

# LEE HOP'S COTTAGE, NORTH PERTH



PLACE INFORMATION	
<b>Place name</b>	Lee Hop's Cottage
<b>Other names</b>	Dwelling, 176 Fitzgerald St Caretaker's House Robertson Park
<b>Place type</b>	Individual building or group

HERITAGE LISTING	
<b>inHerit ID:</b>	11436
<b>State Heritage Register:</b>	8 May 2007
<b>Other Listing:</b>	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
<b>Street address</b>	176 Fitzgerald St
<b>Locality</b>	Perth
<b>Survey</b>	LOT: 1 D/P: 835
<b>Vol/folio</b>	2782/188
<b>Reserve</b>	—

SIGNIFICANCE	
<b>Level of significance</b>	<b>Exceptional</b> Essential to the heritage of the area. Rare or outstanding example. Consider for nomination for State Register of Heritage Places if not already included.
<b>Management category</b>	<b>Category 1</b> The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan if one is in place.
<b>Statement of significance</b>	<p>Lee Hop's Cottage is a representative example of a simple Federation Bungalow style cottage, restored and put to an adaptive re-use.</p> <p>Robertson Park and Archaeological Sites reflects phases and activities of historic importance from prior to European settlement in 1829, through the early contact period, 1870s consolidation and expansion when Lake Henderson was drained, sub-divisions and Chinese immigration, and development of parks in the City of Perth in inter-war and post World War II periods.</p> <p>Lee Hop's Cottage and Robertson Park is valued by the community of the Town of Vincent, as evidenced by its inclusion in the Municipal Heritage Inventory and by vigorous efforts of the community favouring extension of the parkland rather than alienation of the bottle yard site, and the continued interest and involvement evident in community consultation relating to the place.</p>

PLACE USE	
Original use	Residence: Single Storey Residence
Current use	Social/Recreational: Other Community Hall /Centre Residence: Single Storey Residence
Other use	Park/Reserve

CONSTRUCTION DETAILS	
Construction date	1903
Walls	Rendered Brick Brick
Roof	Terracotta Tile
Architectural Style	Federation Bungalow

Physical description	<p><b>Refer to the assessment documentation for P8705 Robertson Park and Archaeological Sites for a detailed description of this site.</b></p>
	<p>This cottage is located in the south-west corner and contains open lawns, the remains of the outside toilet, the AIDS memorial, vestiges of the lake's edge, and tree plantings.</p>
	<p>The ground slopes away from both Fitzgerald and Stuart Streets, and there are fences along part of both streets. The difference between the levels in the street and Lee Hop's cottage indicate that Fitzgerald Street has been built up considerably since the since the time of construction of the cottage.</p>

Lee Hop's Cottage (1903) is located in against the western boundary, at the northern end of this south-west corner. The immediate environs of the cottage have been landscaped as part of conservation works, with a new front fence, retaining wall along the street frontage and brick paving to the margin between fence and street.

CONSTRUCTION DETAILS	
Physical description	<p>There are new plantings associated with the cottage including roses (<i>Rosea</i> spp.) and <i>Syzygium</i>.</p>
	<p>The cottage is a simple rectangular plan four-room cottage, constructed in brick with hipped roof that extends over the verandahs in a broken back format. Lower walls are tuck-pointed and upper walls are covered with rough cast render. There is a centrally located front door flanked with single pane double hung sashes. As the ground falls away towards the rear of the house, there is a balustrade to part of the side verandah and to the rear, with a set of timber steps down to ground level. Timber posts and timber verandah floors have been installed as part of the conservation works. The cottage is generally in good repair</p>
Condition	Good
Integrity	High
Authenticity	High

### HISTORICAL INFORMATION

**Refer to the assessment documentation for P8705 Robertson Park and Archaeological Sites for further detail of the history of this site.**

In 1903, a four-room brick cottage was built on Lot Y229. In 1904, the earlier residence (demolished c. 1928-29) was numbered 236 Fitzgerald Street. The first occupant of the new cottage was Lee Hop (b. Canton, 1860, arr. 1886), who had earlier leased land for market gardens in Railway Parade, East Perth. Hence, the cottage is now known as Lee Hop's Cottage.

By mid 1907, the area of the Chinese market gardens was around 18 acres, and Sing Tong, Ah Ping, Ah Howe, Chen Hoy, Tye Lung and Kow Kee, were trading from there as Hop Lee & Co. By 1910, the earlier dwelling had been re-numbered 186 and the cottage (1903), occupied by Hop Lee, was 176 Fitzgerald Street (as in 2003).

### HISTORICAL INFORMATION

In 1914, Lots Y229 and Y230 were transferred to the City of Perth. The market gardens continued to be leased to Chinese market gardeners. In 1917, Hop Sing, Ah Sing and Hong Lee were leasing the land. The latter occupied the cottage at 176 Fitzgerald St, through to the late 1920s, when Wong Maw, became the last of the Chinese market gardeners to occupy it and to work the adjoining market gardens. By the late 1920s, few Chinese market gardens remained. Commonwealth immigration restrictions had prevented further Asian immigration in the 20th century. Southern European market gardeners were entering the industry and would come to predominate in the interwar and post-WWII period, before a further influx of Asian market gardeners in the late 20th century, after the demise of the White Australia policy.

In 1927-28, the cottage at 176 Fitzgerald Street was renovated for use as quarters for the caretaker of Robertson Park. From the late 1920s to early 1990s, the cottage accommodated the caretaker or groundsman at the park.

In the 1950s, works to the caretaker's cottage included a brick garage, built by Harris and Chinnery in 1954; and in 1955-58, replacement of the corrugated iron roof with a tile roof, and re-pitching of the verandahs; removal of the lath and plaster ceilings in the two front rooms and the hall, and electrical re-wiring; and renovation of the bathroom. In 1963, the rear verandah was removed and a sleep out addition made at the south-western corner.

A proposal to widen Fitzgerald Street required demolition of the caretaker's cottage and the nearby library, and a public meeting considered the possible re development of Robertson Park. Due to this uncertainty, there was little maintenance on the buildings in the 1960s-1970s. In 1974, alterations were made to the cottage, as per plans showing the sleep out and bathroom at either end of the rear verandah, and to the rear again, a new verandah, W.C., and steps leading from the end of the new verandah down to the rear yard.

In the early 1990s, after the tennis courts were leased out, a resident caretaker was no longer required, and the cottage at 176 Fitzgerald Street was vacated. The yard was utilised to house Perth City Council's work vehicles. In December 1997, the cottage, now known as Lee Hop's Cottage, was included in the Municipal Heritage Inventory for the

### HISTORICAL INFORMATION

In 2002-03, Architect Alice Steedman supervised restoration and conservation works to Lee Hop's Cottage carried out by students from the Nyoongar Kadadjiny Kulark Kart Central TAFE Aboriginal programme centre, in an on-the-job vocational programme, a joint initiative by the Department of Training and Employment Aboriginal Services Branch, Central TAFE and the Town of Vincent.

<b>Historic theme</b>	Peopling WA: Demographic Development Governing: Government and Politics Cultural Life: Recreation - Arts, Culture and Entertainment Cultural Life: Domestic Life Social Services: General Social Services	
<b>Associations</b>	Lee Hop  Alice Steedman	Original owner and occupant Architect
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. P8705 Robertson Park and Archaeological Sites, Assessment Documentation, DPLH, 2007.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



*Sewerage Plan of Robertson Park, 1954. Courtesy SROWA cons 4152 item 089.*