottage c.1903

Current Use	Plans 9-11. Photographs 9-38. Vacant dwelling.
Original Use	Dwelling.
Associations	Lee Hop (1903-1914), Robertson Park caretakers (1928-1992).
Architectural Description	<p>The one storey building has a symmetrical frontage, with a simple hipped roof. (Photograph 9) The tiled roof extending over the verandahs replaced the original corrugated iron roof with separate skillion front and rear verandah. The verandah enclosure across the rear, and the garage on the west side are later additions.</p> <p><i>Lee Hop's Cottage</i> displays some characteristics of the 'Victorian Georgian c.1840-c.1890' architectural style as described in 'Identifying Australian Architecture.'⁷³ (Appendix) Typical of the style, the building has simple rectangular form, symmetrical facade, unsophisticated details, sash windows, and an original separate verandah roof.</p>
Development	<p>1903 Dwelling</p> <p>1928 Side verandah (north) Brick wash house and WC Tuck pointing to front & side walls Fence</p> <p>1954 Brick garage</p> <p>1955 Restructure the roof and replace corrugated iron with tiles.</p> <p>1956 Lathe & plaster ceilings in two front rooms & hall removed. Electrical rewiring</p> <p>1958 Bathroom renovated.</p> <p>1963 Room at south west end of rear verandah</p> <p>c.1970 Kitchen fitout</p> <p>1975 Rear verandah and toilet</p>
Layout	The dwelling is square in plan, comprising four main rooms and a central hall at the front. There is an open front and north side verandah and an enclosed verandah across the rear, with a garage extension on the south side.
Structure	<p>The original 1903 construction is brick on a limestone foundation. The front and side verandah are timber constructions on timber stumps, and the rear extension and garage are brick on a brick foundations. (Photograph 10)</p> <p><i>Condition</i> From a visual inspection, the building appears to be structurally sound, although there is subsidence of the side verandah where a post has been partially removed, and other posts have subsided along the front and north side. (Photograph 11) The limestone wall in the north east corner shows signs of erosion and fretting mortar. (Photograph 12)</p>
Roof	The 35 degree hipped roof is clad with Brisbane and Wunderlich clay tiles, fixed with wire. (Photographs 9, 13) The main roof breaks pitch to cover the verandas on the front and side, and forms a skillion at the rear. Evidence of the original separate verandah roof at the front is shown by the remaining bearer beams across the front wall. (Photograph 14) The brick corbelled chimney has been painted. (Photograph 15) A skylight has been installed in the kitchen roof. The garage has a metal deck skillion roof.

⁷³ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture Styles and terms from 1788 to the present.* Angus & Robertson Publishers, Sydney. 1989. pp. 42-45.

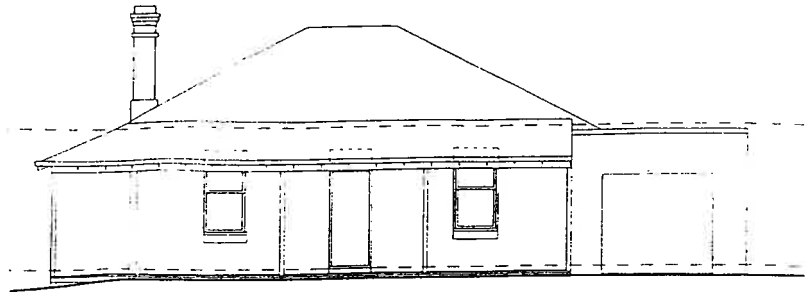
- Condition* The roof is in fair condition with no obvious evidence of broken or damaged tiles or moisture ingress.
- Drainage The colonial profile gutters and circular downpipes are probably 1955 fabric. Disposal of downpipe water discharge is not evident.
- Condition* The gutters are rusted and full of debris. (Photograph 16) They are in very poor condition. There is no provision for drainage from the downpipe outlets and away from the perimeter of the building.
- Exterior walls The original external walls were face brick. The front and two side walls have been tuckpointed. At some time, the upper half of those three tuckpointed walls were rendered with roughcast. (Photograph 17) The tuck pointing on the front and north side walls has been painted over. (Photograph 18) The garage and rear verandah addition are red brick constructions finished in face work. (Photograph 19)
- Condition* The original walls are in good condition, although the north wall has been stained by bore water. The garage walls show evidence of fretting mortar and brick deterioration, and there is graffiti on the south wall. (Photographs 20, 21) The rear verandah brickwork shows evidence of previous repairs to the mortar. (Photograph 22)
- Floors Most of the timber floors in the dwelling have fixed floor coverings and therefore, were not inspected. The floor that was uncovered, is 0.135 tongue and groove jarrah floor boards. The front and north side verandahs have replacement 0.120 timber boards. There is a set of brick steps accessing the verandah on the north west corner. The rear veranda and garage have cement slab floors.
- Condition* The floors of the dwelling appear to be sound. The timber verandah floors are in poor condition. The verandah floors have subsided in the vicinity of the posts along the front and north side (Photographs 18, 23) and it is in a dangerous condition where the boards are missing along the north side (Photographs 18, 24), and where the boards are buckled (Photograph 23). There is no obvious evidence of termite activity.
- Interior walls The original interior walls of the dwelling are finished in hard plaster. They have decorative vents in place on the external walls (Photograph 25). There is evidence of wall paper in the south front room, the hall and the kitchen. (Photographs 26, 27) The rear verandah enclosure has face brick walls and the original back brick wall has been painted. (Photograph 28)
- Condition* The walls are in fair condition. There is some cracking on the south wall. (Photograph 29) The kitchen and rear bedroom walls are smoke damaged. The rear verandah walls have been damaged by fire and smoke. (Photograph 30)
- Ceilings The two front rooms have replacement ceilings are lined with plasterboard and simple cornices. The kitchen has a plasterboard ceiling with the battens and an earlier cornice detail. The bathroom has a flat plasterboard ceiling. The rear verandah enclosure has a raked ceiling lined with plasterboard and battens.
- Condition* The ceilings in the dwelling are in fair to good condition. The kitchen and rear bedroom ceilings are smoke damaged. The ceiling in the rear verandah is fire damaged and in a dangerous condition. (Photograph 30)

- Windows** The original double hung sash windows on concrete sills are still in place in each of the four main rooms. Metal security mesh has been fitted to the exterior of the windows, and most of the glazing is broken. (Photograph 31) The windows on the rear verandah area have been boarded over with wire mesh and boards on the inside and sheets of corrugated iron on the exterior. (Photographs 32, 33) Similarly the garage louvred windows have been boarded over. (Photograph 20)
- Condition* The original windows frames and sashes are in fair to good condition. The other windows are in very poor condition. All the glazing is broken.
- Doors** The only remaining original door is the front door, although it is damaged. The door and the skylight above have been boarded over. (Photograph 34) The doors to the other rooms have been removed.
- Condition* The front door is in poor condition.
- Fixtures & Fittings** The architraves and skirtings are still in place in the four main rooms and the hall. (Photograph 35) The back to back fireplaces in the kitchen and front room are still in place. There is no mantle or fire surround in the front room. The kitchen still has the original Metters No 1. stove although the surrounds have been altered. (Photograph 36) The c.1970 kitchen fitout and cupboards from an earlier period are in place. (Photograph 37) The bathroom has a c.1950s built in bath, small sink and wall cupboard.
- Condition* The architraves, skirtings, kitchen stove, some of the kitchen fitout and the bathroom fitout are in fair to good condition. The kitchen and bathroom fitouts are smoke damaged.
- Services** The power has been disconnected and the wiring appears to be in a dangerous condition. (Photograph 38) Water and sewer services are connected.

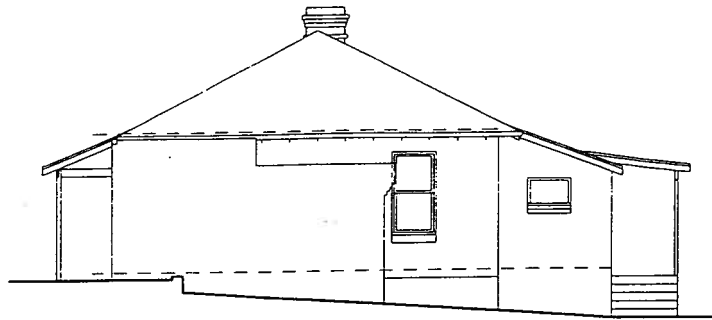


FLOOR PLAN scale 1:100

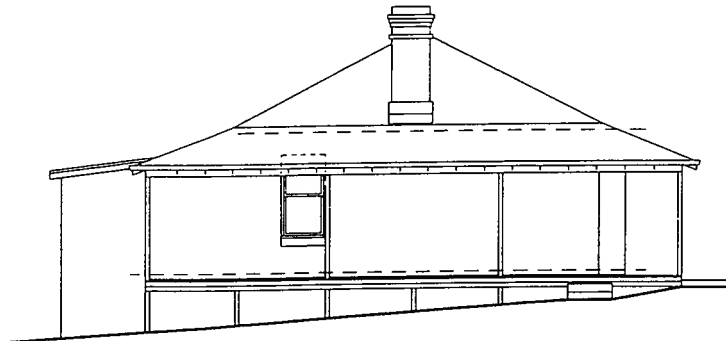
PLAN 9 c. 1998 Lee Hops Cottage measured drawings Floorplan



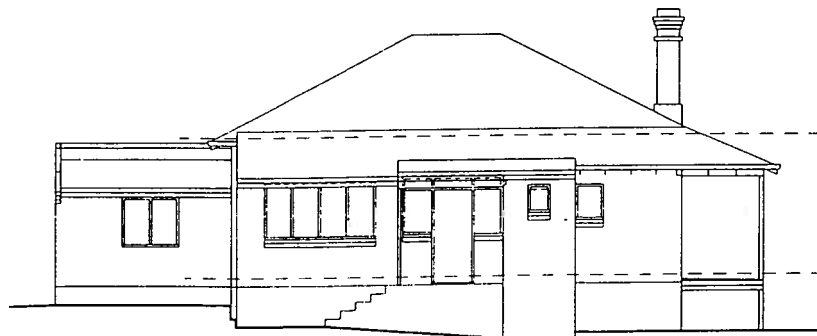
WEST ELEVATION (to Fitzgerald st.)



SOUTH ELEVATION

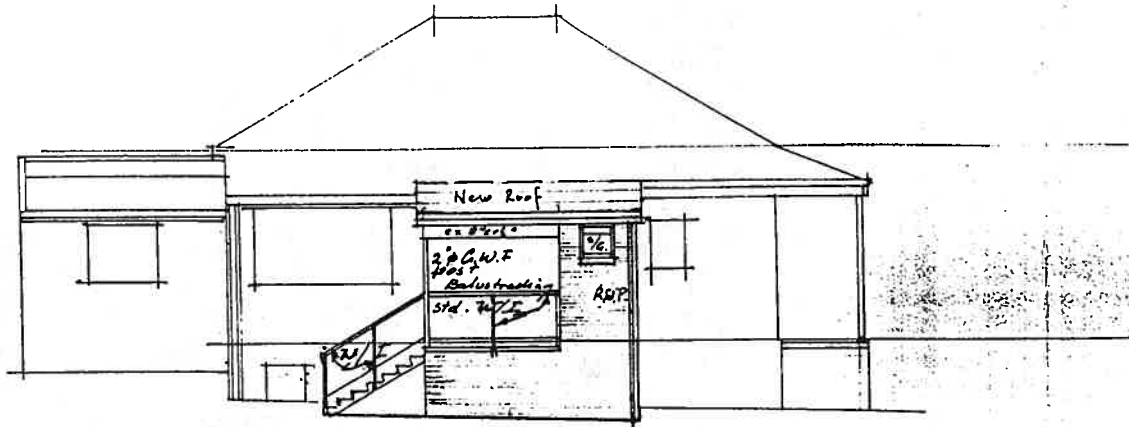


NORTH ELEVATION



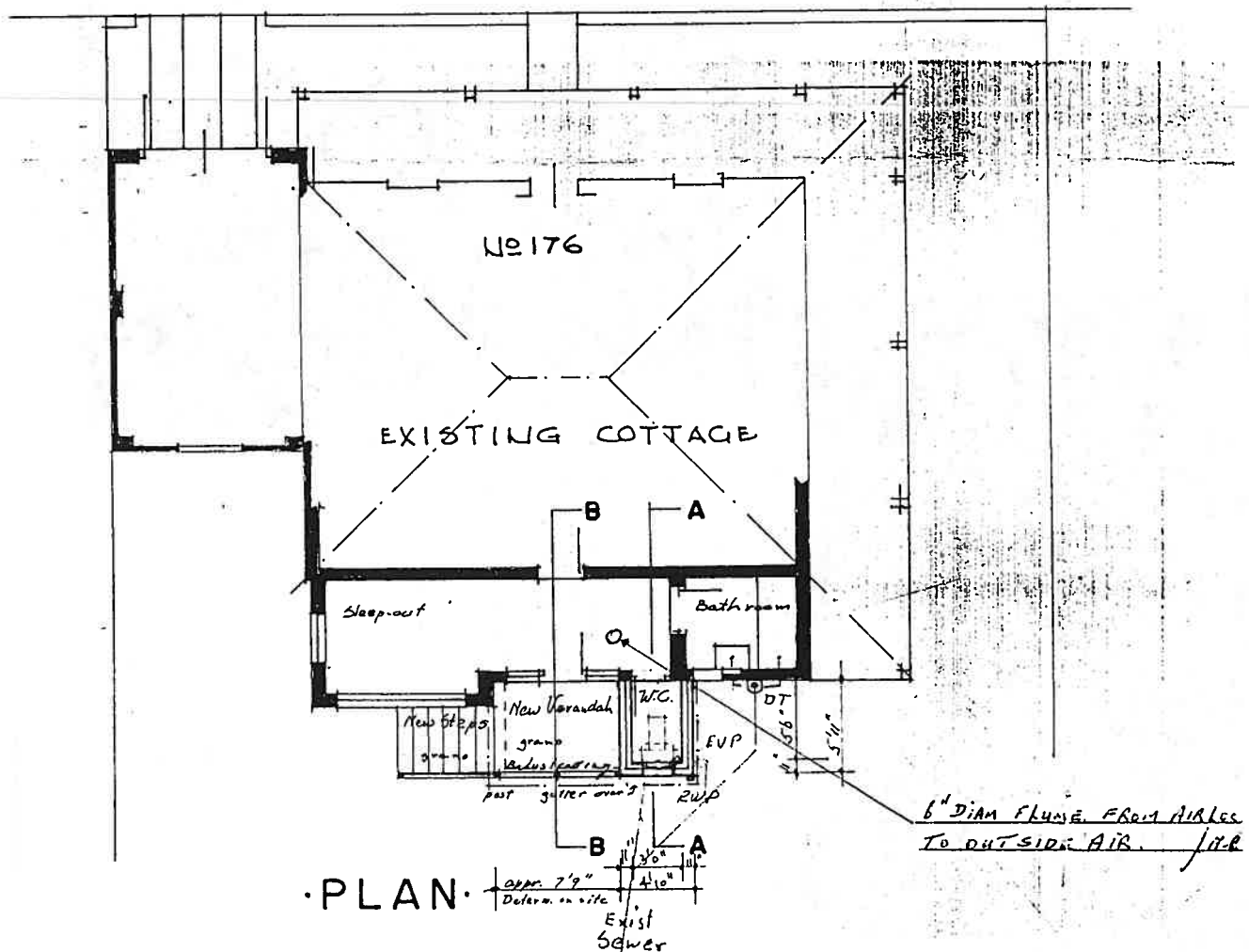
EAST ELEVATION

PLAN 10 c. 1998 Lee Hops Cottage measured drawings Elevations



REAR ELEVATION

FITZGERALD STREET



PLAN

PLAN 11 1973 Misc 130 caretakers Quarters Back verandah additions



Photograph 9 *Lee Hop's Cottage*
Fitzgerald Street frontage (northwest).



Photograph 10 *Lee Hop's Cottage*
East rear corner.



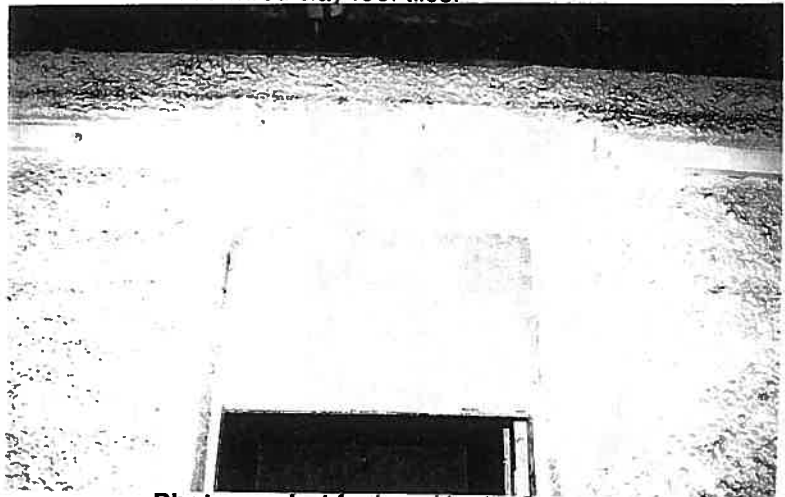
Photograph 11 *Lee Hop's Cottage*
East corner damaged verandah post.



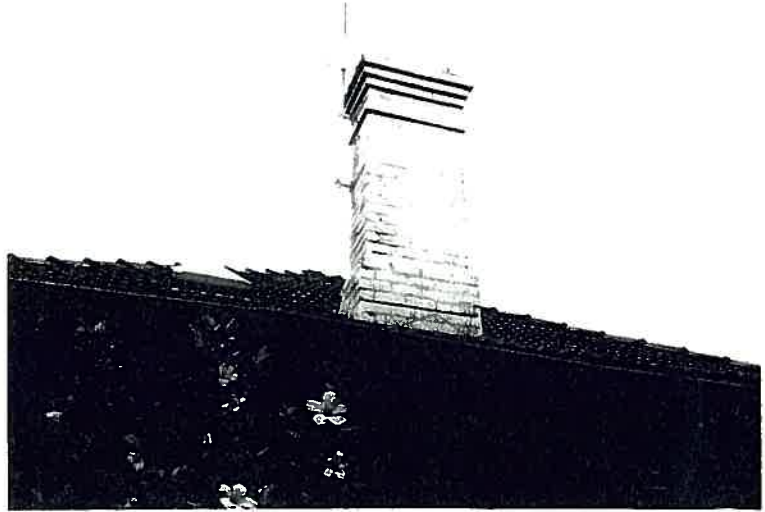
Photograph 12 *Lee Hop's Cottage*
East corner showing limestone foundations.



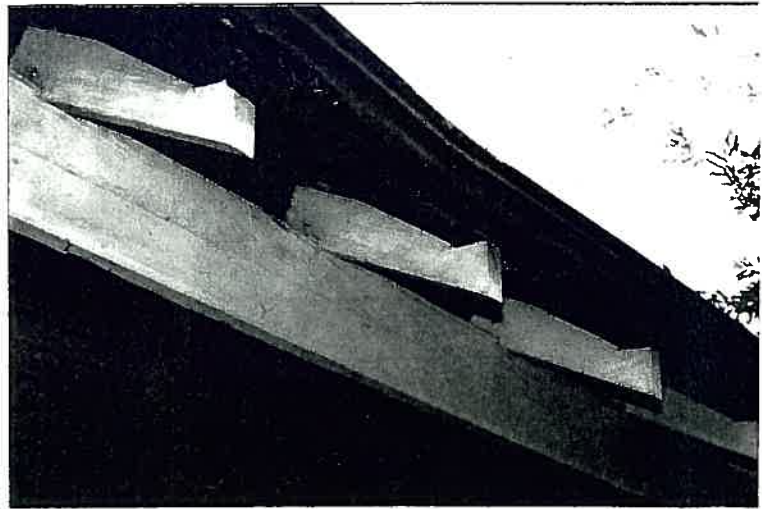
Photograph 13 *Lee Hop's Cottage*
1955 wired clay roof tiles.



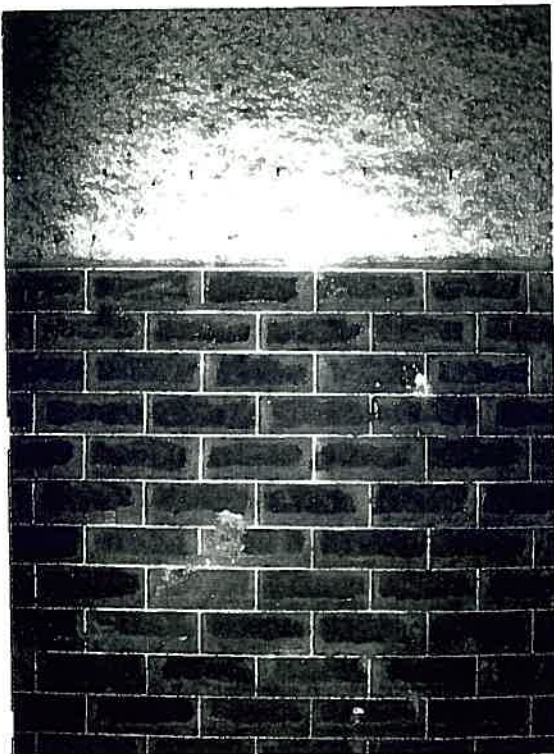
Photograph 14 *Lee Hop's Cottage*
Evidence of original verandah on front wall.



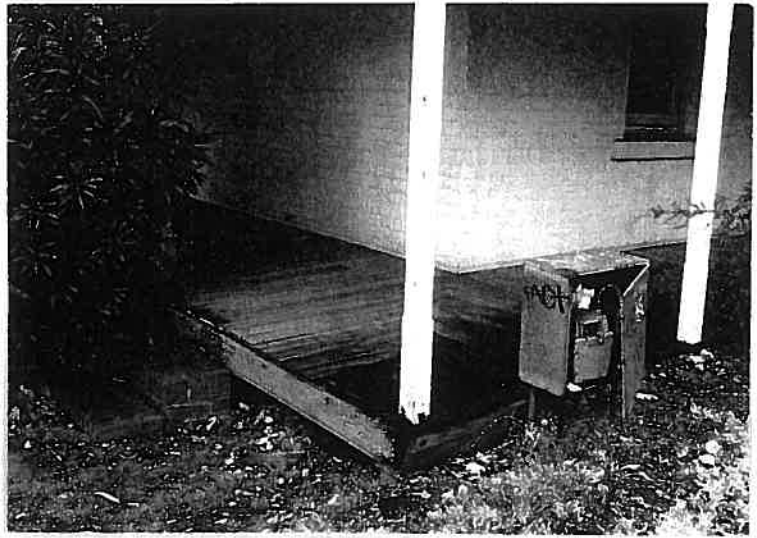
Photograph 15 *Lee Hop's Cottage*
Chimney (north east side).



Photograph 16 *Lee Hop's Cottage*
Front gutter.



Photograph 17 *Lee Hop's Cottage*
Wall per 1928, inside the garage.



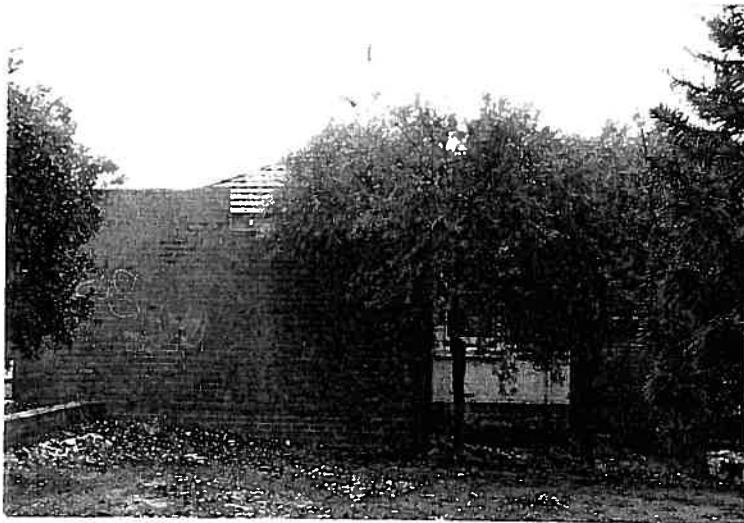
Photograph 18 *Lee Hop's Cottage*
North front corner.



Photograph 19 *Lee Hop's Cottage*
Rear south corner showing rear verandah extension and garage.



Photograph 20 *Lee Hop's Cottage*
Garage interior showing cottage wall and deterioration of the garage wall.



Photograph 21 *Lee Hop's Cottage*
South west side elevation.



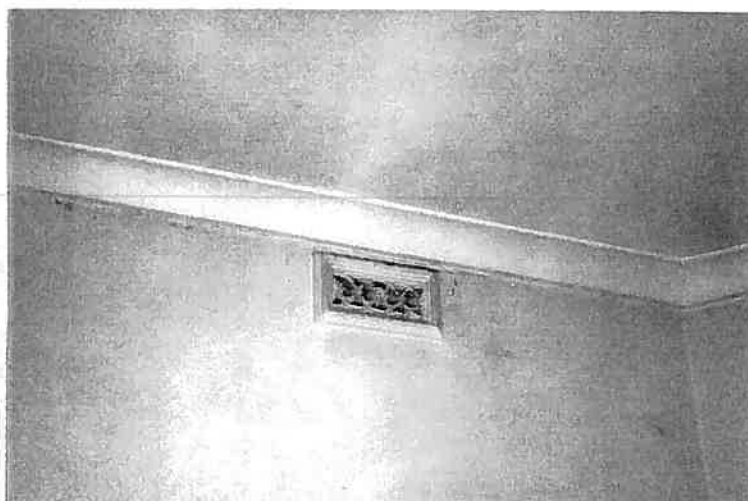
Photograph 22 *Lee Hop's Cottage*
Rear repairs to 1975 brick wall.



Photograph 23 *Lee Hop's Cottage*
Front verandah subsidence.



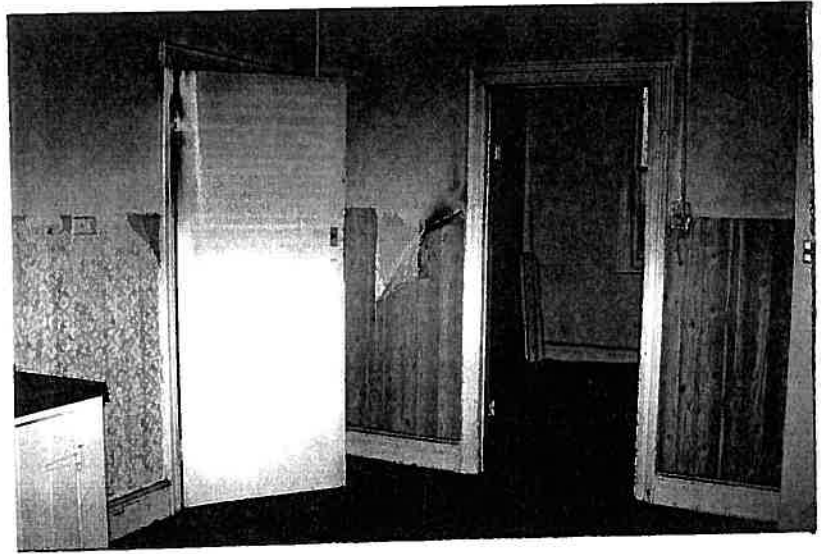
Photograph 24 *Lee Hop's Cottage*
North east verandah.



Photograph 25 *Lee Hop's Cottage*
Interior front room wall showing air vent.



Photograph 26 *Lee Hop's Cottage*
Front west room.



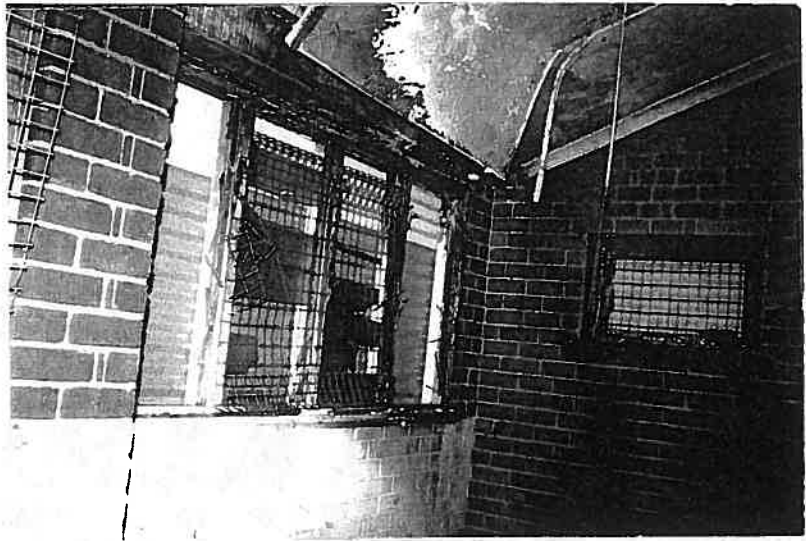
Photograph 27 *Lee Hop's Cottage*
Kitchen.



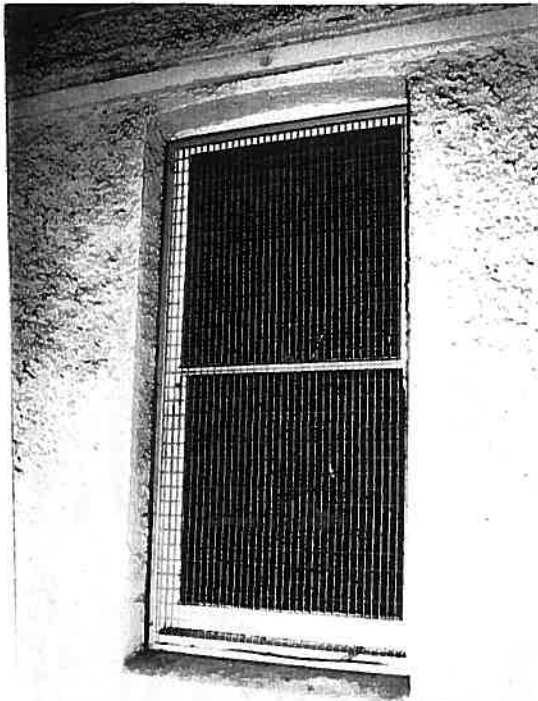
Photograph 28 *Lee Hop's Cottage*
South corner of the rear verandah.



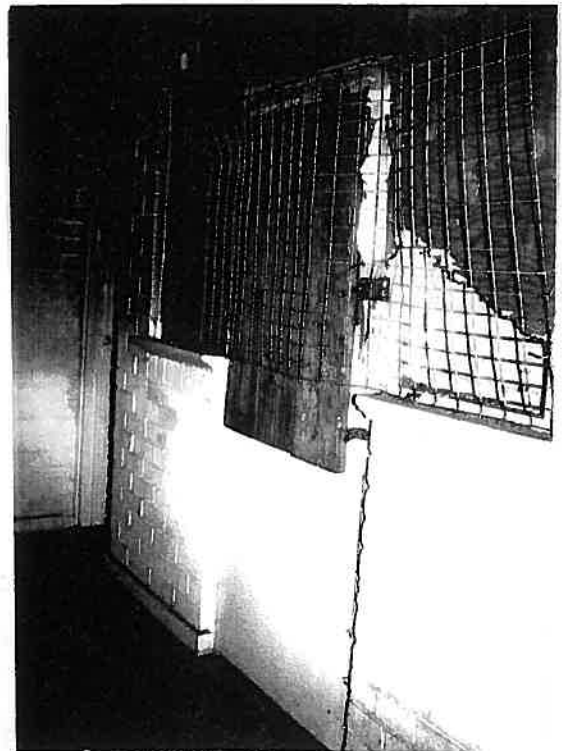
Photograph 29 *Lee Hop's Cottage*
Rear bedroom (south west) wall cracks.



Photograph 30 *Lee Hop's Cottage*
Fire and smoke damage to rear verandah.



Photograph 31 *Lee Hop's Cottage*
Front window. (typical).



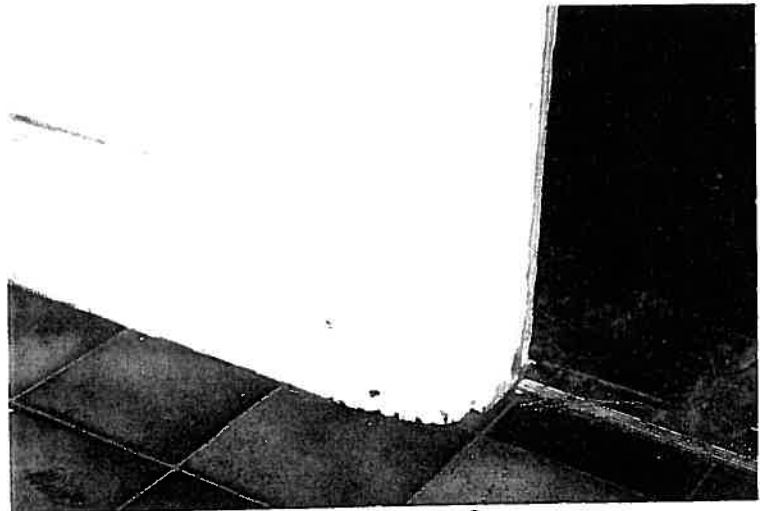
Photograph 32 *Lee Hop's Cottage*
Windows and door in rear verandah.



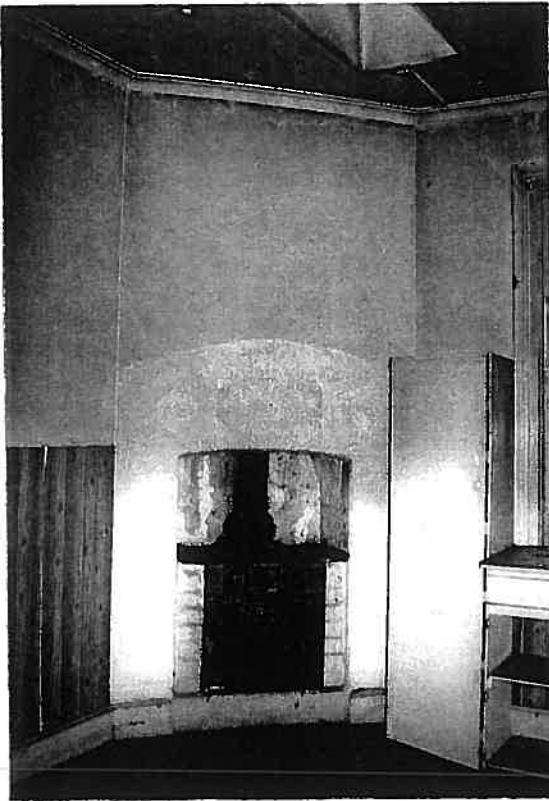
Photograph 33 *Lee Hop's Cottage*
Rear verandah windows sheeted over.



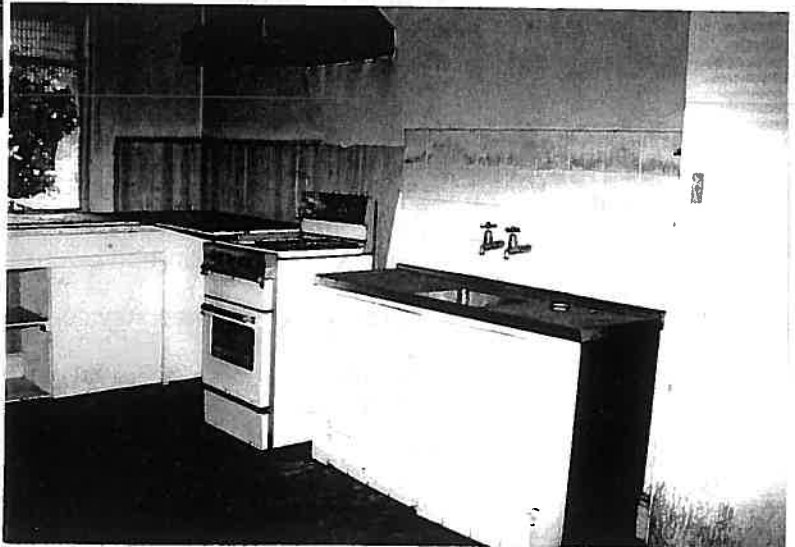
Photograph 34 *Lee Hop's Cottage*
Original front door remains but is damaged.



Photograph 35 *Lee Hop's Cottage*
Original skirtings and architraves.



Photograph 36 *Lee Hop's Cottage*
Kitchen fireplace.



Photograph 37 *Lee Hop's Cottage*
Kitchen fitout.



Photograph 38 *Lee Hop's Cottage*
Electrical meter box on the front wall.

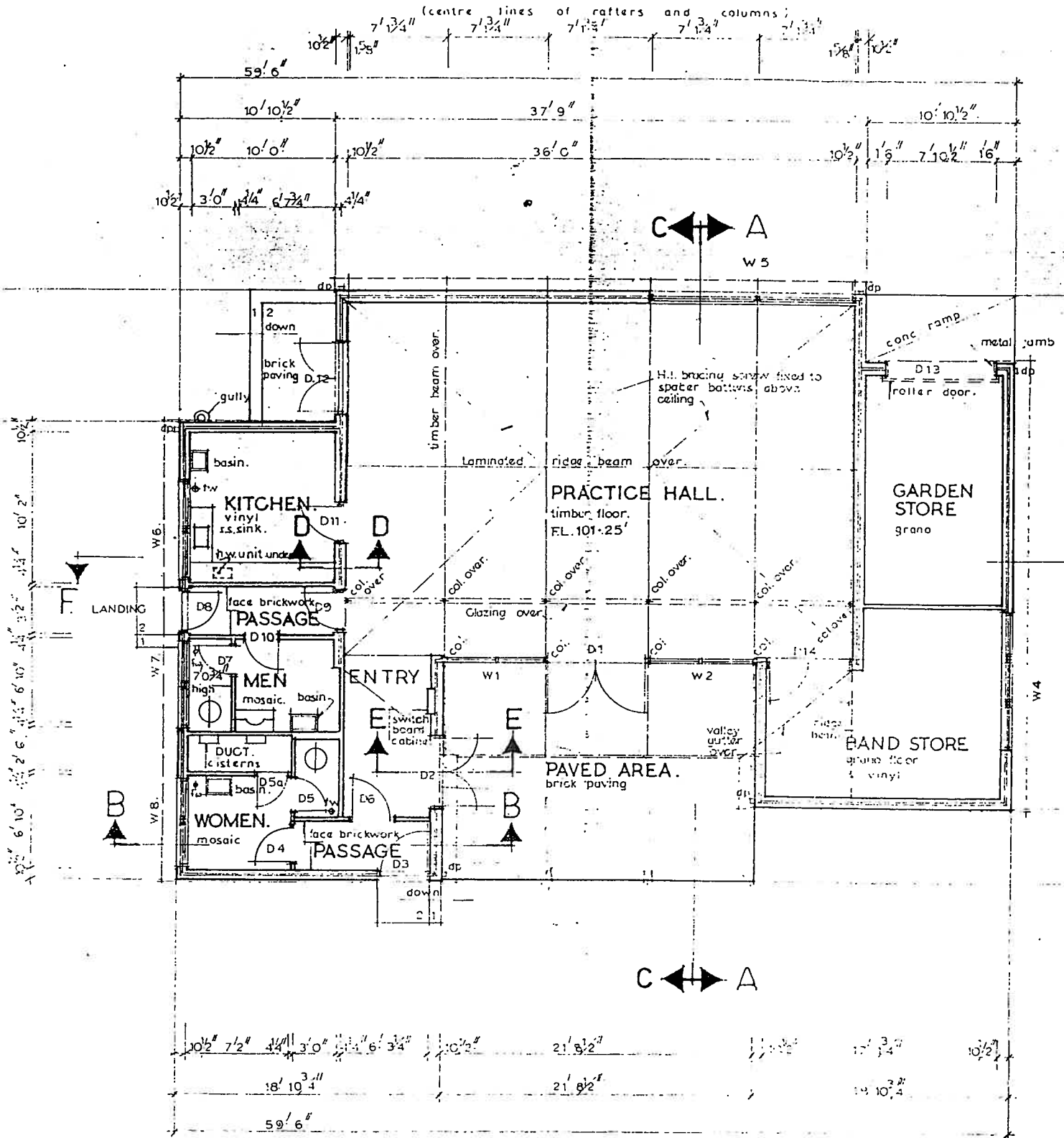
4.3.3 Halvorsen Hall 1970

Plans .	Photographs 39- 55
Current Use	Artists' studio and venue for community art workshops.
Original Use	Practice hall for Perth City Band.
Associations	Halvorsen brothers, Perth City Band.
Architectural Description	<p>The one storey building is asymmetrical in form, with a symmetrical frontage on the north east side. (Photograph 39)</p> <p><i>Halvorsen Hall</i> displays some characteristics of the 'Late Twentieth Century Perth Regional 1960-' architectural style as described in 'Identifying Australian Architecture.'⁷⁴ (Appendix 2) Typical of the style, the building has a form of freely composed simple shapes, a low pitched terracotta tile roof, light toned masonry walls and brown timber detailing. The style has many similarities with the 'Late Twentieth Century Sydney Regional 1960- '⁷⁵ which is typified by asymmetrical massing, skillion roofs, exposed rafters, exposed roof beams and clerestory windows.</p> <p>Further to those influences, is the application of passive solar design principles, with clerestory window, wide eaves overhang, and glass frontage opening onto a paved court, both facing the north sun.</p>
Development	<p>1970: Halvorsen hall constructed</p> <p>c.1980s Copper gutters removed from three sides of the building.</p> <p>1992 The north west wall onto the court was relocated 1.38 metres further into the court.</p>
Layout	The building is rectangular in plan, comprising the main hall, ablutions and kitchen on the south east side, and storage on the north west side. The main hall opens onto a paved court on the north side.
Structure	<p>The building is a masonry construction.</p> <p><i>Condition</i> From a visual inspection, the building appears to be structurally sound.</p>
Roof	<p>The roof form is a series of skillions at approximately a 15 degree pitch. The roofs are clad with terracotta clay tiles. Two of the roofs, flanking the central north courtyard, form gables on the northeast front, hiping into the court area. (Photograph 40) The roof is dominated by the skillion on the south west side, extending over the hall to form the clerestory windows along the north east frontage. (Photographs 39 & 41) The roof rafters are exposed, detailed in brown paint and the areas exposed to the elements are capped on the top and the ends with copper sheeting. (Photographs 42 & 43)</p> <p><i>Condition</i> The roof appears to be in good condition with no obvious evidence of broken or damaged tiles or moisture ingress.</p>
Drainage	<p>The original flat rectangular copper gutters are still in place around the court, (Photograph 42) but have been removed from the other sides of the building. (Photograph 43) Two round PVC downpipes are connected to a drainage system. (Photograph 40)</p> <p><i>Condition</i> The gutters are dented in some places, but generally in a fair to good condition.</p>

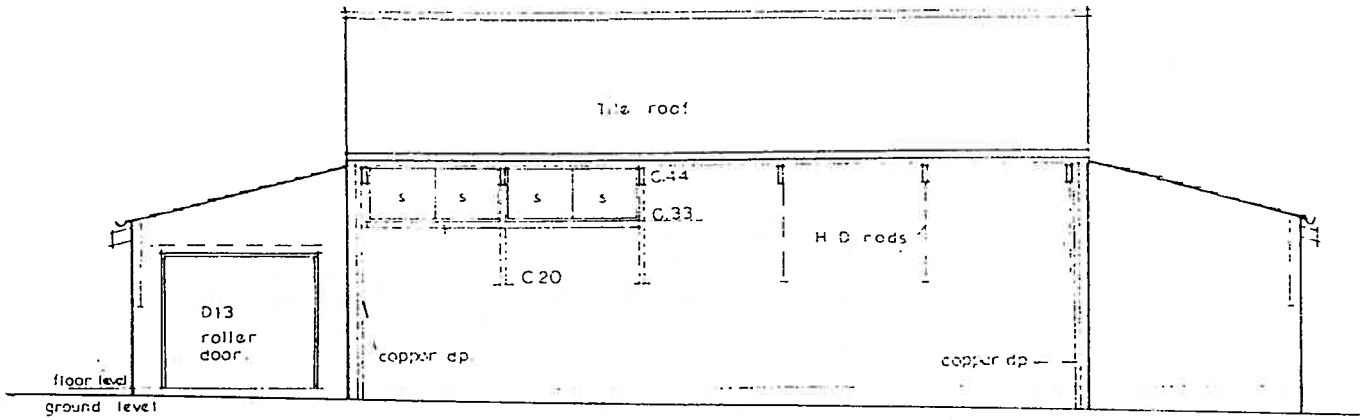
⁷⁴ ibid. pp. 244-247.

⁷⁵ ibid. pp. 240-243.

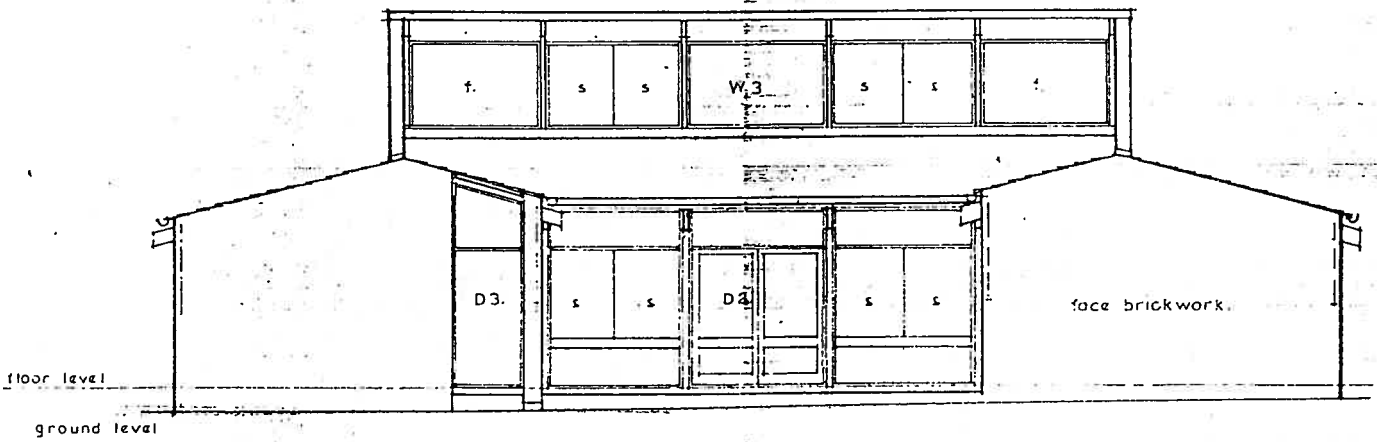
Exterior walls	<p>The original external walls are light cream coloured face brick.</p> <p><i>Condition</i> The walls show extensive evidence of graffiti and graffiti removal, and stains from the park watering system. (Photographs 44, 45 & 46) In several areas, the face of the brick has been damaged by the chemicals used in the graffiti removal process. (Photograph 47)</p>
Floors	<p>The floor is 0.75 tongue and groove timber boards finished with a gloss epoxy sealant, throughout the interior of the hall. An area of the floor up to 1.5 metres inside the north east opening appears to have been replaced. The ablution area and kitchen have concrete floors with ceramic tiles over. The external court area is brick paved (Photograph 48), as is the entry platform in the south corner (Photograph 46), and on the south east side. (Photograph 49)</p> <p><i>Condition</i> The timber floors are in relatively good condition. There is no evidence of termite or other damage, but considerable surface scratches. The paved areas similarly are in good condition, although dangerous when wet and with leaf debris. (Photograph 49)</p>
Interior walls	<p>The interior walls of the main hall and storeroom are unpainted face brick. (Photograph 50) The kitchen and ablution areas are finished in hard plaster with ceramic tiles. (Photographs 51, 52)</p> <p><i>Condition</i> The walls are in good condition.</p>
Ceilings	<p>The ceilings in the main hall and kitchen are lined on the rake with fibrous acoustic panels and exposed painted timber rafters. (Photograph 53) The ablution areas have flat ceilings lined with plasterboard.</p> <p><i>Condition</i> The ceilings are in fair to good condition. There is staining, which may be evidence of moisture damage, to the panels along the north east wall, above the opening. (Photograph 54)</p>
Windows	<p>The windows are timber framed. The windows high on the north west wall have aluminium sashes. The windows on the north east court frontage have sashless sliding glass in aluminium sliding tracks. The clerestory windows are fixed, and similarly timber framed. (Photograph 54)</p> <p><i>Condition</i> Windows frames and sashes are fair to good. The external timber frame work on the north east windows is weathered.</p>
Doors	<p>The main entry doors, to the north east, and south west corner, are glazed doors in varnished timber frames. (Photographs 41 & 46) Internal and external toilet doors are flush panel. Door frames and architraves throughout are varnished. A colorbond roller door provides access to the garden store on the western corner.</p> <p><i>Condition</i> Generally, the doors are in fair condition. The north east court doors a show evidence of moisture ingress and rot, as well as the varnish weathering. (Photograph 55) The external ablution flush panel doors are badly weathered. (Photograph 49)</p>
Fixtures & Fittings	<p>The kitchen and toilet fitouts are basic. Ceiling fans and fluorescent lighting are suspended from the ceiling structure, electric heaters are fixed to the walls. Light switches are located in the meter box in the foyer. Vertical blinds are fitted to the north west court windows.</p> <p><i>Condition</i> The kitchen and bathroom fitouts are serviceable.</p>
Services	<p>Electricity, water and sewerage are connected to the building.</p>



PLAN 12 1969 Band headquarters Floorplan

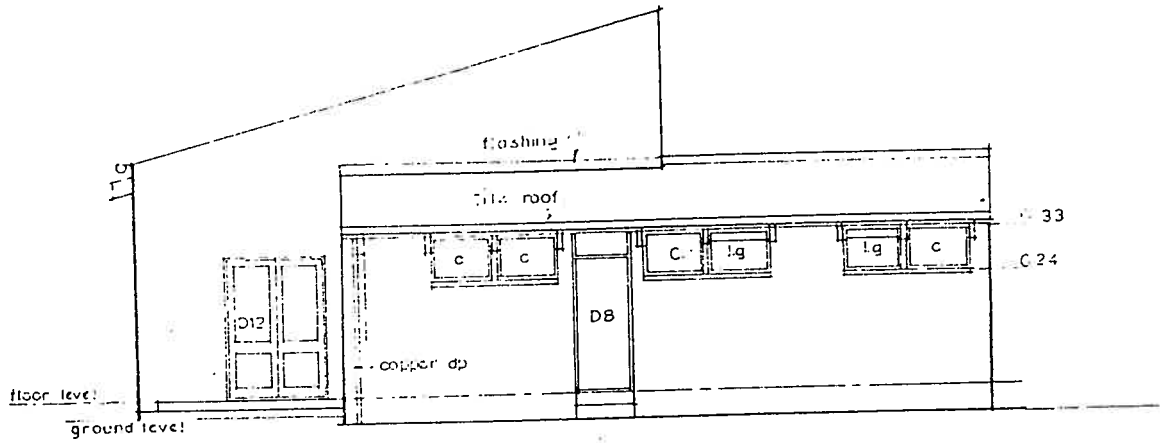


SOUTH ELEVATION

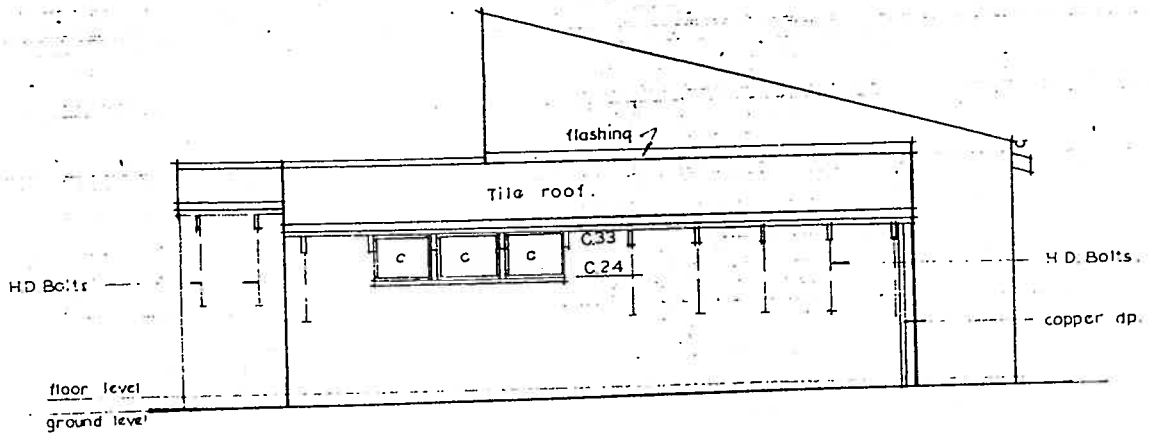


NORTH ELEVATION

PLAN 13 1969 Band headquarters Elevations

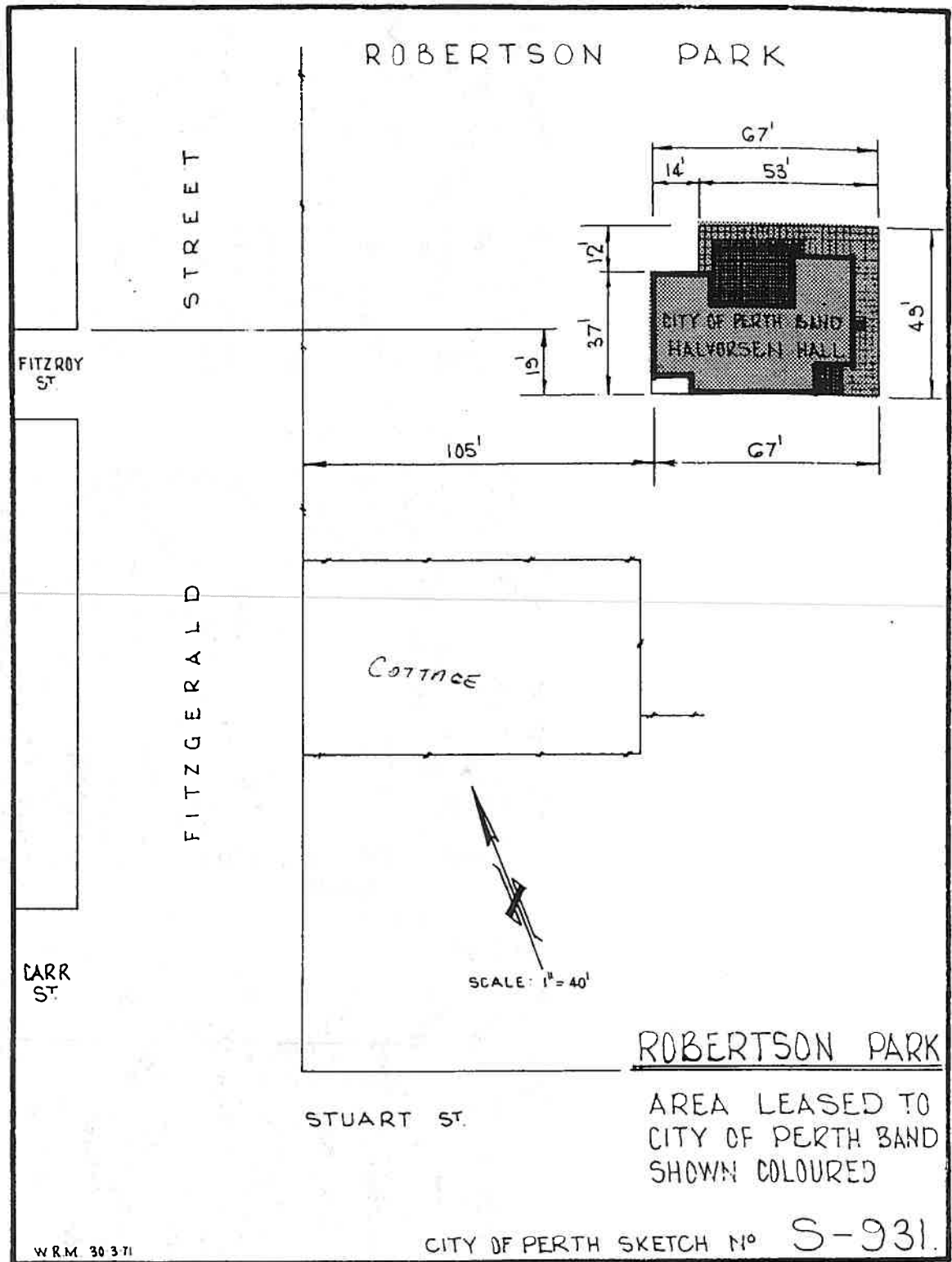


EAST ELEVATION

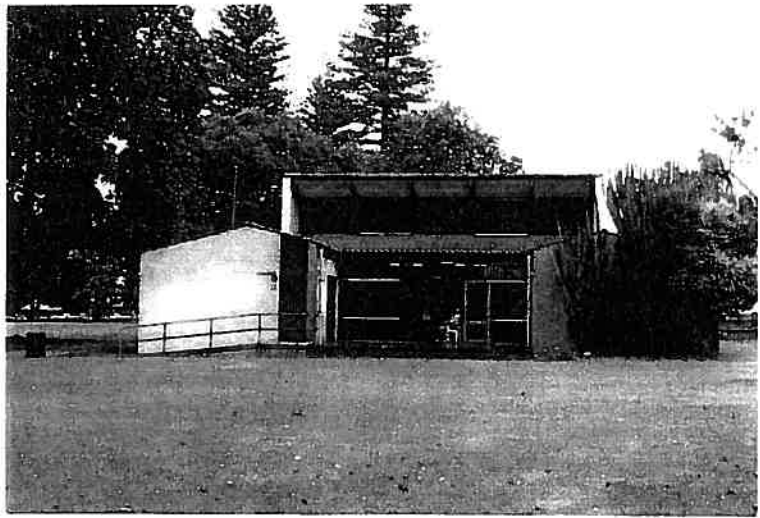


WEST ELEVATION

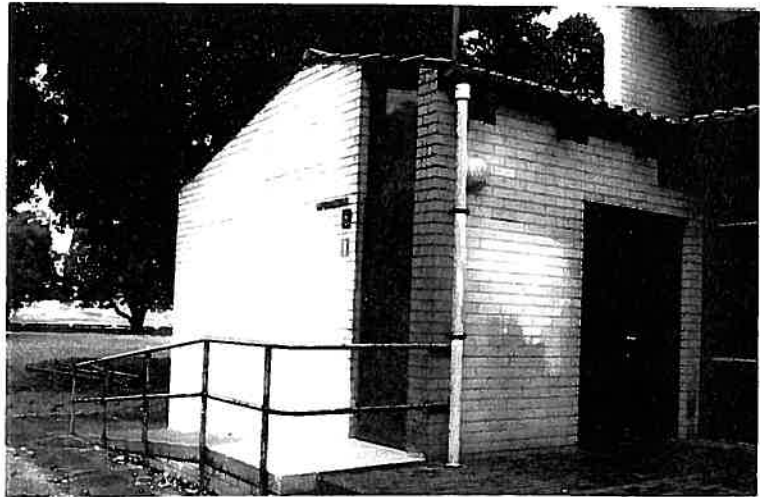
PLAN 14 1969 Band headquarters Elevations



PLAN 15 1971 Plan S931 City of Perth Band lease area



Photograph 39 *Halvorsen Hall*
Northeast frontage.



Photograph 40 *Halvorsen Hall*
East corner showing the roof.(gable and hip)



Photograph 41 *Halvorsen Hall*
Clerestory windows on north east frontage.



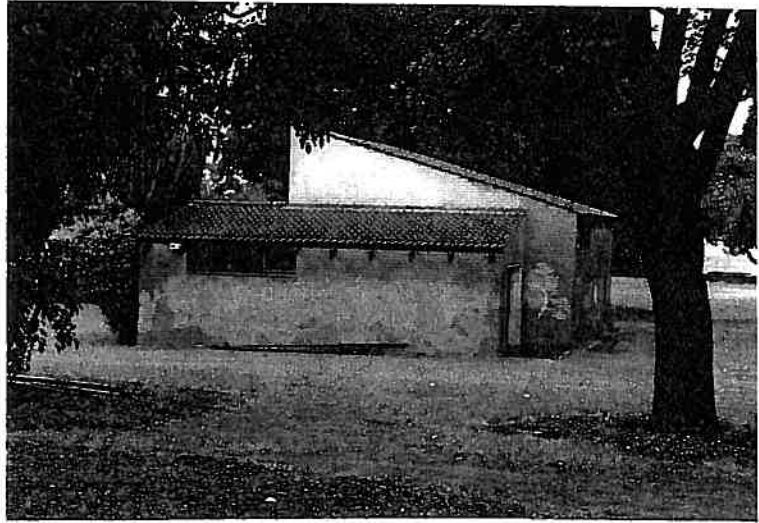
Photograph 42 *Halvorsen Hall*
Roof and rafter detail (north east)



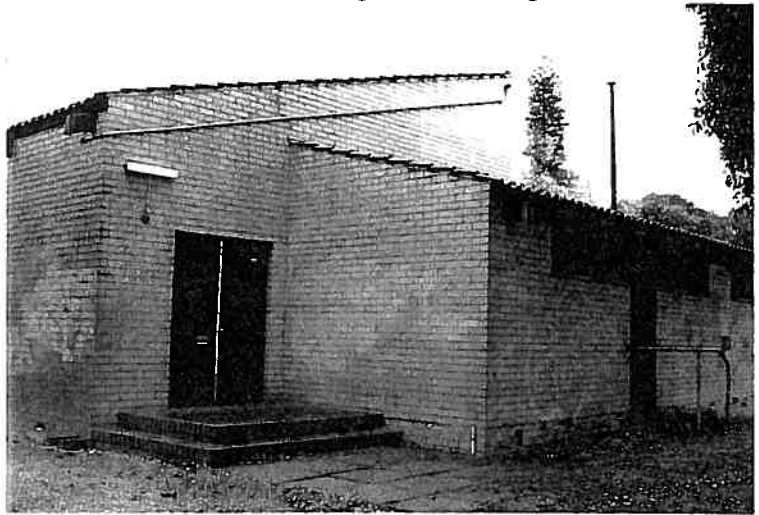
Photograph 43 *Halvorsen Hall*
Rafter detail (south west wall)



Photograph 44 *Halvorsen Hall*
North west walls.



Photograph 45 *Halvorsen Hall*
Western view showing evidence of graffiti.



Photograph 46 *Halvorsen Hall*
South corner showing graffiti.



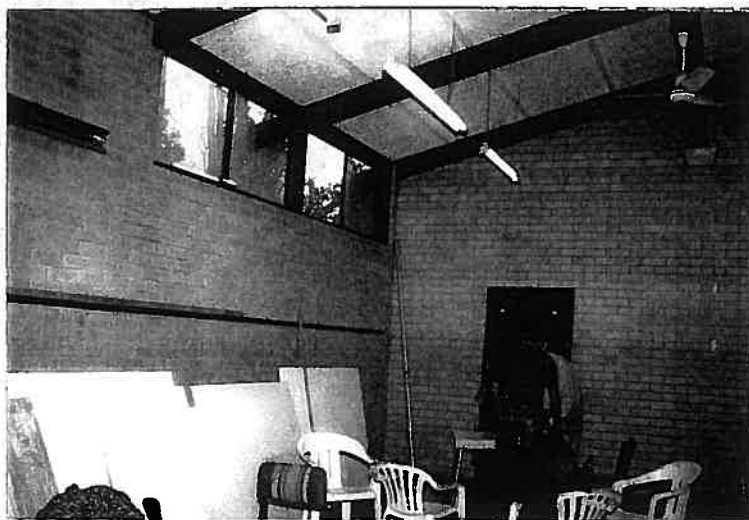
Photograph 47 *Halvorsen Hall*
Wall detail (northwest) showing brick damage



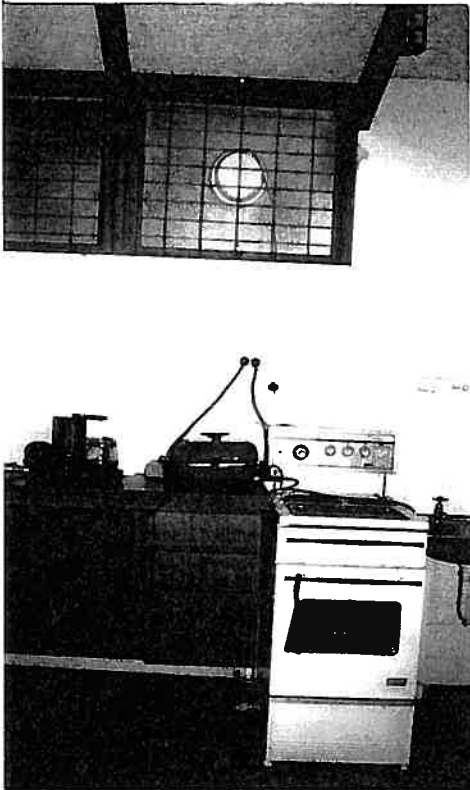
Photograph 48 Halvorsen Hall
North east front -paved court.



Photograph 49 Halvorsen Hall
South west entry-dangerous condition.



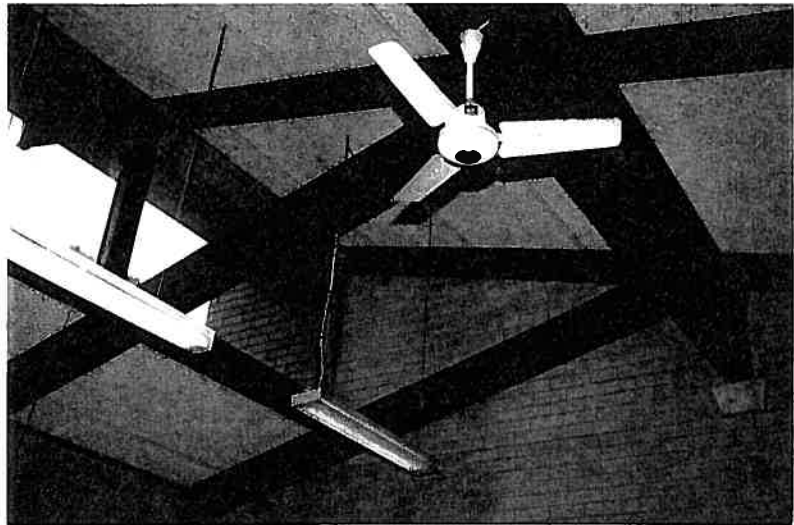
Photograph 50 Halvorsen Hall
Interior -west corner.



Photograph 51 *Halvorsen Hall*
Kitchen.



Photograph 52 *Halvorsen Hall*
Mens Toilet.



Photograph 53 *Halvorsen Hall*
Ceiling detail.



Photograph 54 *Halvorsen Hall*
Interior view looking north.



Photograph 55 *Halvorsen Hall*
North east court doors. Interior view.

4.4 CONDITION, INTEGRITY, AND AUTHENTICITY

CONDITION refers to the current state of the place in relation to each of the values for which the place has been assessed. Condition reflects the cumulative effects of management and environmental effects.

The surface site of *Lee Hop's Garden* is in good condition. It forms part of Robertson Park open space and as such is regularly maintained by the Town of Vincent. Archaeological research shows that the garden occupied a larger area further removed from the Cottage than had previously been planned for. The archaeological level of the Garden is in comparatively good condition having been undisturbed following filling of the area, much of the filling being layers of construction rubble.

Lee Hop's Cottage has been vacant for some time and although it has been secured against vandalism, the place has not been maintained and is in poor condition, with dangerous areas around the verandahs.

Due to continuous and appropriate use *Halvorsen Hall* has been well maintained, and is generally in good condition.

INTEGRITY is a measure of the likely long term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

The archaeological excavation revealed that it is possible to discern the cultivation pattern of *Lee Hop's Garden*, which enables the type of market gardening to be deduced. The Garden, therefore, has a moderate degree of integrity. The Garden overlays pre-historic levels of archaeology and any excavation would have to be undertaken being mindful of the Aboriginal significance of the pre-history levels.

The original design and functional intention of both *Lee Hop's Cottage* and *Halvorsen Hall* is clear, despite later adaptations to the Cottage.

Lee Hop's Cottage is clearly a dwelling, and it would take minimal intervention to the fabric to restore the place and its function to the standard when it was used as a caretaker's cottage. It would take considerable conservation and reconstruction to return the Cottage to the form it had when inhabited by Lee Hop. The proximity of the Cottage to Fitzgerald Street, however, renders the place inappropriate for a residential function, without adaptation, therefore the integrity of the place is low.

Halvorsen Hall has recently changes its function with no intervention to the place, and retains a high degree of integrity.

AUTHENTICITY refers to the extent to which the fabric is in its original state.

Archaeological excavation has revealed that the levels of *Lee Hop's Garden* could be discerned between the levels of pre-history and later filling of the Lake Henderson area. Two gardnes of different cultivation profiles were located on different sites, but in close proximity and near to *Lee Hop's Cottage*. The extent of *Lee Hop's Garden* was not comprehensively determined but extended beyond the site nominated in the Robertson Park Improvement Plan. The Garden has a moderate degree of authenticity. The archaeological research was only into the historical fabric of the site and the research did not involve excavation into the pre-history levels related to Lake Henderson and its foreshore, so no comment can be made concerning the level of authenticity of the pre-history fabric in the vicinity of the site.

Archaeological research has also determined that the footings for:

- the original group of farm buildings located immediately east of *Lee Hop's Cottage*; and
 - one of the cottages located immediately north of *Lee Hop's Cottage*;
- still exist below the current ground surface. Further excavation is required to determine how intact the footings are and, therefore, the applicable levels of authenticity.

Lee Hop's Cottage has undergone several changes including the addition of a side verandah, enclosure and extensions of the rear verandah, change of roof form and fabric, change to the surface of the original walls, kitchen fitout, but the original layout and fabric of the place is for the most part intact. The place has a low to moderate degree of authenticity.

Halvorsen Hall has had minimal change with the relocation of a wall and the removal of some guttering, the design intent remains very clear and the Hall retains a high degree of authenticity.



5 ANALYSIS OF EVIDENCE

5.1 ANALYSIS OF DOCUMENTARY, ORAL AND PHYSICAL EVIDENCE

The documentary evidence supports the physical evidence in verifying the establishment of market gardens around the banks of Lake Henderson from the 1870s. Lee Hop is recorded as occupying a garden and cottage in 1899, and moved into the existing cottage in 1903, now known as '*Lee Hops Cottage*', when it was constructed. Lee Hop remained there until 1914 and little else is known of him. The market gardens were phased out as Robertson Park was developed in the 1920s, and by 1928 all the market gardens had gone. At that time a caretaker was employed for Robertson Park, and took up residence in *Lee Hop's Cottage*.

In 1992, Robertson Park ceased to have a caretaker and Lee Hops Cottage was vacated. Lee Hops Cottage has subsequently been vandalised and fallen into disrepair. In 2000 it remains vacant.

The archaeological evidence supports the location of *Lee Hop's Garden* on the banks of Lake Henderson and the cultivation pattern indicates that the Garden followed the outline of the lake bank, generally as shown on Plan 4.

The archaeological evidence also supports the existence of the group of farm buildings and the cottage to the north of *Lee Hop's Cottage* shown on Plans 5 and 6.

In 1947, Perth City Band took over a shed at Robertson Park as a venue for band practice and with space to march in the park. In 1970, a purpose built practice hall was designed and built specifically for Perth City Band. Built in close proximity to the former venue it possibly allowed the march area to remain in the same place. It was named *Halvorsen Hall* after the Halvorsen brothers, particularly Harrie Halvorsen who had a long and active involvement with the band and was awarded an MBE for his contribution to music.

After Robertson Park was incorporated in the newly formed Town of Vincent in 1994, Perth City Band sought a new venue within the City of Perth. In 1999, they moved to Queens Garden.

In early 2000 five artists leased *Halvorsen Hall*. They have established studio spaces and also conduct community arts projects from the venue.

5.2 DEVELOPMENT SEQUENCE OF THE FABRIC

Lee Hops Garden (site)

- 1872 Draining of Lake Henderson for market gardening.
- 1873 James Fox acquires land on the bed of Lake Henderson for market gardening.
- 1891 John Chipper leases the land for market gardening.
- 189- Daniel Kenny purchases the land from Chipper.
- 1899 Lee Hop is recorded as occupying a cottage and garden.
- 1920s Market gardens reclaimed by the establishment of Robertson Park
- 1928 Market gardening has ceased on the land.

Lee Hops Cottage

- 1903 *Lee Hop's Cottage* is constructed on Lot Y229.
- 1914 City of Perth acquire *Lee Hop's Cottage* and garden.
- 1928 *Lee Hop's Cottage* is renovated for use as Park caretaker's residence. Side verandah and tuck pointing are added.
- 1954 Garage added on south side.
- 1955 Iron roof on *Lee Hop's Cottage* is replaced with tiles and verandahs are repitched. Ceilings replaced, bathroom is renovated.
- 1963 Sleepout is added in south west corner and rear verandah removed.
- 1974 New rear verandah and WC.
- 1992 Resident Park caretaker no longer required. *Lee Hop's Cottage* is vacated. Cottage yard is used to house Council work vehicles.

Halvorsen Hall

- 1947 City of Perth Band occupy a timber shed at Robertson Park.
- 1970 *Halvorsen Hall* is constructed as headquarters for City of Perth Band. Opened 28 November.
- 1992 North wall of *Halvorsen Hall* is extended out 1.38 metres.
- 1994 Town of Vincent established.
- 1999 City of Perth Band vacates *Halvorsen Hall* in December
- 2000 *Halvorsen Hall* leased to a group of five artists.

5.3 COMPARATIVE

Lee Hop's Garden (site)

Lakeside sites for Chinese market gardens were not uncommon and market gardens were located on the banks of many of the chain of lakes north of Perth, including Hyde Park and Lake Monger. No examples of market gardens have been retained.

The documentary and archaeological research for *Lee Hop's Garden* is rare, if not unique, and demonstrates the potential to further investigate the location, extent and nature of market gardening during the late colonial and gold boom periods in Perth.

Lee Hops Cottage

The cottage was typical of a workers cottage of the early 1900s. It has undergone several developments which have altered the characteristics of the original 1903 cottage, and it is, therefore, less than typical of its type.

Halvorsen Hall

Halvorsen Hall is the only known purpose built band practice hall in metropolitan Perth, and is certainly the only purpose built new facility for the Perth City Band.

6 ASSESSMENT OF SIGNIFICANCE

In this section the evidence is considered in terms of the Heritage Council of Western Australia's Criteria for Entry in the Register of Heritage Places (1996). Consideration is made of the documentary and physical evidence prior to the formulation of Statement of Significance.

This assessment was prepared from the documentary, oral and physical evidence, and is based on objective judgments relating to authenticity and development of the place.

6.1 AESTHETIC VALUE

Criterion 1 It is significant in exhibiting particular aesthetic characteristic.

- 1.1. Importance to a community for aesthetic characteristics.
- 1.2 Importance for its creative design or artistic excellence, innovation or achievement.
- 1.3 Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- 1.4 In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.

Halvorsen Hall has significance for adaptation of the characteristics of the Perth Regional Style to satisfy passive solar principles of design. (Criterion 1.2)

Lee Hop's Cottage contributes to the Fitzgerald Street streetscape. (Criterion 1.3)

Lee Hop's Cottage and Garden (site) contribute to the cultural environment of Robertson Park. (Criterion 1.3)

Halvorsen Hall contributes to the cultural environment of Robertson Park. (Criterion 1.3)

Lee Hop's Garden and Cottage together with *Halvorsen Hall* form a precinct of different historic periods within the broader cultural environment of Robertson Park, which has its origins in the City Beautiful movement. (Criterion 1.4)

6.2 HISTORIC VALUE

Criterion 2 It is significant in the evolution or pattern of the history of Western Australia.

- 2.1. Importance for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, region or the State.
- 2.2. Importance in relation to an event, phase or activity of historic importance in the locality, region or the State.
- 2.3. Importance for its close association with an individual or individuals whose life, works or activities have been significant within the history of the nation, State or region.
- 2.4 Importance as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

Lee Hop's Garden (site), Lee Hop's Cottage and Halvorsen Hall illustrate the diversity of human occupation within the evolution of the Robertson Park locale and the inner Perth context, dating from the 1870s to the present. (Criterion 2.1)

The site of *Lee Hop's Garden*, and its operation as a market garden and the occupation of *Lee Hop's Cottage*, by Hop Lee & Co., is an important association with the Chinese market gardens that proliferated in the chain of lakes and swamps north of Perth from the 1870s through to the 1920s. (Criterion 2.2)

Halvorsen Hall represents an important event in the history of the Perth City Band, in establishing a purpose built practice venue in 1970, and an ongoing association with Robertson Park since 1947. (Criterion 2.2)

Halvorsen Hall was so named in commemoration of Harrie Halvorsen who was conducted the band between 1945 and 1971, was Commissioner of the ABC from 1956 to 1967, and was awarded an MBE for his services in the field of music. (Criterion 2.3)

Halvorsen Hall has important associations with members of the Perth City Band particularly those involved between 1970 and 1999. (Criterion 2.3)

Lee Hop, or Hop Lee & Co., provides an association to the Chinese community that has remained active in the area for more than a century. (Criterion 2.3)

6.3 SCIENTIFIC VALUE

Criterion 3A *It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia.*

3.1 Importance for the information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.

3.2 Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality, region or the State.

The Lake Henderson area has the potential to be a research site to demonstrate the way of life associated with the pre-history of the lakes of the area.

Lee Hop's Garden (site) has the potential to be a research site to demonstrate the location, extent and nature of market gardening activity at the Lake Henderson and in the chain of lakes north of Perth. (Criterion 3.1)

Lee Hop's Garden (site) has the potential to yield information that will contribute to a greater understanding of the history of Chinese market gardening and the Perth Chinese community from the 1870s through until the 1920s. (Criterion 3.2)

Criterion B *It is significant in demonstrating a high degree of technical innovation or achievement.*

3.3 Importance for its technical innovation or achievement.

Lee Hop's Garden (site) has the potential to demonstrate the level of technical achievement associated with the market gardening activity around the northern lakes during the Gold Boom and First World War periods.

Lee Hop's Garden (site) has the potential to demonstrate drainage and filling methods associated with lakes and swamps in the inner suburbs used by the State Government and local Council's in the Inter war period, and possibly during the late colonial and Gold Boom periods.

Lee Hop's Garden (site) occupied a part of the Lake Robertson area, which was associated with a State Government drainage scheme, in the late colonial period, which linked the chain of lakes north of Perth, and which utilised prison labour.

6.4 SOCIAL VALUE

Criterion 4 *It is significant through association with a community or cultural group in Western Australia for social, cultural, education or spiritual reasons.*

4.1 Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic or educational associations.

4.2 Importance in contributing to a community's sense of place.

Lake Henderson is important to the Aboriginal community for social and cultural associations, although it is not on the Register of Aboriginal Sites. (Criterion 4.1)

Lee Hop's Garden (site) and Cottage and associated archaeological artefacts have social and educational associations for the community as they represent past types and phases of development. (Criterion 4.1)

Halvorsen Hall has been valued by the members of the Perth City Band for over three decades, as the centre of activities associated with the band. (Criterion 4.1)

Halvorsen Hall is valued by members of the community as a venue for community arts activities. (Criterion 4.1)

Lee Hop's Garden (site) and Cottage provides the Chinese community with an understanding of its past and present roles within the Perth community. (Criterion 4.2)

6.5 DEGREE OF SIGNIFICANCE - RARITY

Criterion 5 *It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.*

5.1 Importance for rare, endangered or uncommon structures, landscapes or phenomena.

5.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised in, or in danger of being lost from, or of exceptional interest to, the locality, region or the State.

Lake Henderson represents a way of life for Aboriginal communities, which is no longer possible or practised within the inner suburbs of Perth. (Criteria 5.1)

Lee Hop's Garden (site) represents a distinctive land use and way of life associated with Chinese market gardening between the 1870s and 1920s, which has now largely disappeared from the inner suburbs of Perth and has disappeared from the foreshores of the Perth lake system. (Criteria 5.1)

Lee Hop's Cottage no longer represents the way of life of a Chinese market gardener, but it does represent the way of life of an on site public park caretaker, which is no longer practised. (Criteria 5.1)

Halvorsen Hall represents customs associated with the Perth City Band between 1970 and 1999, and social and activity associations with Robertson Park since 1947, activities that are no longer practised in that location. (Criteria 5.2)

6.6 DEGREE OF SIGNIFICANCE - REPRESENTATIVENESS

Criterion 6 *It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.*

- 6.1 Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
- 13.1 Importance in demonstrating the principal characteristics of a range of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the locality, region or the State.

Lake Henderson represents the pre-history environment of the area with the associated lifestyle of the Aboriginal community. *Lee Hop's Garden (site)*, if excavated, would demonstrate the early historic landscape associated with market gardening around Lake Henderson. Robertson Park represents the civic landscapes from the City Beautiful movement of the Inter war period and *Halvorsen Hall* represents the opportunities to diversify and intensify these civic landscapes. (Criterion 6.1)

Lee Hops Garden (site), *Lee Hops Cottage* and *Halvorsen Hall* demonstrate characteristics of the development of Robertson Park from Lake Henderson and Aboriginal occupation, through private ownership and the development of small farms and Chinese Market gardens from the 1870s, the construction of dwellings along Fitzgerald Street in the 1880s and the cottage which accommodated the Chinese market gardeners of Hop Lee & Co. from 1903, to the development of Robertson Park in the 1920s. This sequence of events saw the displacement of Aborigines, the growth and demise of the market gardens, the introduction of a park caretaker into *Lee Hops Cottage* in 1928, the established presence of Perth City Band in 1947 and the subsequent construction of their purpose built practice room in 1970. The Band relocated into the City of Perth after Robertson Park was incorporated into the Town of Vincent in 1994. Currently the activities in this area of Robertson Park are in a state of flux with *Lee Hop's Cottage* vacant and artists using *Halvorsen Hall*. (Criterion 6.2)

7 STATEMENT OF SIGNIFICANCE

Lee Hop's Garden (site) (1870s-1920s), *Lee Hop's Cottage* (1903, 1928, 1954, 1955, 1963, 1974), a one storey brick and tile building, showing some characteristics of 'Victorian Georgian c.1840-c.1890' architectural style, and *Halvorsen Hall* (1970), a one storey brick and tile building, showing some characteristics of 'Late Twentieth Century Perth Regional 1960-' architectural style, are of cultural heritage significance to the community of the Town of Vincent for the following reasons:

Lee Hop's Garden (site), Lee Hops Cottage and Halvorsen Hall illustrate the diversity of occupation and the development of Robertson Park around and over Lake Henderson from the 1870s to the present.

The former Lake Henderson is a site of pre-history archaeological potential which could yield information about the extent and nature of Aboriginal activity associated with the lake and its foreshore.

Lee Hop's Garden is a site of historic archaeological potential which could yield information about the location, extent and nature of Chinese market gardening at Lake Henderson between the 1870s and 1920s.

Hop Lee & Co, the site of their garden, and occupation of the cottage between 1903 and 1914, is an important association for the Perth Chinese community, which has remained active in the area.

Lee Hop's Cottage was adapted to house the park caretaker, following the establishment of Robertson Park, a measure that is no longer practised. The cottage makes a contribution to the Fitzgerald Street streetscape.

Halvorsen Hall represents an important event in the history of the Perth City Band, in establishing a purpose built practice venue in 1970, and an ongoing association with Robertson Park since 1947. It has significant associations with Harrie Halvorsen who conducted the band between 1945 and 1971, and after whom the hall was named.

Halvorsen Hall contributes cultural facilities within the environment of Robertson Park.



8 DEVELOPMENT OF CONSERVATION POLICY

The Conservation Policy is developed in response to the assessment of cultural heritage significance of the places, and is specific to those places. The purpose of the Conservation Policy is to establish a framework within which the cultural significance can be retained, respected and protected. The Conservation Policy is required to inform and direct the implementation of works to ensure that the places are properly conserved for present and future generations. It is important that on-going appropriate and viable activities are conducted in these places, which are acceptable to the community and the owner, and which advance the conservation of the places.

Whilst the comments of this report demonstrate awareness of the significance of the Lake Henderson site this Conservation Plan does not develop policy or make recommendations concerning this pre-history site. Nonetheless any research and/or excavation which could impinge on the Aboriginal heritage significance of Lake Henderson must be the subject of a Section 18 Approval from Aboriginal Affairs Department, before it can be commenced.

The rest of this document constitutes the Conservation Policy and the means of its implementation for *Lee Hop's Cottage, Garden (site) and Halvorsen Hall*. Conservation Policy covers the areas of policy which are required in the Heritage Council of Western Australia's "Conservation Plan - Brief for Consultants". These areas are:

- Policies arising from the Cultural Significance of the Place
- Policies arising from the Physical Condition of the Place
- External requirements
- Requirements and resources of the Client, Owner and Occupants and/or Users
- Compatible uses
- Other

Sections 9 – 15 contains discussion of the relevant policy issues and the elements of conservation policy are set down in Section 16: Conservation Policy and should be adopted by relevant agencies.

Policy Implementation determines who, when and how policies are implemented. These are set down in Section 17: Conservation Procedures and should be adopted by all relevant agencies.



9 RETENTION OF SIGNIFICANCE

9.1 REQUIREMENTS FOR THE RETENTION OF SIGNIFICANCE

Retention of the places in the context of the site, as specified in this document, is essential to retain the assessed significance of the place as stated in the Statement of Significance. The establishment and continuation of viable and appropriate functions is very important to the ongoing viability of the places. The choice of compatible uses can be essential to the survival of the significance of a building, as most uses require some adaptations to accommodate their needs. Any future compatible uses and users must not compromise the significance of the place as described in the Statement of Significance.

Implementation of the recommendations of this report will provide the Town of Vincent and other involved agencies with proper procedures for the conservation and appropriate use of *Lee Hop's Garden (site), Lee Hops Cottage and Halvorsen Hall*.

Summary:

- Retain the places in situ and set them in an appropriate context.
- Use the places for appropriate purposes which do not compromise cultural heritage significance.

9.2. PROCEDURAL CONSTRAINTS TO THE RETENTION OF SIGNIFICANCE

It is important that the owner and any lessees of the places understand the assessed significance, and the Conservation Plan is accepted and implemented. Appropriate professional advice should be sought when any intervention to the fabric is considered, or if unplanned situations arise and require attention.

If future leasing of the places were contemplated, a Heritage Agreement should be implemented to give force to the Conservation Policy as set out in this document. This would compel any lessees to undertake specified maintenance and works important for the conservation of the places.

Summary:

- Owners and users are to be bound by the Conservation Plan and, if necessary, a Heritage Agreement should be implemented.

9.3 PHYSICAL CONSTRAINTS TO THE RETENTION OF SIGNIFICANCE

Examination of the evidence reveals that certain constraints are required to ensure that the significance of the places is not diminished. The schedule, which follows later in this section, shows the levels of significance of the various zones and elements of the fabric of *Lee Hop's Garden (site), Lee Hop's Cottage and Halvorsen Hall*.

The analysis is determined within the following levels of cultural heritage significance:

ES EXCEPTIONAL SIGNIFICANCE

Items of exceptional significance would warrant inclusion on any register of places of cultural heritage significance.

In the case of *Lee Hop's Cottage and Halvorsen Hall* no zones or elements of exceptional significance were identified, although it is recognised that Lake Henderson was considered for entry on the Register of Aboriginal Sites, location uncertain.

Further research is required to determine whether there is any extant drainage from the post convict period, when the State Government used prison labour for the construction of a drainage scheme for the chain of lakes north of Perth.

CS CONSIDERABLE SIGNIFICANCE

These areas are extremely important in terms of the place and should be conserved, with minimal adaptation and intrusion, if the place is to retain its meaning and significance.

Lee Hop's Garden (site) is a place of archaeological potential and is, therefore, of considerable significance.

The interior layout of *Lee Hop's Cottage* demonstrates the standard of accommodation when the place was constructed and later adapted for the park caretaker.

The general massing, roof geometry and interior layout of *Halvorsen Hall* demonstrate the objectives and design intent of the place.

SS SOME SIGNIFICANCE

This is the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Commission's Register of the National Estate, or the National Trust of Australia (WA) Classified List. The preferred option would be conservation of the fabric, however, adaptation and even reuse may be an option, except where aesthetic values may be compromised.

The basic fabric of *Lee Hop's Cottage* is of some significance and should be conserved and adapted in a manner which enhances its significance.

The appearance and basic fabric of *Halvorsen Hall* is of some significance and should be conserved and only adapted as necessary in a sympathetic manner for an appropriate use.

LS LITTLE SIGNIFICANCE

This category can include additions and alterations made to accommodate changing requirements. They tend to be expedient and their impact upon the place ranges from neutral to moderately intrusive. Where necessary they can be altered for adaptive or conservation works.

Elements of low significance for both *Lee Hop's Cottage* and *Halvorsen Hall* could be adapted as required to enhance conservation purposes

I INTRUSIVE

This level includes items which, in their present form, have an adverse affect upon the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter.

It is desirable that the intrusive fabric of *Lee Hop's Cottage* is reconstructed, if documentation can be found of its earlier state, or adapted to interpret its earlier state.

The following is a more detailed analysis of significance which provides a ranking of the zones and elements of the places, in a tiered system of levels of cultural heritage significance, to inform decisions regarding the conservation of the built fabric:

Lee Hops Garden (site)

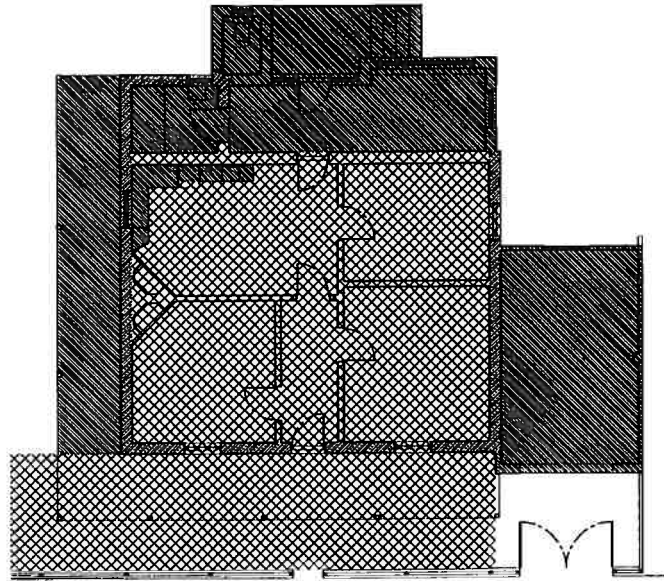
Archaeological Potential	CS
Site	CS

Lee Hops Cottage

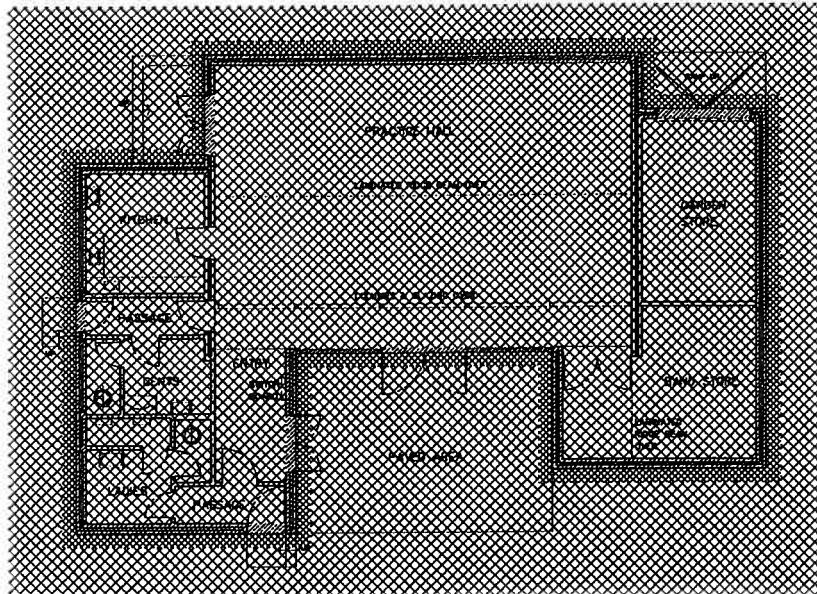
Streetscape	SS
Overall appearance	LS
General massing	LS
Setting	LS
Roof geometry	I
Roof treatment	I
External walls	LS
North east verandah	I
Rear verandah	I
Front verandah	SS
Garage	I
Interior layout	CS
Walls	SS
Windows	SS
Ceilings	LS
Front door	SS
Floors	SS
Fireplaces	SS
Kitchen fitout	I
Bathroom fitout	LS

Halvorsen Hall

Overall appearance	SS
General massing	CS
Setting	SS
Roof geometry	CS
Roof treatment	SS
External walls	LS
External doors	SS
Interior layout	CS
Walls	SS
Windows	SS
Ceilings	SS
Internal doors	LS
Floors	SS
Fitouts	SS








LEE HOP'S COTTAGE



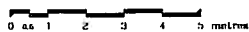
HALVORSEN HALL

ZONES & ELEMENTS

-  EXCEPTIONAL
-  CONSIDERABLE
-  SOME
-  LITTLE
-  INTRUSIVE

ZONES & ELEMENTS OF SIGNIFICANCE – LEE HOP'S COTTAGE & HALVORSEN HALL

Source: Hocking Planning & Architecture



10 THE PLACE

10.1 SITE

The places are located in the south west corner of Robertson Park. The corner is bounded by Fitzgerald Street on the north west and Stuart Street on the south west. *Lee Hop's Garden (site)* is currently indistinguishable from the parkland setting. *Lee Hop's Cottage* is a quite prominent element along the Fitzgerald Street boundary, being the only structure along that street frontage. *Halvorsen Hall* is set back from the road and surrounded by grassed parkland setting allowing a buffer zone for band practice and marching without intruding upon surrounding residents.

The site lacks both an appropriate setting and interpretation of the places and their cultural heritage significance. The Robertson Park Improvement Plan should be reviewed to ensure future planning and development within this area of Robertson Park provides the appropriate setting and opportunities for interpretation.

10.2 DESIGN INTENT

Further archaeological research is required to understand the design intent of *Lee Hop's Garden* and whether the Garden is representative/rare for the market gardens of the late Colonial/Gold Boom and First World War periods.

Lee Hop's Cottage was built for Hop Lee & Co to a standard pattern book of the day whilst *Halvorsen Hall* was purpose designed and built as a band practice venue.

Lee Hop's Cottage has undergone a number of alterations and additions in response to changing residential needs, although the main core of the dwelling has remained relatively unaltered and remains substantially intact. It has a low to moderate degree of integrity as the original design intention has not been respected in its adaptations, resulting in the original aesthetic characteristics of the place being no longer clearly discernible.

Halvorsen Hall has undergone minimal change, with the relocation of the north courtyard wall and removal of guttering. It remains essentially intact with a high degree of integrity and demonstrates a clear understanding of the original design intention. The recent changed function to an arts space has necessitated little change.

Lee Hop's Garden should be further researched to understand the drainage and inundation system which applied to Lake Henderson from the post-convict period, the nature and operation of the two types of garden which were recorded during the archaeological research undertaken for this project, and the extent and timing of market gardening operations in the immediate vicinity of Lake Henderson.

The design intent of *Lee Hop's Cottage* and *Halvorsen Hall* is evident and should be respected.

10.3 FABRIC AND SETTING

A considerable amount of the original fabric of *Lee Hop's Cottage* remains intact despite additions and alterations. The place underwent the most substantial change in 1955 when it was reroofed with tiles to replace the original corrugated iron, and the main roof extended over the front and 1928 north east side verandah. The removal of doors, replacement of ceilings, painted exterior walls, and boarded doors and windows, together with the rear verandah and garage extensions have had an impact on the place. Extensions that have taken place have had a minimal impact on both buildings. Although the hall of the Cottage has a new ceiling, it seems that the original ceiling may still be in place.

The original fabric of *Halvorsen Hall* is intact. The relocation of the north east courtyard wall is almost indiscernible.

The setting of *Lee Hop's Cottage* altered over the early years of development of Robertson Park, as the surrounding dwellings were demolished. In the past few decades upgrading of Fitzgerald Street has encroached upon the frontage of the place until it is currently only metres from the busy arterial road into the city. The rear of the cottage has similarly undergone change with the recent demolition of the brick laundry and toilets and removal of the boundary fences, opening the place to be included within the parkland setting.

An appropriate setting for *Lee Hop's Cottage* should acknowledge *Lee Hop's Garden* and its close physical relationship with Lake Henderson, whether by excavation and/or interpretation.

The setting of *Halvorsen Hall* has remained relatively unchanged since its development. Surrounded by a grassed parkland setting, it sits unobtrusively within Robertson Park, catching the north sun in winter to warm the interior, and shading it in summer. *Halvorsen Hall* has been developed since all visual signs of *Lee Hop's Garden* were concealed by the filling of Lake Henderson and the establishment of Robertson Park.

There is potential conflict between the setting of *Lee Hop's Cottage and Garden (site) and Halvorsen Hall*.

10.4 CURRENT USE

Lee Hops Garden (site) is part of the parkland of Robertson Park. It is currently indistinguishable from the remainder of the park and cannot be accurately identified.

Lee Hop's Garden (site) and associated archaeological artefacts should be interpreted through partial excavation and reconstruction to enhance interpretation.

Lee Hops Cottage is vacant. It has been vandalised, it is neglected and is in a dangerous condition.

Lee Hop's Cottage should be rehabilitated and adapted to accommodate an appropriate use/s.

Halvorsen Hall is occupied by five artists who lease the premises and, as well as pursuing their own artistic interests, conduct art classes for the community.

Halvorsen Hall should have appropriate and sustainable long term use/s determined for it and the necessary and sympathetic adaptations identified.

10.5 EXCAVATION, ADAPTION AND RECONSTRUCTION

Any excavation of *Lee Hop's Garden* will require a section 18 approval from Aboriginal Affairs Department before escation works can commence. Any future excavation should be planned to remain open, secure and be interpreted. The footings of the earlier farm complex and neighbouring cottage should be identified with ground level markers.

Any new work to *Lee Hop's Cottage* should respond to the original form and materials and not perpetuate the 1950s alterations to the place. The alteration or adaptation should be sympathetic, with the remaining original fabric or form of Considerable Significance or Some Significance, or be able to be reversed without damage to the surrounding original fabric at a later date.

Any new work to *Halvorsen Hall* should respond to the existing original form and materials. Any alteration or adaptation should be sympathetic, with the remaining original fabric and form of Considerable Significance or Some Significance, or able to be reversed without damage to the surrounding original fabric at a later date.

The setting and overall massing of *Halvorsen Hall* should not be compromised by any alterations or adaptations. Works considered detrimental to the setting or massing would include changes to the scale, symmetry, fabric, or details.

10.6 MAINTENANCE OF FABRIC

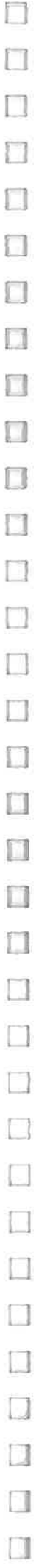
The Council have had structural and maintenance reports prepared for *Lee Hop's Cottage and Halvorsen Hall*. These are highly competent reports which should generally be implemented, however, some of the detail prescribed, particularly for *Lee Hop's Cottage*, should be amended following adoption of this report.

10.7 DEVELOPMENT OF THE SITE

Any new development within Robertson Park, and specifically in the south western corner, bounded by Fitzgerald and Stuart Streets, should be sympathetic and subservient to the existing buildings assessed as being significant. No development or landscaping should take place on the site of *Lee Hop's Gardens* or the other identified archaeological sites. The Robertson Park Implementation Plan should be reviewed to incorporate the findings of this study and the archaeological report. All proposals relating to this section of Robertson Park should conform with the Conservation Plan, the archaeological report and the revised Robertson Park Implementation Plan. The Town of Vincent should determine the relevance and appropriateness of any proposed development on the site.

10.8 CAR PARKING ON THE SITE

There should be no car parking on the site. Car parking is available off the site in delineated car parking spaces and there is street parking in Stuart Street. No changes are proposed for parking in the near future.



11 FUTURE DEVELOPMENT

11.1 GENERALLY

This section is concerned with controls for future development and change, mechanisms for policy making in relation to care and use in the case of unforeseen developments or circumstances.

The key documents guiding future change in the area of Lee Hop's garden (site), Lee Hop's Cottage and Halvorsen Hall should be:

- this conservation plan;
- the accompanying archaeological report;
- the revised Robertson Park Implementation Plan.

11.2 CONTROL OF FUTURE DEVELOPMENT

All future development needs to be evaluated against the Statement of Significance. Effective control will be maintained by reference of any development to an expert for their advice through the planning process and, if appropriate, the Heritage Council for its approval of proposed works.

The governing controls should always be guided by:

- the conservation of the surviving original fabric;
- the assurance that change will not jeopardise the original fabric;
- the proper briefing of intending users to ensure that an understanding of the cultural significance of the places is accepted as a condition of use;
- the implementation of this policy.

11.3 FRAMEWORK FOR FUTURE DECISIONS

It is difficult to foresee all future development or policy matters that may require resolution, or predetermine situations that may develop during conservation works. A policy to allow for unforeseen developments, is appropriate for those circumstances:

- Gauge development and policy against the Statement of Significance and Conservation Policy, in conjunction with any subsequent detailed policy plans.
- Do not consider any future use, development, or policy that would diminish the significance of the place.
- Future policy decisions should be guided by the Conservation Policy relevant and in force at the time.
- Should there be no policy in place for a particular situation, the matter should be guided by the relative significance of the effected zones and elements and the application of the appropriate *Australia ICOMOS Burra Charter* principles.
- To assist in defining and resolving such issues, the owner or other persons responsible for day-to-day management and implementation of the Conservation Plan, should acquire skills and experience in cultural heritage resource management, in order to recognise issues that might require expert advice in regard to the significant fabric.
- The management should recognise the need for, and call in at the proper time, appropriate professional guidance or assistance, to facilitate resolving issues not foreseen in the Conservation Plan.



12 EXTERNAL REQUIREMENTS

External requirements apply, as would apply to any property with heritage listings in the Town of Vincent.

12.1 TOWN OF VINCENT

The Health Acts, Building Code of Australia, and other procedures relating to normal building operations and development should apply. Authorities may exercise some discretion in relation to the places, due to their special nature.

The places are included within the Town of Vincent's Municipal Inventory of Heritage Places, as part of Robertson Park, and Robertson Park is recommended for entry onto the Town Planning Scheme. By virtue of the heritage significance of a place in the Town Planning Scheme, the Council may require a development approval prior to the submission of a building licence prior to any development or demolition taking place.

The places deserve to be considered for separate inclusions within the Municipal Inventory of Heritage Places, other than as part of the Robertson Park entry.

If the places are to be publicly accessible then disability access requirements would have to be satisfied.

12.2 HERITAGE COUNCIL OF WESTERN AUSTRALIA

Neither of the places or the site are on the Register of Heritage Places and therefore there is no protection under the Heritage of Western Australia Act 1990. (Section 2.2) *Lee Hop's Cottage and Halvorsen Hall* are not recommended for assessment for entry onto the Register of Heritage Places. *Lee Hop's Garden (site)* is recommended for assessment for entry onto the Register of heritage Places.

Consequent on the inclusion of *Lee Hop's Garden (site)*, *Lee Hop's Cottage or Halvorsen Hall* on the Register of Heritage Places, Heritage Council control would then apply to those things designated as development under the Act, including demolition of any of the constituent parts of the places. The Heritage Council has the power to enter into, implement and enforce Heritage Agreements, arrange assistance for the conservation of the place, assist in negotiation with other authorities, obtain waivers in respect of written laws that might impede proper conservation and may issue conservation or restoration orders to protect the place.

Where compliance with a regulation or by-law would compromise the heritage value of a building, the advice of the Heritage Council of Western Australia should be sought.

12.3 ABORIGINAL AFFAIRS DEPARTMENT

Any excavation works within the vicinity of these places, particularly if it penetrates the layers of filling to Lake Henderson, would require a Section 18 application to be approved by the Aboriginal Affairs Department, as these layers may carry pre-history artefacts.

13 OWNER AND USER REQUIREMENTS

13.1 THE OWNER

The Town of Vincent is the owner and recognises the need to have a Conservation Plan to guide and assist in facilitating the immediate and ongoing conservation measures necessary to ensure the future of *Lee Hop's Garden (site)*, *Lee Hop's Cottage* or *Halvorsen Hall*. Should the ownership of the places change or the places be leased then the new owner or lessee will be required to have the same understanding and level of responsibility to the maintenance and retention of the cultural heritage significance of the places.

13.2 IMPLICATIONS OF OWNERSHIP

In view of the relative heritage significance of the places, and considering the continued future use of the places, the owner needs to be aware of any implications that may be attached to the:

- conservation of the places
- continuing to have appropriate uses and occupation of the places
- interpretation of the places
- signage
- access
- routine maintenance and procedures
- negotiation of leases

The acceptance and implementation of the Conservation Plan will assist the ongoing conservation, use and understanding of *Lee Hop's Garden (site)*, *Lee Hop's Cottage* or *Halvorsen Hall*.

13.3 USER REQUIREMENTS

The users of *Lee Hop's Cottage* and *Halvorsen Hall* will appropriately contract with the owners to ensure that the conservation, adaption and compatible use of the places is consistent with the requirements of this Conservation Plan and the Robertson Park Implementation Plan.



14 COMPATIBLE USES

14.1 LEE HOP'S GARDEN (SITE)

Lee Hop's Garden (site) has two compatible forms of use:

- passive recreation, with grass cover, which would do no damage to underlying archaeology;
- as an interpretation site for the underlying archaeology, which could involve three further forms of development:
 - interpretation through signage and display only;
 - interpretation through excavation display, with appropriate security and access needs satisfied, supplemented by signage and display;
 - ground level marking of the footings to the former farm group and neighbouring cottage, supplemented by signage and display.

14.2 LEE HOP'S COTTAGE

The Cottage could be used for the following compatible uses:

- as an interpretive centre for the adjacent *Lee Hop's Garden* and associated archaeological artefacts;
- as a caretaker's cottage for this section of Robertson Park;
- as a security post for this section of Robertson Park;
- as a coffee house for visitors to this section of Robertson Park.

All future uses should maintain the opportunity for public access to a conserved *Lee Hop's Cottage*.

14.3 HALVORSEN HALL

The essential nature of Halvorsen Hall is that of a communal hall or display space. The compatible uses for it could be:

- as a performance space for music, dance or mixed media;
- as a display space for exhibitions;
- as a local meeting place;
- as a studio/workshop complex;
- associated food and beverage outlet.

Most of these uses are capable of being conducted in association, however, public access should remain a priority. The Hall should not be used as a private activity which is exclusive of public access.

15 MANAGEMENT

A management structure is a means of implementing the Conservation Policy.

15.1 OBJECTIVES

The objectives of management of the place are primarily:

- Conservation of the context.
- Conservation of the significant fabric.
- Control over uses.
- Interpretation of the buildings.
- Maintaining the viability of the places.
- Control of future development.
- Commitment to on-going maintenance.
- Promotion of the asset to ensure community awareness and appreciation of heritage and therefore support for ongoing funding which is essential to its long term viability.

15.2 MANAGEMENT ORGANISATION

The management body must:

- Evaluate capital works.
- Manage the setting of the places.
- Ensure maintenance routines are adhered to.
- Maintain a summary of conservation works, and materials and methods used, as a reference for making future conservation decisions.
- Ensure that development is referred to the Heritage Council.

15.3 MANAGEMENT STRUCTURE

The present management structure should be retained as it has the appropriate skills and resources to undertake the ongoing management and conservation of Lee Hop's Garden (site), Lee Hop's Cottage and Halvorsen Hall. This structure is as follows:

- Council of the Town of Vincent;
- Council's Heritage Advisory Group;
- Council's Robertson Park Working Group;
- Council's Executive Manager Environmental and Development Services;
- Council's Heritage Officer.



16 CONSERVATION POLICY

16.1 RECOMMENDATIONS

The following strategy is recommended to ensure the maintenance of the cultural significance of the places. All the evidence presented to date has been considered in the formulation of this policy.

It is recommended that:

16.1.1 The findings of this report be accepted to confirm the significance of *Lee Hop's Garden (site), Lee Hop's Cottage and Halvorsen Hall*, to the cultural heritage of the community of the Town of Vincent.

16.1.2 The Conservation Plan is adopted and implemented by the Town of Vincent.

16.1.3 The policy is recommended as the guide to future conservation and development of the places, and that the policy will inform all decisions of the Town of Vincent and, if necessary, the Heritage Council of Western Australia.

16.1.4 Conservation Philosophy:

The places be treated with the respect afforded by their significance. Any maintenance future conservation or development interventions are to be undertaken in accordance with the guidelines of the *Burra Charter*, and in compliance with all heritage and statutory agencies.

The implementation of appropriate and preferred uses, be monitored and managed to ensure the ongoing viability of the places.

A comprehensive management program be retained which provides the structure and process to ensure the retention of the fabric recognised as significant.

A comprehensive maintenance program be put in place, modified as required by this Conservation Plan. (Appendix C)

Ensure any future lease arrangements recognise the need to conserve the places.

16.1.5 Recommendations to retain the significance of the places:

Retain the places insitu.

Retain the places intact and conserve all original elements.

Undertake conservation works as detailed. (Section 17)

Take opportunities to remove adjacent intrusive elements.

Take opportunities to reconstruct original elements.

Use the places for appropriate purposes which do not compromise cultural heritage significance.

Owners and users are to be bound by the Conservation Plan and, if necessary, a Heritage Agreement should be implemented.

The ranking of the levels of cultural significance for the zones and elements of the places should be adopted.

16.1.6 Interpret and promote the places for their special qualities as stated in the Statement of Significance. (Section 7)

16.2 IMPLEMENTATION OF THE POLICY

Adopt an inspection program which incorporates regular review and improvement:

- Seek out relevant funding programmes.
- Develop annual maintenance programmes.
- Carry out conservation works as outlined in immediate conservation action. (Section 17.1)
- Carry out medium-term conservation action. (Section 17.2)
- Carry out long-term conservation action. (Section 17.3)
- Review this conservation plan, at the expiry of five years, in the year 2005.

16.3 RELEVANT AGENCIES TO IMPLEMENT POLICIES

The Town of Vincent, as owner and heritage agency for *Lee Hop's Garden (site)*, *Lee Hop's Cottage and Halvorsen Hall*, is the appropriate organisation to implement this policy. With appropriate professional advice on conservation matters, when required, members of the organisation are in a position to facilitate the adoption and implementation of this plan.

A broad range of skills is necessary to ensure that management is effective, and that the plan is realised and reviewed in consideration of experience and developments. The appointment of appropriate conservation professionals would be advantageous to facilitate the maintenance inspections and implementation of conservation works.

16.4 SIGNIFICANCES

The following significances should be recognised:

- Lake Henderson was an interim entry on the Register of Aboriginal Sites, location uncertain, but has not proceeded to permanent entry.
- *Lee Hop's Garden (site)* is a place of archaeological potential and is, therefore, of considerable significance.
- *Lee Hop's Garden (site)* is a place of considerable cultural heritage significance from the post convict period lake drainage works, dating from 1870, through to the cessation in 1920 of market gardening by the Chinese community, and is recommended for assessment for entry onto the Register of Heritage Places.
- The basic fabric of *Lee Hop's Cottage* is of some significance and because of its association with the market gardening activities of Hop Lee & Co, should be conserved and adapted in a manner which enhances its significance, and is recommended for assessment for entry onto the Register of Heritage Places.
- The appearance and basic fabric of *Halvorsen Hall* is of some significance and should be conserved and only adapted as necessary in a sympathetic manner for an appropriate use.
- The places deserve to be considered for separate inclusions within the Municipal Inventory of Heritage Places, other than as part of the Robertson Park entry.

16.5 SETTING

The Robertson Park Improvement Plan should be reviewed to ensure future planning and development within this area of Robertson Park provides the appropriate setting and opportunities for interpretation.

An appropriate setting for *Lee Hop's Cottage* should acknowledge *Lee Hop's Garden* and its close physical relationship with Lake Henderson, whether by excavation and/or interpretation.

The potential conflict between the setting of *Lee Hop's Cottage and Garden (site)* and *Halvorsen Hall* should be recognised in the review of the Robertson Park Improvement Plan.

16.6 INTERPRETATION

Lee Hop's Garden (site) and associated archaeological artefacts should be interpreted through partial excavation and reconstruction to enhance interpretation.

Any future excavation should be planned to remain open, secure and be interpreted. The footings of the earlier farm complex and neighbouring cottage should be identified with ground level markers.

Any excavation works within the vicinity of these places, particularly if it penetrates the layers of filling to Lake Henderson, would require a Section 18 application to be approved by the Aboriginal Affairs Department, as the Lake Henderson area is entered on the Aboriginal Sites Register.

16.7 GUIDING DOCUMENTS

The key documents guiding future change in the area of *Lee Hop's garden (site)*, *Lee Hop's Cottage and Halvorsen Hall* should be:

- this conservation plan;
- the accompanying archaeological report;
- the revised Robertson Park Implementation Plan.

The Health Acts, Building Code of Australia, and other procedures relating to normal building operations, health, access and development requirements should apply. Authorities may exercise some discretion in relation to the places, due to their special nature.

16.8 OWNER & USER REQUIREMENTS

The Town of Vincent is the owner should recognise and adopt this Conservation Plan. Should the ownership of the places change or the places be leased then the new owner or lessee should be required to have the same understanding and level of responsibility to the maintenance and retention of the cultural heritage significance of the places.

The users of *Lee Hop's Cottage and Halvorsen Hall* should appropriately contract with the owners to ensure that the conservation, adaption and compatible use of the places is consistent with the requirements of this Conservation Plan and the Robertson Park Improvement Plan.

16.9 COMPATIBLE USES

Lee Hop's Garden (site) has two compatible forms of use:

- passive recreation, with grass cover, which would do no damage to underlying archaeology;
- as an interpretation site for the underlying archaeology, which could involve three further forms of development:
 - interpretation through signage and display only;
 - interpretation through excavation display, with appropriate security and access needs satisfied, supplemented by signage and display;
 - ground level marking of the footings to the former farm group and neighbouring cottage, supplemented by signage and display.

The interpretive use should be the preferred use for the place.

Lee Hop's Cottage

The compatible uses for *Lee Hop's Cottage* are:

- as an interpretive centre for the adjacent *Lee Hop's Garden* and associated archaeological artefacts;

- as a caretaker's cottage/security post within Robertson Park;
 - as a coffee house for visitors to Robertson Park.
- Future uses should maintain public access to a conserved *Lee Hop's Cottage*.

Halvorsen Hall

The compatible uses for *Halvorsen Hall* are:

- as a performance space for music, dance or mixed media;
- as a display space for exhibitions;
- as a local meeting place;
- as a studio/workshop complex;
- associated food and beverage outlet.

These uses are capable of being conducted in association, however, public access should remain a priority.

16.10 MANAGEMENT STRUCTURE

The present management structure should be retained as it has the appropriate skills and resources to undertake the ongoing management and conservation of *Lee Hop's Garden (site), Lee Hop's Cottage and Halvorsen Hall*.

17 CONSERVATION PROCEDURES

The following list of physical action needs to be undertaken to ensure the stability of the fabric and the conservation of its significance. This list is prioritised as a guide to breaking the works into a logical sequence, as it is envisaged that these works will need to be phased over a period of time. It is reasonable to expect that, during the course of carrying out the works, further conservation works will be found to be necessary.

The following definitions from the *Burra Charter* have been used to describe the required work:

Maintenance: means the continuous protective repair of the fabric, contents and setting of the place, and is to be distinguished from repair. Repair involves restoration and reconstruction and it should be treated accordingly.

Preservation: means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration: means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction: means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction.

The following timeframes apply to the actions documented in the sections 17.1 – 17.3:

- Immediate 1 – 2 years;
- Medium Term 2 – 5 years;
- Long Term 5 – 10 years.

17.1 IMMEDIATE ACTION

Lee Hop's Garden (site)

- Determine the program and extent of further archaeological investigations, for both history and pre-history, recognising that all investigations will require the approval of Aboriginal Affairs Department.
- Identify the location and extent of the sites.
- Determine the security requirements for any archaeological excavations.

Lee Hop's Cottage

- The entire timber floor sub structure, stumps, floors, and all other timber throughout should be thoroughly investigated and fully treated for termite control.
- Undertake any works deemed necessary in response to recommendations arising from the termite control.
- Stabilise the verandah structures. Restump the north east and north west (front) verandahs. Install reconstructed posts where necessary, to match existing front verandah posts. Remove existing verandah flooring and reconstruct timber verandah flooring to suit original.
- Investigate the water tightness of the tile roof.
- Undertake any repairs arising from recommendations of the inspection.
- Remove existing gutters and install colonial profile gutters and round galvanised downpipes.
- Provide adequate water disposal from the down pipes discharge away from the perimeter of the building. A perimeter drainage system connected to existing street drainage systems is preferred. Give particular attention to the street front drainage.
- Remove the existing dangerous wiring and completely rewire the place.

Halvorsen Hall

- Check that perimeter drainage is sufficient and stormwater runoff is adequately controlled, without the gutters, to all but the north east frontage of the building.
- Reconstruct the copper gutters and downpipes (connected to soakwells or a drainage system) should it be found necessary to complement the existing arrangement.
- Remove plant debris from the external floor surfaces and implement a regular cleaning routine.
- The entire timber floor sub structure, stumps, floors, and all other timber throughout should be thoroughly investigated and fully treated for termite control.
- Undertake any works deemed necessary in response to recommendations arising from the termite investigation.
- Investigate the water tightness of the tile roof.
- Undertake any repairs arising from recommendations of the roof inspection.

17.2 MEDIUM TERM ACTION

Lee Hop's Garden

- Implement the archaeological research and security programs.
- Determine the interpretation requirements for the archaeological sites and archaeological artefacts.
- Amend the Master Plan for Robertson Park in accordance with the archaeological findings.

Lee Hop's Cottage

- Restore fretted limestone foundations.

When there is a function for the place:

- Repair the burnt out rear verandah. Replace windows and ceilings.
- Restore the internal walls and ceilings throughout. Replace smoke damaged ceilings and remove wall paper.
- Remove the kitchen fitout, except for the stove.
- Remove the boards and security wire from the windows and doors.
- Restore or reconstruct the front door based on the original insitu fabric.
- Restore all original timber window frames, sashes and fittings.
- Reglaze all the windows including the front fanlight.
- Supply and fit new internal doors appropriate to 1903 original fittings.
- Reconstruct timber skirtings and window and door architraves to match existing where required.
- Remove existing plumbing fittings and install new copper pipes.
- Refit the kitchen- minimal fitout.
- Remove the bathroom fitout and refit to current standards.
- Remove floor coverings. Restore internal timber floor. Replace damaged sections with salvaged timber to similar specifications. Sand the floor and apply tung oil finish to all living spaces and tung oil finish with additive matt epoxy to service spaces.
- Reconstruct the front room timber fireplace mantle
- Restore external brickwork where necessary.

Halvorsen Hall

- Restore all original timber window frames.
- Restore external brickwork where necessary.
- Implement a program of graffiti action.
- Upgrade the toilet facilities to current requirements and allow for disabled persons.

17.3 LONG TERM ACTION

Lee Hop's Garden (site)

- Interpret the site.
- House, display and interpret archaeological artefacts found during the archaeological research.

Lee Hop's Cottage

- Take opportunities to reinstate the form and fabric of the original cottage.
- Undertake a program of paint scrapes, documenting the original paint colours throughout, on the interior and exterior.
- In consultation with a conservation professional and paint specialist, determine colour schemes with significant reference and appreciation of the original colour schemes.
- Paint the interiors and the originally painted elements of the exterior in accordance with the professionally prepared paint schedules. An appropriately qualified painter should prepare and paint the places within the requirements of his trade registration.
- Remove paint from the tuckpointed brick work (Undertake a small unobtrusive test patch first, in association with a conservation professional)
- Restore tuck pointing to front and north east sides of the place.
- Develop interpretive material about the place.

Halvorsen Hall

- Restore the timber floor.
- Develop interpretive material about the place and the history of Perth City Band.

17.4 FUTURE OPPORTUNITIES

The conservation of Lee Hop's Cottage and Halvorsen Hall, and the interpretation of Lee Hop's Garden (site), offers the potential for the owner to realise more opportunities for these places. In terms of a long term viability, the places need to be occupied and used for viable and appropriate functions.

17.5 INTERPRETATION

Lee Hop's Garden (site), Lee Hop's Cottage and Halvorsen Hall will require explanation of the significance of the cultural heritage of the places and the Aboriginal significance of the site. With understanding comes a respect for the places and an interest in how and why the places developed.

There will be need for the Town of Vincent to consult with Aboriginal Affairs Department about the Aboriginal significance and interpretation of the Lake Henderson area and its relationship to the places of this study.

The community of the Town of Vincent should have the opportunity to understand and appreciate the significance of these places in their neighbourhood, and their role in the history of Robertson Park.

Given the historical importance of the places it is worth developing interpretative material, drawing upon the work in this report and using the plans and information developed for it, to explain the nature and function of the various parts and of the history of the places and the context from which they evolved.

The potential to further interpret and promote the heritage of the places is a prime opportunity to enrich the experience of a visit to the places.

17.6 COMPATIBLE USES

The choice of a compatible use can be essential to the survival of the significance of a building, as most uses require some changes to accommodate their needs.

Future compatible uses for Lee Hops Cottage and Halvorsen Hall must:

- Maintain the relationship between the parts of the places.
- Take the opportunities presented for the restoration of fabric.
- Not compromise the significance of the places as described in the Statement of Significance.
- Not require alteration to any fabric described as being of Considerable Significance in the Statements of Significance.
- Require only adaptations, partitioning or fixtures that can be easily removed or reversed in the future without causing damage to fabric of Considerable Significance.

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20 APPENDICES

APPENDIX A	Burra Charter
APPENDIX B	Study Brief
APPENDIX C	Maintenance Schedule
APPENDIX D	Current Heritage Listings



APPENDIX A

BURRA CHARTER



THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

Article 1.1

Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters
- repair involving restoration — returning of dislodged gutters to their place
- repair involving reconstruction — replacing decayed gutters.

Conservation Principles

Article 2. The aim of *conservation* is to retain the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one aspect at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance*.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Article 2

Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3

The traces of additions, alterations and earlier treatments on the fabric of a place are evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 6

An understanding of the cultural significance of a place is essential to its proper conservation. This should be achieved by means of a thorough investigation resulting in a report embodying a statement of cultural significance. The formal adoption of a statement of cultural significance is an essential prerequisite to the preparation of a conservation policy.

Article 7

Continuity of the use of a place in a particular way may be significant and therefore desirable.

Article 8

New construction work, including infill and additions, may be acceptable, provided:

- it does not reduce or obscure the cultural significance of the place
- it is in keeping with Article 8.

Article 9

Some structures were designed to be readily removable or already have a history of previous moves, e.g. prefabricated dwellings and poppet-heads. Provided such a structure does not have a strong association with its present site, its removal may be considered.

If any structure is moved, it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilization of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 11

Preservation protects fabric without obscuring the evidence of its construction and use.

The process should always be applied:

where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance;

where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

Article 12

Stabilization is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilization may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

Article 13

See explanatory note for Article 2.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric of cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any intervention in the *place*.

Article 24. Study of a *place* by any intervention in the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

Article 25

The procedure will include the conservation processes referred to in Article 1.4 and other matters described in Guidelines to the Burra Charter: Conservation Policy.

APPENDIX B

STUDY BRIEF





TOWN OF VINCENT

BRIEF

FOR THE PREPARATION OF A

CONSERVATION PLAN

FOR:

**LEE HOP'S COTTAGE/
LEE HOP'S GARDEN**

AND

HALVORSEN HALL

OCTOBER 1999





TOWN OF VINCENT

**BRIEF FOR THE PREPARATION OF A
CONSERVATION PLAN
FOR LEE HOP'S COTTAGE/ LEE HOP'S GARDEN
AND
HALVORSEN HALL – ROBERTSON PARK**

1.0 BACKGROUND

The Town of Vincent is commissioning a Conservation Plan for the places known as Lee Hop's Cottage/ Lee Hop's Garden and Halvorsen Hall at Robertson Park. The Conservation Plan document will be recognised as the guiding document for the conservation and future use of the Lee Hop's Cottage and Halvorsen Hall and to provide recommendations for the future use of the garden area adjacent to Lee Hop's Cottage. Its main objective is to ensure that all future decisions about the place are carried out with regard to the retention of the significance of the place. The Town of Vincent is the registered proprietor of Lee Hop's Cottage/ Lee Hop's Garden and Halvorsen Hall, Robertson Park.

Robertson Park occupies an area which originally comprised Lake Henderson. The Lake was drained in the 1870s and market gardening was established on the site. The Lee Hop's Cottage was constructed in the early 1900s for Lee Hop, a Chinese market gardener and following this, was occupied by the caretakers of the Park. Two other houses were constructed in the Park around the 1870s but have been long demolished. Tennis courts were established in the park in the 1920s. Halvorsen Hall was built in the late 1960s and opened in 1970.

The Town of Vincent formed a Working Group in April 1999 to provide input for the design details of the Revised Robertson Park Improvement Plan (No. AO-98045/E). The working group includes Mayor Hyde and Councillors Drewett and Bruce, the Executive Manager, Technical Services, Manager Engineering Design Services, Manager Parks Services, Manager Planning and Building Services, Heritage Officer and two community representatives. A number of initiatives have been proposed for different areas of the park. The revised Robertson Park Improvement Plan No. AO-98045/E is included in Appendix 1.

Secondary sources on Robertson Park include the *Robertson Park Improvement Plan Edition 2*, by Chris Hair a member of the Robertson Park Working Group. The report was produced on behalf of The Hyde Park Precinct Group Inc. in July 1998.

Lee Hop's Cottage and Robertson Park are currently listed on the Town of Vincent Municipal Heritage Inventory.

Historic place acquisition background...

The objective of a Conservation Plan is to clearly set out what is of cultural heritage significance in a place, and to ensure that all future use, development and maintenance are carried out with regard to the retention of the significance of the place.

1.1 ACKNOWLEDGMENT

This Study Brief is derived from *The Conservation Plan*, JS Kerr (National Trust of NSW, 1990) and a base document that has been developed by the Heritage Council of Western Australia and the Department of Contract and Management Services. The Town of Vincent acknowledges and appreciates the opportunity to utilise this brief.

2.0 STUDY AREA

The study area for the Conservation Plan includes two buildings and one garden area, and is within Robertson Park. The park is bounded by Randell Street to the north, Palmerston Street to the east, Stuart Street to the south and Fitzgerald Street to the west and is situated in North Perth. This area is reserved for Parks and Recreation Use.

Specifically, the two buildings within the park that require the development of policies for conservation are Lee Hop's Cottage and Halvorsen Hall, situated off Fitzgerald Street. (see Appendix 1).

Lee Hop's garden, which is situated directly behind Lee Hop's Cottage, requires the formulation of recommendations for potential landscape designs for the area and for the conservation of any zones of significance within the area. The area is rectangular in shape and is delineated by a line of small trees along the southern side and the cottage along the western side. (see Appendix 1) The recommendations will assist the Town of Vincent Robertson Park Working Group.

3.0 CONSERVATION PLAN

The work is to be carried out in accordance with the guidelines and principles of *The Conservation Plan* (James Semple Kerr, National Trust of NSW, 1990) and the Charter for the Conservation of Places of Cultural Significance (*The Burra Charter*), Australia ICOMOS, 1988 (or *The Illustrated Burra Charter*, 1992). Specific reference should be made to the 'Guidelines to the Burra Charter: Cultural significance', 'Guidelines to the Burra Charter: Conservation policy' and 'Guidelines to the Burra Charter: Procedures for undertaking studies and reports'.

The Consultant will be required to develop policies and management guidelines that refer specifically to the place.

3.1 EXECUTIVE SUMMARY

The principal findings of the Conservation Plan should be summarised. This section is to be concise, self-contained and easily understood by a broad audience.

This is to include: why the study was prepared; brief historical overview; brief physical description; the Statement of Significance; intentions of the Conservation Policy; and summary of the Conservation Policy and Implementation Strategy.

3.2 INTRODUCTION

An introduction is to be provided in the report as a guide. This is to include:

- the Study Team;
- an outline of the methodology employed by the Consultant in the preparation of the report;
- background information about the place and the study;

- acknowledgments; and
- a clearly defined study area showing both the regional (broad) context of the place as well as its local context.

3.3 EVIDENCE

The assessment is to be carried out in accordance with the 'Guidelines to the Burra Charter: Cultural Significance'. In the gathering of documentary and physical evidence, specific consideration is to be given to the items listed in section 3.3.1 Collection of Information:

3.3.1 Collection of information

Information relevant to the assessment of cultural significance is to be collected. Such information concerns:

- (i) the development sequence of the place and its relationship to the surviving fabric;
- (ii) the existence and nature of lost or obliterated fabric;
- (iii) the rarity and/or technical interest of all or any part of the place;
- (iv) the functions of the place and its parts;
- (v) the relationship of the place and its parts;
- (vi) the cultural influences which have affected the form and fabric of the place;
- (vii) the significance of the place to people who use or have used the place, or descendants of such people;
- (viii) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- (ix) the scientific or research potential of the place;
- (x) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin; and
- (xi) any other factor relevant to an understanding of the place. (*The Illustrated Burra Charter, p74*)

This list is to be used as a guide only for the presentation of both documentary and physical evidence where appropriate.

Both sections is to concentrate on the presentation of evidence. They are to avoid subjective statements and critical assessment of the implications of the evidence.

Illustrations, plans and photographs (with sources and captions) which directly support the historical and physical evidence and elucidate points made, is to be contained within the relevant section. Other illustrations, plans and photographs that indicate the depth of research undertaken and generally support the information in the main body of the report may be included as an appendix.

3.3.2 Related documents and reports as per the Town of Vincent

This section lists documents related to the study area and held by the Town of Vincent, and they are to be referred to in the preparation of the Conservation Plan.

**TOWN OF VINCENT
DISABILITY SERVICE PLAN**

**TOWN OF VINCENT
BUILDING MAINTENANCE PROGRAMME**

(10 years)

Prepared by: Ian Lush and Associates 1996 (as amended)

**TOWN OF VINCENT
BUILDING REGISTER 1996
INCLUDES PROPERTY CONDITION REPORT**
Prepared by: Ian Lush and Associates 1996

**TOWN OF VINCENT
MUNICIPAL HERITAGE (INVENTORY) REGISTER 1995**
(as amended)
Prepared by: Hocking Planning and Architecture Pty Ltd

ROBERTSON PARK IMPROVEMENT PLAN EDITION 2 1998
Prepared by: Chris Hair on behalf of the Hyde Park Precinct Group Inc

**TOWN OF VINCENT
TREES OF SIGNIFICANCE (INVENTORY) 1997**
Prepared by: TP Landscape Architecture

**TOWN OF VINCENT
INTERIM SIGNIFICANT TREE DATA BASE 1999**
Prepared by: Town of Vincent

**TOWN OF VINCENT
STRUCTURAL AND MAINTENANCE REPORT 176 FITZGERALD STREET,
PERTH, LEE HOP'S HOUSE**
Prepared by: Town of Vincent

**TOWN OF VINCENT
STRUCTURAL AND MAINTENANCE ASSESSMENT – HALVORSEN HALL**
Prepared by: Town of Vincent

Specific consideration should also be given to:

3.3.3 Documentary Evidence

- (i) a concise history of the place to the present day, including its associations and role in the context of the development of the locality and in Western Australia. This section should include a summarised chronology of major events;
- (ii) background knowledge of similar places and uses;
- (iii) Pre-European occupation;
- (iv) all other evidence relevant to an understanding of the place (including both documentary and oral sources); and
- (v) research historical evidence to provide detail on the use, fabric and historic nature of extant and former structures and features within the Study Area.

Historical research, using primary sources where possible, is to identify the main historical periods in the development of the place and the principal themes (or story lines) in that history. It is to ensure that the heritage assessment is also considered within the context of the regional and State history.

3.3.4 Physical Evidence

- (i) the context of the building/s within their setting;
- (ii) description of the current function of the place;

- (iii) description of the surviving fabric (considering furniture and equipment where relevant); and
- (iv) evidence of changes to earlier finishes and decorative details, and identification of structural alteration to the fabric.

Technical expertise is to be used, appropriate to the condition and nature of the place. Site surveys to locate structures, buildings, works and places are required to sketch standard only. Current photographs should be taken to document the present form and the internal and external condition of the place.

Room by room schedules is to be prepared noting the nature of the principal elements, their condition and authenticity. These schedules should be included as an appendix.

3.3.5 Consultation

The Consultant is to ensure that the following tasks are undertaken and the information incorporated into the documentary evidence or the physical evidence sections of the Conservation Plan:

- Consultation with the Town of Vincent and the appropriate Advisory Groups of the Council to seek local knowledge and general information;
- Expressions of Interest from potential user groups for both Lee Hops Cottage and Halvorsten Hall.
- Consultation with relevant local community groups;
- Consultation with appropriate State Government Agencies; and
- Liaison with the National Trust of Australia (WA), Heritage Council of Western Australia and the Australian Heritage Commission, to ascertain particulars of the place previously recognised as significant. Dates of registration should be included within the documentary evidence section.

3.3.6 Analysis of the documentary and physical evidence

Documentary and physical evidence gathered should be integrated, analysed and tested against each other in order to identify and/or resolve questions and issues arising. The evidence is to be analysed to establish the development and use of the place with reference to its surviving fabric.

It is important to avoid a full restatement of facts contained in the documentary and physical evidence. Instead there is to be a process of analysis of all available information and explanation of the importance of those facts. No new evidence is to be introduced at this stage.

The analysis is to be applied to the place in general, its broader context and to its component parts. Material is to be clearly cross-referenced to the text in order to avoid restatement of evidence and introduction of new material.

This section is to address the following three points:

- (i) the sequence of development of the place based on the documentary and physical evidence. The sequence of development is to be placed within the context of the surviving fabric. Where considered appropriate, this may be presented graphically (required to sketch standard only);

- (ii) identification of any questions not resolved about the development of the place or any conflicts arising from the documentary and physical evidence; and
- (iii) comparative analysis of the place. The purpose of this is to provide a sound basis for the assessment of significance with particular reference to rarity and representativeness. This could be based on a range of issues such as use, period, region, association, style, etc., as relevant to the place.

3.3.7 Assessment of cultural significance

This section is to consider the criteria set out by the Heritage Council of Western Australia in their 'Criteria of Cultural Heritage Significance for Assessment of Places for entry into the Register of Heritage Places' as well as any other relevant material. It is to discuss the 'nature' and 'degree' of significance (see Heritage Council of WA definition) in terms of 'aesthetic', 'historic', 'scientific' and 'social' significance as well as 'rarity' and 'representativeness' and is to include:

- (i) assessment of the complex as a whole;
- (ii) individual assessment of component parts or aspects as appropriate;
- (iii) identification of elements of particular significance; and
- (iv) identification of contrasting, intrusive and disruptive elements.

If it is considered that the place is not of significance within one of the categories this is to be clearly stated and explained in this section.

It is useful to use terminology such as exceptional significance, considerable significance, some significance, and little significance, to indicate the degree of significance of the various components (JS Kerr, *The Conservation Plan* p.13). These terms are to be defined to ensure a common understanding of their meaning.

To ensure continuity, the assessment of significance section is to be cross-referenced to the analysis of evidence section.

3.3.8 Statement of cultural significance

The significance of the place is to be summarised into a concise statement of significance.

The 'Statement of Cultural Significance' is the key to the whole document. It must follow logically from the assessment of cultural significance and it must form the basis of the Conservation Policy and implementation.

The statement is to be succinct and unambiguous, with each element able to stand and make sense on its own. There is to be no repetition or discussion of significance in this section, it is to be based on the previous evidence and be cross-referenced to more detailed explanations in the assessment of significance.

The statement must address whether the place is of significance, why it is significant and how it is significant. It is to also be clearly divided into primary and secondary significance.

3.3.9 Graded Zones and Elements of Significance

This section is to identify significant spaces and elements of the place. The elements of the place is to be considered within their historical and physical context and also in relation to the significance of the place as a whole. All parts of the place is to be

assessed and the information presented graphically. In areas where particular elements are in conflict with the general grading, these can be highlighted separately.

A five tier grading system is to generally be used to identify those parts of the place which are:

- Zones of exceptional significance (within a National context)
- Zones of considerable significance (within a State context)
- Zones of some significance (considered eligible for entry in the Register of Heritage Places)
- Zones of little significance (neither contribute nor detract from the significance)
- Intrusive zones (detract from the significance of the place).

This grading is to be based on an assessment of the issues arising from the Statement of Significance and the *authenticity* of the place.

The *integrity* and *condition* of the various parts of the building and site is to be considered in association with the grading of significance in the development of the detailed conservation policy.

3.3.10 Lee Hop's Garden Recommendations

The recommendations in this section are intended to set the general philosophical framework for the conservation, interpretation and future use of the Lee Hop Garden. Recommendations will be used by the Robertson Park Working Group to formulate improvement policies for this section of the park.

Specific recommendations are to be made for zones of significance in the Lee Hop Garden area with specific attention paid to the health of any trees in the area.

The landscaped garden design recommendations must be based on the following guidelines:

- (i) the landscaped garden needs to sensitively reflect the Chinese community's historical use of the site;
- (ii) the landscaped garden needs to take into account the recommendations regarding the zones of significance;
- (iii) the landscaped garden must be low maintenance; and
- (iv) any proposed hard landscaping features in the landscaped garden need be small to moderate with respect to the overall garden size.

3.3.11 Conservation Policy

The Conservation Policy is to be prepared in accordance with the 'Guidelines to the Burra Charter: Conservation Policy' (Australia ICOMOS op.cit.), and it is to address each of the issues listed in Part 2 of that document.

The policies in this section are intended to set the general philosophical framework for the conservation, interpretation and future use of the place. The policy, whilst considering the constraints and requirements of the complex, is to illustrate how compatible uses can be incorporated and the significance retained and interpreted.

Specified policies are to be made for all buildings, structures, and items of equipment and furnishings. The policies are to move from the general to the specific and as far as possible use terminology defined in *The Burra Charter*. This section may require illustrations.

The aim of this section is to collate relevant background information and to establish clear and distinct policies that address how to:

- (i) retain or reveal significance;
- (ii) identify feasible and compatible uses;
- (iii) meet statutory requirements; and
- (iv) work within procurable resources.

All policies are to be supported, as necessary, by separate text. Policies are to be clearly numbered and distinct from the supporting text.

All the following points need to be addressed in the Conservation Policy. The format may be varied according to the nature of the place.

3.3.11.1 Introduction

This section is to contain:

- (i) explanatory notes on the purpose of the policy;
- (ii) a summary of the major issues considered with reference to specific sections of the policy; and
- (iii) key policy statements which set a broad conservation framework for future decisions and work.

3.3.11.2 Policies Arising out of the Cultural Significance of the Place

The following points are to be addressed as appropriate:

- (i) the relevance of the Burra Charter;
- (ii) identification of general actions and controls which would have to be applied to the place to conserve the various aspects of significance as set out in the Statement of Significance. This is to be directly related to the Statement of Significance;
- (iii) any opportunities arising from the Statement of Significance; and
- (iv) policies arising from the Graded Zones and Elements of Significance.

To ensure a consistent approach to the conservation of places it is recommended that the policies for the different zones and elements be developed to include reference to site-specific issues such as landscape, archaeology, moveable heritage etc, as relevant:

Zones of exceptional significance

The fabric of such spaces or elements should be preserved or restored in such a way as to demonstrate their significance. Furnishings and decoration should respect the historic character of the place and activities controlled so as not to prejudice the association of the spaces with their significant use(s).

Intrusive elements should be removed (after photographic recording) and new finishes that are detrimental to the significant fabric not applied. Building elements that are damaged are to be restored. Adaptation is acceptable to the extent of introducing new services, provided this does not adversely affect the significant fabric of the space or element. Structural adaptation is

generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the place or obscure important views to and from the site.

Zones of considerable significance

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric which is of exceptional or considerable significance. No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the building or obscure important views to and from the site.

Zones of some significance

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions provided this does not affect the significant external and internal appearance of the building. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence or significant materials and finishes. Any alterations to the building fabric should be documented.

Landscape elements should not be removed with due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, appropriate replacement plantings should be made.

Zones of little significance

The fabric of such spaces or elements may be retained or removed depending on the future use requirements. However, care should be taken to ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal ensure that comprehensive photographic and graphic recording is completed.

Intrusive zones

Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal, and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economic,

before implementation. Before removal/demolition ensure that comprehensive photographic and graphic recording is completed.

- (i) policies related to the Physical Setting
 - any landscape issues within the study boundaries which may not have already been assessed above;
 - the impact of the setting, surrounding development and/or use in relation to the significance of the place; and
- (ii) interpretation
 - the degree to which it is necessary or desirable to interpret the history and/or significance of the place to visitors and/or users; and
 - appropriate methods of interpretation and considering interpretation of the place within its local and/or broader context.

3.3.11.3 Policies Arising from the Physical Condition of the Place

The implications of the current physical condition of the place is to be assessed and policies developed. It will not usually be necessary to undertake detailed surveys, unless a complete understanding of a particular structural problem is required before an appropriate policy can be developed. The following points are to also be considered:

- (i) the nature, urgency and potential impact of any current or proposed maintenance works;
- (ii) the nature and urgency of any maintenance works identified as being required (as part of the physical inspection for this report). These may be used in the development of future works and/or maintenance; and
- (iii) any other relevant issues, such as the possibility of hazardous materials or the need for pest inspection/control.

3.3.11.4 External Requirements

The following issues are to be considered and specific policies developed as appropriate:

- (i) **Current Heritage Listings/Registration**
Provide a summary of the current status of the place, including a description of what is registered, the assessment and the implications of the listing.
- (ii) **State Government Policy**
If the place is State Government owned, the specific reference to the Government Heritage Property Disposal Process should be made. Current Government policy that may be relevant to the use or function of the place.
- (iii) **Statutory Requirements**
Consider the possible impact of fire safety regulations, Health Acts, Building Code regulations, Town Planning Requirements and any other restraints which may affect the place.

Identify issues raised during the preparation of the Conservation Plan where it is believed that there may be implications arising from statutory requirements.

3.3.11.5 Requirements and Resources of the Client, Owner, Occupants and/or Users

Develop specific policies, as appropriate considering:

- (i) constraints or opportunities arising from the requirements, resources and expectations of the client, owner, occupants, users and/or any other interested parties of the place based on consultation with the relevant parties;
- (ii) possible community attitudes and expectations regarding the place; and
- (iii) social, religious or other cultural constraints which may affect access or investigation of the place.

3.3.11.6 Compatible Use

Develop specific policies, as appropriate, considering:

- (i) the current use, any proposed new uses and/or future development and any implication for the significance of the place arising from this;
- (ii) any opportunities for the use of the place arising from its significance;
- (iii) a framework or guiding decisions regarding possible future use; and
- (iv) where future development is appropriate (this may be presented graphically).

3.3.11.7 Other

Identify any other areas, not addressed in the above. Specific policies on these issues are to be developed.

3.3. 12 Policy Summary/Overview

This section is to provide an overview of the information gathered for the policy. Conflicts and contradictions between policies must be clearly identified and resolved and areas where policies reinforce each other are to also be highlighted.

Referencing within the text is to be used to identify links between related and conflicting policies. Individual policies are not to be restated.

3.3.13 Policy Implementation

The Consultant is to outline:

Who:

Identify the relevant agencies to implement the policy. This is to include the identification of a management structure through which the Conservation Plan is capable of being implemented, day by day management and decision making responsibilities, and the means by which security and regular maintenance is provided for. It may be appropriate to identify particular skills, which should be part of this management structure.

When:

Identify the appropriate strategy for the implementation of the policy section.

This is to be in the form of a time frame, which covers policies that require immediate action as well as those which are to be implemented in the medium to longer terms. Ongoing implementation requirements are to also be covered.

The Policy Implementation section is to avoid the introduction of new policies. Each policy statement needs to be addressed in the implementation section.

How:

This is to clearly indicate any specific process which would need to be followed in the implementation of each policy.

3.3.14 Future Use Recommendations

The Consultant is to prepare an assessment of the range of future uses that would be compatible with the significance and conservation policies identified. These are to be listed as considered suggestions only and need to reflect the expectations of community groups, the local authority and heritage organisations.

4.0 STUDY TEAM

It is envisaged that the study team needs to incorporate the skills of a variety of relevant professionals. Specific expertise may include:

Architectural
Landscape Architectural
Planning
Historical
Archaeological
Engineering
Property Consulting

5.0 TIME FRAME

The Consultant is to be available to commence the study one-week after appointment. During this week, a simple study program is to be developed with the appointed Town of Vincent Project Leader – Heritage Officer.

A draft copy of the Conservation Plan is to be provided 10 weeks after appointment. Following the client review period, the consultant is to provide the final document within two (2) weeks of receiving written comments on the draft.

6.0 COPYRIGHTS AND CONFIDENTIALITY

All films, original drawings, photographs and all copyright will rest with the Town of Vincent.

The Town of Vincent must clear any further publication or distribution of the Conservation Plan.

7.0 CLIENT AND COMMUNITY LIAISON

In order to aid community awareness, the Consultant may be required to attend extra community meetings or to prepare information for public display.

It is essential that the Consultant maintain a close working relationship with the Project Leader (Town of Vincent) and advise of progress weekly. This may be a short statement of progress to provide as arranged with the Project Leader when the program is developed (see Section 5.0 Time Frame).

8.0 REVIEW

The Consultant is to allow for the presentation of the draft document to the Town of Vincent Heritage Advisory Group and a follow-up meeting to respond to comments from the Group. The Town of Vincent will arrange the meetings.

9.0 REPORT

- (i) The report is to be in A4 format, with A3 drawings incorporated if necessary;

- (ii) Photographs, both archival and current, are to be provided to establish the historic development of the place, as well as to document its internal and external condition. Photographs are to retain clarity when copied;
- (iii) Seven (7) copies of the draft report are to be provided. One of these unbound and one of archival standard. (See 13. Archival Standards - Heritage Council of Western Australia);
- (iv) Draft reports are to be page numbered and be of a quality acceptable for review purposes only;
- (v) Copies of any documents, including drawings, accumulated in the course of the study are to be provided; and
- (vi) A copy of the Report on 3.5 floppy disc compatible with Microsoft Word 7 in IBM Format.

10.0 REFERENCES

Footnotes/Endnotes

The source of information, especially quotations, is to always be referenced, preferably using footnotes.

Generally, books and journals are to be italicised; and articles, chapters and unpublished material are to be in plain text enclosed by single quotation marks. The source of a quotation is to always be referenced, preferably in footnotes on the same page as the relevant text.

Generally, referencing is to follow the format set out in the *Australian Style Manual: for Authors, Editors and Printers*, 5th edition, Australian Government Printing Service, Canberra, 1994.

Bibliography

A full bibliography is to be included as an appendix to the report and is to list, in alphabetical order by author's surname, all the sources of information referred to in the report.

For example:

1. Western Australian Mining, Building and Engineering Journal, 25 November 1911, p.19;
2. Ibid. p.20; (where the quote is the same as above);
3. Uren, M. The City of Melville: From Bushland to Expanding Metropolis, Melville, 1975, p.2;
4. Fremantle Gazette, 17 February 1978, p.1;
5. Wise's Post Office Directory, 1920, p.19 and 1921, p.91;
6. Uren, p.7 (where the source has been previously cited);
7. Stannage, 'People of Perth', p.320 (where more than one work by the author is cited);
8. Votes and Proceedings, 1987, vol. 1, no.21, p.10;

9. Bell, A Maston "Transcript of an Interview about Albany Bell, Pineapple Estate, Chicken Hatchery, World War 1", conducted and recorded by C Jerrery, Battye Library, OH1568, p.7;
10. State Archives, AN200, 1120/10 (This is a primary source: enough detail required enabling the information to be traced at a later date).

10.1 Cross-Referencing

Relevant sections of the Conservation Plan is to be cross-referenced. This is to include (in addition to referencing sources of information as per Section 10.0) cross-referencing:

- (i) in Documentary and Physical evidence to relevant photographs and figures;
- (ii) in Analysis of Evidence to relevant sections within the documentary and physical evidence sections;
- (iii) in Assessment of Significance to relevant sections within the documentary and physical evidence sections;
- (iv) the Statement of Significance to statements within the Assessment section;
- (v) the policies for the graded zones to the Graded Zones section;
- (vi) within the Conservation Policy to other related policies;
- (vii) in Policy Implementation to relevant Conservation policies; and
- (viii) other sections where necessary.

Employing cross-referencing will ensure that information contained within the Conservation Plan is clearly supported by the evidence and that related policies will be easily identifiable.

11.0 ARCHIVAL STANDARDS (HERITAGE COUNCIL OF WA)

At least one copy of the report is to be prepared to archival standards for the State and Heritage Council records. The standards to be followed are:

- Photographs:** New or re-photographed photographs are to be genuine black and white only (not colour printed black and white); photographs are to be attached by archival tape or glue (ie: - wheat starch adhesive, neutral adhesive, gummed lined tape).
- Negatives:** Negatives of any new photographs are to also be provided.
- Slides:** Colour transparencies/slides are to be provided in addition to black and white photographs. Slides are to be labelled numerically, and packaged in archival quality slide pockets.
- Paper:** Acid free, archival quality (ie: Reflex Archival etc.)
- Packaging:** Acid free, lignin free, buffered (eg. PermaDur and Mylar).
- Fasteners:** Non-metal; paper clips of archival quality plastic.
- Binding:** The archival copy is to be heat bound with a white spine tape: The other copies are to be bound with plastic spirals. The front cover is to be protected with a clear acetate film.

APPENDIX C

MAINTENANCE SCHEDULE



STRUCTURAL & MAINTENANCE REPORT

176 FITZGERALD STREET, PERTH, LEE HOP'S COTTAGE

1. Building consists of brick and tile construction with timber floor and attached garage.
2. Some structural cracking was noted above kitchen window frame and in the southern wall of bedroom two (2). Which is included for attention in this report.
3. Bedroom 2 flooring and bearers are springy (loose) requiring them to be secured. Inclusion of inspection of timber stumps has been included in this report.
4. A general clean up and removal of all rubbish, mattress, timber required. Including wash down and clean up of all ceiling, walls and timber work with sugar soap prior to any painting.

5. EXTERNAL

5.1. FRONT WEST ELEVATION (FITZGERALD STREET)

- Repair and make good cracked concrete edging upstand to base of front fence.
- Supply and install missing galvanised top pipe rail to front fence.
- Supply and install single gate complete with all fittings.
- Supply and install 1.2 m high green P.V.C. coated link mesh fencing to front fence.
- Replace all rusted double gate fittings and fixing bolts.
- Trim back trees and bushes from building eaves and gutter area.
- Replace all gutters (rusted out) including rain water pipes ready for painting (match profile).
- Point up brick joints to garage doorway and render to match existing.
- Allow for painting to all previously painted timber doors and window frames including render walls.
- Allow for installation of rain water sumps to all gutters rain water pipes generally to all elevations.
- Remove gas meter service to cottage.
- Replace all rotted and missing verandah boards and fascia boards and bearers.
- Supply and install new switchboard painted metal security electrical RCD Residual Current Device reprotected switchboard lockable to Western Power keying.
- Allow for complete re-wiring of whole house both electrical light and power outlets through out.
- Supply and install new solid core front entrance door with pattern panel arrangement to match age of cottage
- Front door deadlock and latch to be keyed to Town of Vincent master key system.
- Allow for Security window and door screens through out.

- Re-hang all timber double hung windows complete with new shash cords, glass and paint.
- Allow for all double hung windows to have keyed alike window locks colour to match finished paintwork.
- Allow for painting all verandah floor boards with two coats linseed oil and kerosene mixture.

5.2. NORTH ELEVATION

- Re point mortar joints to chimney and paint to match.
- Replace all rusted gutters and R.W.P. generally.
- Paint all previously painted timberwork, render and new gutters and R.W.P.
- Rectify severe cracked brickwork and render over kitchen window head and make good.
- Replace all rotted and missing verandah floor boards, fascia boards, stumps and bearers.
- Allow for the secure fixing of all verandah floor boards and to punch all nails prior to oiling.
- Remove all rubble, concrete and bitumen from under verandah area.
- Remove concrete slabs from ground works area north of cottage.

5.3. EAST ELEVATION

- Break up and removal of concrete slabs and rubble from old laundry area.
- Allow for new P.V.C. sewer drain pipes, vent stacks as required.
- Allow for new copper water service pipes to all fixtures in building.
- Cut back and remove all creeper and plants on or against building and make good.
- Supply and install new solid core back door complete with all door furniture.
- Re point all fretting and missing brick mortar joints to building and stair area generally.
- Supply and install all missing window louvres frames and glass generally.

5.4. SOUTH ELEVATION

- Remove all plant growth from building.
- Re point all fretting and missing brick mortar joints to garage building generally.

6. INTERNAL

- Remove all rubbish, including all floor coverings, carpets and vinyl sheeting including timber, mattress from building.

6.1. FRONT LOUNGE OF BEDROOM

- Replace missing doors with panel type to be selected, complete with all door furniture.
- Replace missing timber fire place mantle piece.
- Replace missing timber skirting and window/door architraves all to match existing.
- Allow for supply and installation of all internal light fittings, light switches including power points through out house.
- Re-fix loose timber floor boards to joist and punching of all nails.
- Allow for sanding of all timber floor boards.
- Paint all floor boards, estapol or equivalent – to be directed.
- Allow for the checking of all timber stumps and bearers including the rectification works required (ie front bedroom).

6.2. KITCHEN

- Remove all wall paper.
- Rectify holed and damaged ceiling panel and make good.
- Remove all kitchen cupboards completely.
- Allow for the replacement of kitchen cupboards
- Rectify cracks above kitchen window to render and brickwork.
- Replace gas stove (with electrical stove).
- Rectify minor render cracking to internal corners of wall/chimney area.
- Rectify wall render cracking above kitchen sleepout door frame.

6.3. BEDROOM 2

- Repair wall/render cracking Southern elevation at window frame.
- Repair minor cracking above widow head area.
- Replace missing door complete with all hardware.
- Rectify cracks in plaster ceiling – secure fixing to ceiling joist – flush up and level out. If necessary batten out and provide a gyprock ceiling.

6.4. SLEEPOUT/BACK VERANDAH

- Remove and clean out all rubbish from this area.
- Replace all damaged (fire damaged) plaster ceiling panels and check out all timber rafters. (Fibre cement panels with timber cover strips).
- Replace all missing doors and windows.

6.5. TOILET

- Renew cistern with duel flush type.
- Renew toilet seat and toilet if required.
- Supply and install toilet paper roll holder.

6.6. BATHROOM

- Supply and install new door complete with all door furniture.
- Supply and install new window.
- Remove old gas instantaneous hot water system and replace with electrical type.
- Supply and install mirror.

Prepared by the Town of Vincent, August 1999.

STRUCTURAL AND MAINTENANCE ASSESSMENT - HALVORSEN HALL

1. Building consists of brick construction with tiled roof, timber floors and shows no sign of any structural problems.

2. INTERNAL

2.1. MAIN HALL

- Remove all shields and notice boards from walls.
- Rectify and make good all holes in face brickwork.
- Prepare and paint double glazed east exit doors, frame and sill.
- Supply an approved exit door sign over east door.
- Service and maintenance fire extinguisher (1997).
- Renew all fluorescent light fittings standardise as there is a mixture of odd fittings present (6 off).
- Carpet tile stained – shampooing required.
- Remove electrical GPO Board from top of cupboards west elevation.
- Prepare and paint timber double doors, window and door frames northern elevation.
- Clean all spider webs and all light diffusers throughout.

2.2. LIBRARY

- Prepare and paint double entry doors and frame.
- Clean vinyl floor tiles.

2.3. KITCHEN

- Prepare and paint door and frame.
- Rectify hole in painted stramit ceiling all to match existing and make good.
- Re-seal joints between kitchen bench top and wall tiles.
- Replace window mounted exhaust fan above stove area.
- Rectify all holes in rendered wall and make good.
- Prepare and paint all walls.

2.4. MALE TOILETS

- Prepare and paint entry door and frames to air lock and toilet.
- Supply and install missing toilet seat.
- Supply and install missing toilet paper roll holder.
- Replace damaged wall tiles at urinal, skirting and door frame area.
- Prepare and paint rendered previously painted walls.

- Clean graffiti off wall tiles.

2.5. FEMALE TOILETS

- Re-paint all doors and frames (5 off)
- Clean graffiti off walls in airlock area brickwork.
- Clean off graffiti lipstick on wall tiles.
- Replace missing wall tiles between toilet cubicle and airlock door frames.
- Supply and install missing toilet roll paper holder.
- Prepare and paint rendered walls.
- Remove all rubbish located in the duct.
- Allow for replacement of old toilet cisterns in duct area.

2.6. GENERAL ITEMS

- Clean all light diffusers throughout.
- Allow for glazing protective film to all windows and doors.

3. EXTERNAL

3.1. NORTH ELEVATION

- Remove all branches and rubbish from roof tile area (vandals).
- Remove graffiti from brick walls.
- Prepare and paint all previously painted timber door and window frames, fascia including timber columns and rafter ends in eaves area.
- Seal all cracks in brick paving slab area.
- Ease and adjust female toilet entry door.
- Paint toilet entry door and frame including window frames.

3.2. EAST ELEVATION

- Trim off exposed sarking insulation in eaves area.
- Paint fascia, rafter ends and all timber window frames.
- Supply and replace existing male toilet door with solid core door metal clad face external sides only. Re-use existing door furniture.
- Steam clean steps and landing to male toilet brickwork.
- Re-paint mortar joints where missing South/East corner.
- Remove glue and liquid nail marks from face bricks, south east corner.
- Prepare and paint double glazed timber doors, frame and sill to exit doors.
- Point up brick mortar joints where missing and make good step area, south elevation East end.
- Remove brick upstand where R.W.P drains onto path seal hole to east and south elevations.

3.3. SOUTH ELEVATION

- Fill and make good all holes in brick work to match existing finishes.
- Prepare and paint all previously painted timber fascia, exposed rafter ends and window frames.
- Trim off exposed silation to eaves area to East and West elevations.
- Remove old bricks and seal hole to old drain pipe outlet.

3.4. WEST ELEVATION

- Prepare and paint timber fascia and exposed rafter ends, including timber window frames and shashes.

COMMENT

Disabled Toilet: Carry out ramp and handrail alterations and construction of unisex toilet dependent on future use of Halvorsen Hall, See Attached.

Prepared by the Town of Vincent, August 1999.



APPENDIX D

CURRENT HERITAGE LISTINGS





PLACE DETAILS

HCWA List:

Name of Place: Robertson Park

Address: 176 Fitzgerald St./Randal St./Palmerston St./Stuart St., Perth.

SITE DETAILS

Owners Name: City of Perth

Location: Lot Y245 D 8847 Vol 1022 Fol 919;
Lot 234 T Perth 3 Vol 1077

Occupied: Yes

Public Access: Open

BUILDING DETAILS

Type:

Construction Date: Est'd. as a Council reserve in 1913. Tennis courts opened in 1929.

Architect/Designer/Builder:

USE OF PLACE

Original Use: Henderson Lake (drained c. 1852)

Later and Current use(s): Chinese market garden, children's library (1939) now a public reserve and occupied by tennis courts.

DESCRIPTION OF PLACE

Construction materials:

Modifications:

Extent of original fabric :

General Condition: Good

Description:

The park is largely occupied by tennis courts and change rooms. The site is well landscaped on its southern boundary.

STATEMENT OF SIGNIFICANCE

The park is significant on the following grounds:

Aesthetic Value: The park provides a significant visual break from the surrounding built up urban area which has a proportionately small amount of established landscaping.

Historic Value: The site was originally part of the North Perth wetland system it was later filled in and used as Chinese market garden. In 1913 the first children's library was opened at the reserve. In 1929 the Municipal tennis courts were opened.

Social Value: Although the area contains other parks, the small lot sizes and the high proportion of high density accommodation makes this park of significant local value.

HISTORIC THEME AND SUBTHEME

Theme: What people did for a living. Outside influences. What people did together

Subtheme: Market gardens. Chinese immigrants. Sport, recreation

MANAGEMENT CATEGORY

Historic site without built features; recognise - for example with a plaque, place name, or reflection in urban or architectural design.