

TOWN OF VINCENT HERITAGE INVENTORY

THEMATIC HISTORY

The Town of Vincent Thematic History is a time-lined thematic overview of development within this area from the period of first European settlement to the present. The Town of Vincent, formed in July 1994, includes the suburbs of Mt Hawthorn, North Perth, Highgate, Leederville (excluding West Leederville), and parts of West Perth, East Perth, Perth City and Mt Lawley.

The overview not only identifies themes as they emerge in time but also describes major stories and events within themes. The time themes attempt to identify major turning points in the history of the Town area. The subject themes are arranged under the headings of: why people settled in the various areas; how they travelled and communicated; what they did to make a living; what they did as a community; what external influences affected the community; and famous people and extraordinary events.

The history is intended to be the basis of the Municipal Inventory of historically significant places within the Town of Vincent. It is a guide for the establishment of a comprehensive list of significant buildings, features, and places which reflect the history of the Town area and which its citizens may wish to protect or mark for the pleasure and education of current and future residents and visitors.

Aboriginal Occupation

Australia's history begins with indigenous aboriginal history extending back more than 40,000 years. The Swan Valley contains some of the oldest firmly dated evidence of Aboriginal occupation in Australia, with one campsite in the alluvial terraces immediately adjacent to the Upper Swan Bridge providing a radiocarbon date of over 38,000 years.

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 Bibbulman, Wadjuk (or Whadjug), and Nyungar. The term Wadjuk refers to all the people who belong to the Whaddarn language group. Bibbulman was the name given to coastal Aborigines by their eastern neighbours, who referred to them as *Whaddarn-di-Bibbulman*. There were thirteen or so groups belonging to the Whaddarn-Bibbulman socio-linguistic block. The Bibbulman of the Swan and Murray River districts spoke the Illa kuri wongi dialect. Groups were also given the local name for their geographic location, so the Perth groups were referred to as *yabbaru*, meaning they were located in the northern part of the area covered by their language group. The correct description of the people who inhabited the Perth

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

region, then, is Yabbaru Bibbulman who spoke the Illa kuri wongi dialect.² The term Nyungar (or *yungar*) means ‘man’ or ‘person’ and was used by Aborigines when referring to themselves. It is used in the plural sense today, as denoting ‘the people’, and is the term most commonly used when referring to aboriginal people in the Perth region.

The Nyungar were comprised of smaller ‘family’ groups, each ranging across their own territory. All had access to the Swan and Canning rivers and the extensive lake and swamp systems which stretched northward from the Swan River. The groups camped regularly near the lakes where fresh drinking water, and game such as wildfowl, fish, crayfish, turtles, frogs and edible reeds, were available. Kangaroos and other animals were hunted through the bushland.³ Contact was maintained between groups through the *mandjar*, or fair, held at Galup (Lake Monger), where people met to barter a wide range of goods.⁴ Other lakes and swamps had their own significance. The Lake Henderson area, known as *goongarulnyarreenup*, or low-lying swampy land, was the site of certain ceremonies.⁵ Third Swamp (Hyde Park) was called boojamooling (or boojamaeling) and was a camping, fishing and meeting ground.

1829 - 1870: Early European settlement

Aboriginals had sighted Europeans along the western coast since the seventeenth century, and perhaps earlier, and there was some contact, not all of it friendly. There are few records of encounters with the indigenous people during the first months of European settlement in the Swan River Colony. This may in part be explained by their migration during the winter season that coincided with the colony's foundation.⁶ However, the dual occupation of the Swan River area by these two peoples, which was based on contrasting land value systems, saw the early friendly exchange of surplus fish for bread and flour replaced by conflict, and displacement and institutionalisation of indigenous people. Clashes were inevitable as the two populations were large-scale users of land.⁷ It was not long before the Nyungar community was devoid of its traditional land use along the Swan River.

Official policy was formed to reduce the number of Nyungar entering the Perth City area. Government food depots were established in 1833 at Upper Swan and Lake Monger, and Nyungar were not permitted any closer to Perth than Gooninup (Swan Brewery site). They

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 Bekle, H 'The Wetlands Lost: Drainage of the Perth Lake Systems', in *Western Geographer*, June 1981, p. 21.

⁴ *ibid.*

⁵ Information provided by DOLA Geographic Services.

⁶ Green, Neville 'Aborigines and White Settlers in the Nineteenth Century', in Stannage, C.T. *A New History of Western Australia*, University of Western Australia, 1981, p. 80.

⁷ Cooper, B & MacDonald, G *History of Stirling*, unpublished draft, 1994, p. 11.

were forced to the outskirts of Perth, which then included areas such as the Third Swamp camp.⁸

The area on the northern side of Perth township was not considered an ideal area for settlement. It consisted of wetlands stretching some 50 or 60 miles (80 to 95 kilometres) northward. During wet winters the lakes flooded, inundating the surrounding land. The wetlands were also a breeding ground for mosquitos. In the immediate vicinity of the Perth township were lakes Kingsford (Perth Railway Station, and railway goods yard, now Bus Station), Irwin (Entertainment Centre, formerly the railway running yard) and Sutherland (Mitchell Freeway, formerly Sutherland Street). To the north-west was Lake Georgiana (Mitchell Freeway, formerly Sutherland and Newcastle streets), and the two larger lakes, Monger and Herdsman in what was known as the Great Lakes District. Immediately north were Stone's Lake (Perth Oval, formerly Loton's Paddock), Lake Poulet (First Swamp, part of it now Birdwood Square), Lake Thomson (Mews Swamp, between Lake, Brisbane and Beaufort streets) and Lake Henderson (part of it now Robertson Park). Further north of these lay Second Swamp (Bulwer Street, east of Lake Street), Third Swamp (Hyde Park) and Three Island Lake (Smith's Lake, now Charles Veryard Reserve in North Perth). Many of these lakes were interconnected, draining into the Swan River at East Perth through natural drainage into Claise Brook. There were also other smaller unnamed lakes and swamps scattered among the larger ones. In 1833, water draining from lakes Kingsford, Irwin, Sutherland and Henderson was used to work a water-driven mill located in Mill Street.⁹

Some settlement did occur north of Perth in these early years. John H. Monger acquired 200 acres of Perthshire Location Ae abutting Lake Monger, which was being referred to as Monger's Lake as early as 1833.¹⁰ William H. Leeder took up adjoining land grants at Perthshire Locations Ac and Ad, to which he later added Locations 1, Ax and Ay. By 1838, William Leeder had established a hotel, Leeder's Hotel, in Perth, and was leasing out his estate. He advertised part of his property for sale that year:

A small estate near Perth, situate [sic] within two miles of the town, and bordering Monger's Lake. There is a good House, and productive Garden, well stocked with Fruit-Trees. This Spot combines the picturesque with utility, affording profit for the agriculturalist, as well as the Sportsman. It consists of about 250 Acres. It is at present let for a short period at £30 a year.¹¹

⁸ Green, Neville 'Aborigines and White Settlers in the Nineteenth Century', in Stannage, C.T. *A New History of Western Australia*, University of Western Australia, 1981, p. 93.

⁹ Town of Vincent, 'Wetlands Interpretation Project: Guide to Sources', p. 73; Map of Perth, 18L; Bekle, H 'The Wetlands Lost: Drainage of the Perth Lake Systems', *Western Geographer*, June 1981, pp. 21-41; Map of Perth, 1894, Battye 414c.

¹⁰ Nicholls, D. 'A Community History of Leederville', in *Western Ancestor*, Vol 1. No. 4 December 1979, p. 12.

¹¹ *Perth Gazette*, 5 May 1838, p.1.

William Leeder's house is marked on Jesse Hammond's hand-drawn map of the 1870s, and is shown near the south-east corner of Lake Monger. A similar L-shaped building is shown a little further east, south of Smith's Lake, on the 1897 PWD sewerage plan.¹²

Another settler, boat builder and ferryman Thomas Mews, owned an allotment situated between Lake, Brisbane and Beaufort streets and which included the seasonal lake known as Lake Thomson, after early settler, Robert Thomson. The lake was also referred to as Mews Swamp. Thomas Mews made one of the first attempts at reclamation of wetlands for gardening.

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 and 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.¹³

The wet winters of 1842 and 1847 resulted in extensive flooding of the areas surrounding the lakes. A single sheet of water covered the area north of Perth, and Forrest Place and parts of Murray Street were flooded. Drainage of the lakes in the city area was begun with the construction of an open main drain along Wellington Street to Claise Brook. The drained Lake Kingsford was used for market gardening.¹⁴ Industry was attracted to the East Perth area, because of its proximity to Perth, distance from residential areas, and access to water and the Claise Brook drain.¹⁵ Noxious industries, such as the government slaughterhouse, tanneries, soapworks, laundries, saw mills, foundries, etc, were established in the area.¹⁶

The steady arrival of convicts and Pensioner Guards between 1850 and 1868, significantly swelled the population of the colony. Market gardening on the northern side of the city expanded to meet the greater demand for food. By the 1870s, 'Perth was surrounded by gardens in a fan which spread from Cole's garden in the east to Leeder's in the west'.¹⁷ Market gardening during this early period was the province of European settlers and ex-convicts. The

12 Jesse Hammond, map of Leederville 1870s, Battye 720c; PWD 5647, sewerage map 1897, sheet 13.

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

14 Bekle, H 'The Wetlands Lost: Drainage of the Perth Lake Systems', in *Western Geographer*, June 1981, p. 23-4; *East Perth Project 1985: Biophysical Assessment*, Working Paper No. 4, p. 6.

15 *East Perth Project 1985: Biophysical Assessment*, op cit, p. 5.

16 Stannage, C.T. *The People of Perth*, Perth City Council, 1979, pp. 140 & 253.

17 Stannage, C.T. op cit, p. 128.

resulting produce was sold door-to-door, although an attempt was made to establish a market under the Town Hall arches.¹⁸

As well as increasing the population of the State, the arrival of convicts also brought much needed British funds, and convict labour was used for the building of major roads and other public works such as drains. The Perth Town Trust, and a Central Board of Works responsible for roads, had been established in 1838, but both had been hampered by lack of funds. In the mid 1850s the Central Board was disbanded and the Town Trust was given the responsibility for road construction. In 1858, the Trust was replaced by the Perth City Council which began to improve the condition of roads in the city.¹⁹

The increase in population also resulted in extensions to the city of Perth. An 1858 map shows town lots extending north around Thomson's Lake and Stone's Lake toward the Highgate area. The annotation on this map reads: 'The lots shown by black lines and numbered from [N] 76 to 144 were marked out by William Phelps Assistant Surveyor in August 1858'.²⁰

The original town lots varied in size, but they were all of a substantial area having space for a productive garden as well as a residence. Those added north of the city in 1858 had an area of around 1.2 hectares. In 1865, Suburban Lots 140 to 149, bounded by Beaufort, Walcott, Lord and Lincoln streets, were added.²¹ These were, on average, around 9 hectares in area and may have been planned for use as market gardens and small farms, including dairies.

There would have been a cottage or two attached to the gardens and small farms in these areas. The earliest residences were simple two or four room buildings constructed in mud brick with a thatch roof. These eventually gave way to cottages of brick and shingle.²² There were also some prefabricated timber residences transported out from Britain for those who could afford them.

Possible remnants from and markers for this period:

Original property boundaries; Orchard & market garden remnants; Convict built drains and roads.

Suggested Major themes for this period:

Outlying settlement; Drainage of the lakes; European market gardening

18 Stannage, C.T. op cit, p. 165.

19 Stannage, C. T. op cit, pp. 56, 60, 154-55.

20 Map of Perth, 18L1, SRO CONS 3868, Item 302.

21 Map of Perth, 18L, SRO CONS 3868, Item 301.

22 Pitt Morison, M. 'Settlement and Development: the historical context', in *Western Towns & Buildings*, edited by M. Pitt Morison & J. White, UWA Press, 1979, pp.46-7 & Map of Perth, 1855, p. 33.

1871 - 1890: Pre Gold boom

Representative Government was conferred on the colony in 1870, and this was followed a year later by the Municipal Institutions Act which established Perth and seven other towns as municipalities, and Road Board Districts to administer to the rest of the settled areas.²³ Loftus, Vincent and Walcott streets marked the boundaries of the City of Perth west, north and east. Immediately outside that boundary was the province of Perth Road Board. Local Road Districts almost exclusively derived their finance from government grants, and the limited revenue that the Perth Road Board operated on for the following twenty years was reflected most obviously in the lack of road construction, with most early infrastructure being financed by private citizens and land developers. Some basic road construction was carried out by convict labour, but most road works in the Town of Vincent were to wait until at least the 1890s. Green Street, for example, was not surveyed until 1895 despite appearing on maps as early as 1872.²⁴ Charles Street/Wanneroo Road also became an important district road in the 1870s, the settlers scattered along its length generally supporting themselves with dairy farming and market gardening. With the limited means of transport, these unmade sandy roads and tracks were the only communication routes for outlying settlers, most of them walking or using horse drawn drays.

Heavy flooding of the wetlands in 1872 prompted the laying of a new enlarged main drain from Lake Kingsford, and concerted efforts were made to improve drainage in the city and to the north. The poor drainage, cess pits and regular flooding presented a serious health hazard among the growing population as well as making life uncomfortable for those in the low-lying, and generally poorer, areas. In September 1872, the Surveyor-General asked Perth City Council to report on which allotments they wanted reserved for drainage and other purposes. In the area now within the Town of Vincent, Council nominated Third Swamp for a public garden, Lots N40 and N90 for drainage of Second and Third swamps, and Lots N45, N50, Y210, Y232 and Y248 for drainage of Lake Henderson and district.²⁵ Third Swamp was at the time a favoured spot for duck shooting.²⁶

The drained land of Lake Henderson was quickly taken up for market gardening. James Fox purchased three lots in 1873. His household, comprising a small brick house, timber and iron sheds, well and windmill, was probably typical of family market gardening establishments of

23 Statutes of Western Australia, Municipal Institutions Act, Statute No. 6, 1871.

24 Cooper op cit. See Perth Road Board Minutes 6/8/1895.

25 Stannage, C.T. op cit, pp.166-167.

26 Seddon, George *A Sense of Place: A response to an Environment, the Swan Coastal Plain, Western Australia*, UWA Press, 1972, p. 230-231.

the period. One of his sons took up land on Lake Henderson in the 1890s.²⁷ Lake Poulett was drained and first used as a rubbish dump.²⁸

Transport services were expanded when the Fremantle to Guildford railway line was completed in 1881. Its construction effectively moved the focus of the city away from the Swan River and encouraged settlement to the immediate west, north and east. Residential growth was not rapid prior to the 1890s, however. In 1884, there were still only fifty buildings between Newcastle and Vincent Street (of which five remain in the year 2000).²⁹ Surveyor, John S. Brooking owned Lot N53 on Palmerston Street on which he built 'Lakeside' at No. 106. This residence has been dated at 1871, making it possibly the earliest surviving residence in the Town of Vincent.³⁰ Suburban Lot 28, bordered on the east by Lake Street, included the area of Lake Thomson. The land was still owned by the Mews family in 1884.³¹ A house, stable, grounds and paddocks are listed for the property which was in use as a small farm. An extensive orange orchard was situated on the west side of Lake Street. By 1889, the Beaufort Arms Hotel had appeared on the corner of Newcastle and Beaufort streets, under the ownership of solicitor S. H. Parker. It is very likely that the Mews' residence formed the basis of the hotel.³²

The subdivision of Highgate Hill was one of the first suburbs on the north side of Perth. It consisted of 'a small isolated cluster of homes erected on an "estate" which an enterprising owner had subdivided into blocks for workmen's cottages, in the hollow at the east side of Beaufort Street'.³³ In February 1889, the foundation stone for Highgate's St Albans Church was laid, and Harry Pratley ran a hansom cab service to the area in the late 1880s, but despite these refinements Highgate did not grow rapidly.³⁴ In 1893, a visitor to the church described the place: 'Just a mile from the Cathedral you found a little stone church with a rough fence around it. I suppose it would hold about 80 people; it had just been improved by the addition of a porch and vestry. It stood in a block of five acres of bush, where beautiful wild flowers grew.'³⁵

27 Deeds of Memorial, Book 7 No. 1286, 12 December 1873; City of Perth Rate Books, 1884; PWD sewerage map, City of Perth, 1897; PWD Sewerage Works Survey notebook, 1896.

28 Bekle, H. op cit, p. 21; Bold, W. E. 'Perth: the first 100 years' *Early Days*, Vol. 3, Pt. 2, October 1939, p. 30.

29 City of Perth Rate Books, 1884; survey conducted by Andrew Main, 28 August 1998.

30 City of Perth Rate Books, 1884; research carried out by Barrie Baker, member of Town of Vincent Heritage Advisory Group, with the assistance of J. S. Brooking's family.

31 Map of Perth, 1889, Battye 244c; City of Perth Rate Books, 1884-1892.

32 City of Perth Rate Books 1884-1890.

33 Burton, Rev Canon, *The Early Days of St Alban's Church, Highgate Hill, WA*. [1938], p.6.

34 Burton, Rev Canon, op cit; Stannage, C.T. op cit, p. 133.

35 Burton, Rev Canon, op cit, p.5.

Few of the early residences built in this area have survived. Their removal has continued to the present, the latest being workers cottages constructed for rental in 1889 at 318-322 Stirling Street and demolished on 7 September 1999.³⁶

North of Vincent Street the district was still one of large acreages, dominated by William Leeder's holdings. The first landowner in the Mount Hawthorn district was Louis Beurteaux, a dentist of Perth, who was granted fifty acres of Swan Location 690 in 1875. He took up another fifty acres in 1876 and another in 1877, by which time the whole district had been taken up in nine fifty acre grants. Other landholders were M. Banks, E. P. Barrett, H. S. Ranford, E. dePonte and R. Paisley.³⁷

The first Mount Hawthorn subdivision made for urban purposes was in 1887, by the Intercolonial Investment Land and Building Company of Sydney. The area concerned was between Anzac and Scarborough Beach roads and included the Boulevard, the Promenade (Matlock Street), Coogee and Randwick (Flinders) streets. The following year the Company established the large Merredin Park Estate on Location 660 in the triangle created by Scarborough Beach Road and Charles streets. This estate, which crossed the boundary of Mt Hawthorn and North Perth, had streets named after cities. The Randwick Estate on Location 739, bounded by Scarborough Beach Road, Bondi and Matlock streets, was also established.³⁸ Some land was sold locally and to investors in the eastern states, but there does not appear to have been any building done at this time, except for the construction of the Wanneroo (North Perth) Hotel on the corner of Charles Street and Scarborough Beach Road.³⁹

Possible remnants from and markers for this period:

Original property boundaries; Orchard & market garden remnants; Convict built drains and roads; houses built during 1880s; stable buildings; St Alban's Church; J. S. Brookings house.

Suggested Major themes for this period:

Lake drainage; Market gardening; Railway development; Roads Boards and municipalities established; Dispersal of Aboriginal population

³⁶ *Voice News*, 10 September 1999, p. 1.

³⁷ DOLA Nomenclature Section, 'Origins and Histories of Perth Suburbs', typescript, 1975.

³⁸ DOLA Nomenclature Section, 'Origins and Histories of Perth Suburbs', typescript, 1975; DOLA Plans 125 & 148.

³⁹ *ibid*; real estate notices.

1891 - 1919: Gold boom and the establishment of suburbs

This was an important period for the development of Perth. In 1884, the population of the Perth district was just over 6,000; in 1891 it was 9,500; in 1901 it was nearly 44,000, and by 1911 it had reached 87,000. While Perth had no suburbs in 1884, in 1911 the city area was surrounded by them.⁴⁰ As living accommodation in the centre of Perth became overburdened, tent cities sprang up in Subiaco, East Perth and Hyde Park. Suburban land subdivisions were established, initially spreading along the railway line, to the immediate north, east and west of the city, and then further north to Vincent Street and beyond.

Residential growth in Highgate was slow. Even in the late 1890s the suburb was described as ‘a sprawling and sparsely populated district’, a comment endorsed by the PWD sewerage map of 1897.⁴¹ Following the 1880s subdivisions in Highgate, the Roman Catholic Diocese subdivided a triangular portion of its land, near the intersection of Vincent and Beaufort Streets, in 1891. They erected cottages for members of the parish. The subdivision was known as Mount Heart Estate, and was bounded by Mary, Margaret (Harold), Beaufort and William streets. An area of two acres on Mary Street, in the centre of the subdivision, was reserved as Alacoque Square, named after the Sacred Heart of Jesus, St Margaret Mary Alacoque. By 1899, the Monastery of Our Lady of the Sacred Heart, incorporating a school, was erected on Alacoque Square, and was followed by the construction of St Mary’s Church, in 1906, and the Sacred Heart Primary School in 1914, on the same site. The Monastery was occupied by a congregation of Our Lady of Missions.⁴²

On the east side of Lord Street, the Westralia Estate was established on part of Location A4 in 1895, by the Perth (WA) Estate Company Limited. In 1897 the Company established the adjoining East Norwood Estate, between the railway line and the Swan River, on the remainder of Location A4 and the smaller Location A5. Perth (WA) Estate Company Limited was made up of a syndicate comprising Zebina Lane, C. W. Garland, C. H. D. Smith and G. F. Salas. Zebina Lane was a mining engineer and mine owner at the Great Boulder mines, and was just one of a number of magnates who involved themselves in land speculation in the 1890s. A road in the East Norwood Estate, Zebina Street, was named after Zebina Lane. The East Norwood Estate also had a Westralia Street, and the Westralia Estate had a Norwood Street. Norwood Street was later renamed Harold Street, as it was an extension of that road, but the Norwood Hotel still carries the name of the adjoining estate.⁴³

⁴⁰ Stannage, C. T. op cit, p. 193.

⁴¹ Josephine, Sister Mary. *The History of the Parish of Highgate Hill*, 1964, p. 1; PWD 5647, sewerage maps, 1897 and 1900, sheet 7.

⁴² *The Record*, 24/12/1891; 12/2/1896; Josephine, Sister Mary. *The History of the Parish of Highgate Hill*, 1964, p. 1; PWD 5647, sewerage maps, 1897 and 1900, sheet 7.

⁴³ DOLA Plan 2001; Perth City Rate Books, 1898-1915; East Norwood Estate real estate notice; PWD 5467, sewerage plans, 1900, sheet 6.

These two estates were north of Claise Brook and away from the noxious industries of East Perth. They were aimed at upper working class and lower middle class residents. A number of homes were built 'on spec' for the Estate Company which then offered them for rental-purchase. Others were built by private speculators for renting out. Thomas Scott Plunkett appears as a builder here in 1914. The popularity of these two estates would have been enhanced by their proximity to the East Perth railway station.⁴⁴

In 1892, an estate was opened up on part of the land that had originally been Lake Thomson. The estate was situated between Brisbane and Newcastle streets and included part of William, Money and Lindsay streets. The owner of this estate was Perth gentleman, Harry Anstey. The subdivision was advertised as 'the most centrally situated available property in the City of Perth'. A number of semi-detached and single residences were constructed in Lindsay and Money streets, with residences and shops on Newcastle and William streets. Newcastle Street had a number of boarding houses along its length at a time when there were many single men arriving from the eastern states and overseas. The gold boom economy of Western Australia was a great attraction during the depression that held sway in the eastern states in the 1890s.⁴⁵

Situated between Lake Thomson and Lake Henderson, was Palmerston House, at 123 Palmerston Street. Built by Edward Keane in the early 1890s it was located opposite J. S. Brookings 'Lakeside' at 106 Palmerston Street.⁴⁶ In 1896, the real estate notice for the Brooking Park Estate, bounded by Palmerston, Brisbane and Lake streets, advertised a 'magnificent' orange grove covering nine building lots fronting Lake Street. The presence of the orange grove no doubt accounted for a street in the subdivision being named Orange Avenue. The land occupied by the orange grove was originally Suburban Lot 1. A bus route along Brisbane Street was another selling feature of the estate. J. S. Brooking's own residence, was not for sale.⁴⁷

William Brookman, another mine developer, and Perth Mayor from 1900-01, also had land investments. His speculative land company, the Colonial Finance Corporation, developed a housing estate on Lake, Moir and Brookman streets in 1897. This estate was also a result of the reclamation of Lake Thomson. Baker's Terrace, a row of fifteen two-storey terrace houses, was built on Lake Street for middle class residents, and some thirty duplex pairs were constructed on Moir and Brookman streets for working class occupants. The duplexes were of more modest size and design than the terrace houses, but standard of workmanship was similarly high. The estate reflected social mores of the time, with the middle class residences in a prominent position and the working class homes in the smaller streets behind, although the

44 Stannage op cit, pp. 215-16.

45 Assessment of Money/Lindsay Street precinct for Town of Vincent by Irene Sauman and Laura Gray, 2000; Central Property real estate notice.

46 City of Perth Rate Books (Lot 55 owned by JR Keane was vacant in 1891); *Wise's Post Office Directories*, 1893, Keane's house appears on Palmerston St.

47 Brooking Part Estate Real estate notice.

occupations of the residents in 1900 only partially reflected this distinction. The City of Perth rate book listings for Brookman Street show such occupations as miner, accountant, baker, civil servant, engine driver, inspector, painter, lamplighter, government house orderly, and barman. In Baker's Terrace the occupations are listed as importer, hotel proprietor, contractor, traveller, widow, clairvoyant and labourer. Perhaps a case of the upwardly mobile in some instances. By mid 1901, Brookman's finances were in disarray, due largely to his lavish lifestyle, and he gradually sold off his numerous properties.⁴⁸

Woodley Park estate, also referred to as the Highgate Hill extension, was offered for sale in March 1897. It encompassed a section of Guildford Road (Lord Street), Broome, Turner and Wright streets, and was advertised as comprising 'magnificent building sites and garden land'. The estate was a resubdivision of Suburban lots 140-142, on which was sited a small unnamed swamp.⁴⁹

Many of the streets in the estates established during this period were owned and maintained by the developers, and had been named by them. In the mid to late 1890s, the Perth City Council took over control of them, and there was a flurry of street renaming and the introduction of numbering for houses and other buildings. Street names were standardised so that the same street passing through a number of estates had the same name for its whole length, or at least most of it. Thus, for example, in 1897, the street known as William Street in the city and Hutt street immediately north of the railway line, became William Street along its entire length and, similarly, the street which was named Newcastle at its western end, Ellen at its centre and Mangles at its eastern end became Newcastle Street from Oxford to Lord. The PWD sewerage maps of 1897 and 1900 confirm the increase in settlement in the later 1890s.⁵⁰ A new railway bridge was erected at the northern end of Barrack Street in 1894, and the Horseshoe Bridge, which crossed the railway line between Perth Station and the goods yard, was completed in 1903. Both provided improved access between the northern and southern sections of the city and facilitated development to the north, although many who were advocating better town planning had wanted the railway line sunk beneath the streets.⁵¹

While inner city land was being subdivided at a rapid pace, so too was land further north. In 1890, the Monger Estate on Location Ae, covering much of the suburb of West Leederville, was subdivided. The following year the majority of the Leeder Estate was sold to developers, and three subdivisions were opened in 1892. The No. 1 Leederville subdivision covered Location Ax, south of Vincent Street and east of Oxford street. The lots in this subdivision

48 Stannage op cit, pp. 215-16.

49 Real estate notice, Battye aperture cards 342 & 343; Perth map 18L, op cit.

50 Stannage, C. T. op cit, p. 289; sewerage maps 1897 & 1900.

51 Stannage, C. T. op cit, p. 289; Webb, Martyn J. 'Urban expansion, town improvement and the beginning of town planning in metropolitan Perth, 1899-1914', In Gentilli, J. (ed) *Western Landscapes*, UWA Press, 1979, pp.359-383.

varied in size from about half to one acre.⁵² The No. 2 subdivision covered Location Ad, most of which is part of West Leederville but which also included the west side of Oxford Street north to Richmond Street. This section of the estate provided some large garden lots on the swampy edges of Lake Monger where market gardens and dairies were established.⁵³

The No. 3 Leederville subdivision of Locations 1, Ay and Ac offered large garden lots of around two to ten acres between Anzac Road and Bourke Street, skirting the edge of Lake Monger and extending across to the eastern side of Loftus Street into what is now North Perth. Lake Monger on the west and Smith's Lake on the east provided swampy ground with rich garden soil adjoining. The area between Bourke and Richmond streets was divided into slightly smaller lots of just under one and a half acres.⁵⁴ There was a strip of Crown land between Vincent and Richmond streets, and this was designated Government Reserve 884. The section of the Reserve west of Loftus Street became the site of Leederville's oval, post office, primary school, town hall, and police station, while the section east of Loftus Street became the site of Beatty Park.⁵⁵

Leederville was a popular suburb, with Lake Monger its central attraction, but 'the suburb never lived up to the rosy future forecast'.⁵⁶ The larger garden lots were subdivided, with a number of smaller estates being offered such as: Leeder Park (1892), on the south-west corner of Oxford Street, which included The Avenue, now part of the shopping precinct and railway station carpark; Springfield Estate (1893) on the south-west corner of Oxford Street and Britannia Road; Frogmore Gardens (Stamford Street) Estate (1894); Leederville North Estate (1895) covering part of Tennyson, Byron, Marian, Shakespeare and Lonsdale (Loftus) streets, in which Jesse D. Leeder had an interest as well as his own residence on Marian Street; and other subdivisions on Franklin, Schafer (Galway), Burgess and Scott streets.⁵⁷

The 1897 PWD sewerage plans show Leederville as still sparsely settled. There was a small concentration of buildings along the western end of Newcastle Street, and in the area bounded by Carr (then Leeder street), Oxford, Vincent and Loftus streets, among them the Leederville Hotel (1897). A scattering of buildings also appears on Oxford Street between Vincent and Bourke streets, and in the streets near the edge of Lake Monger, where there were a number of dairies. The street block between Fleet and Loftus streets had a small collection of buildings,

52 DOLA survey index plans; Leederville subdivision map, c. 1900; Map, Perth 18L, showing Locations in the area of Lake Monger, 1860, SRO CONS 3868 Item 301; real estate notices, 1890s; DOLA Plans 450, 22 January 1892 & 688, 1 March 1893; Certificate of Title Vol. 62 Fol. 68, 17 August 1894 (Leederville Hotel).

53 *ibid*; *Wise's Post Office Directories*, 1890s.

54 *ibid*.

55 Leederville subdivision map, c. 1900; Map, Perth 18L, *op cit*;

56 Harrold, R. 'Leederville - A Study in Land Use and Demographic Change in an Inner Residential Area of Perth' in *Economic Activity in WA*, Vol. 8, April 1965, p. 31.

57 DOLA Plans 687, 931, 956, 997, 1044, 1049, 1069, 1210 & 1223; Real estate notices; *Wise's Post Office Directories*, 1890s.

and there were a few places along Loftus Street beside Smith's Lake. Bourke Street ended at Smith's Lake, and a market garden had been established there.⁵⁸

The 1897 and 1900 PWD maps do not cover the North Perth-Mt Hawthorn area so we cannot learn anything from them of the early settlement of those areas. One reason they are probably not covered is that there was very little development there to consider with regard to sewerage and drainage and water supply.

Following the early release of land in the late 1880s, further subdivisions took place in Mt Hawthorn in the late 1890s. There was a land release on Location 782, between Anzac Road and Scarborough Beach Road, in 1896, called the Leederville Estate extension, and another in 1899, known as the Ambleside Estate, covering Lynton, East and Ambleside streets and Sasse Ave. Again little, if any, settlement took place. On the north side of Scarborough Beach Road, the Merredin Park Estate was offered at auction in 1901. This Estate advertised 'splendid mansion & villa sites' on streets named after cities. A number of the streets of the subdivision were later renamed, such as Dublin (Shakespeare), Wellington (Dunedin), Brisbane (Haynes) and Adelaide (Eton).⁵⁹

The Hawthorn Estate, from which Mount Hawthorn eventually took its name, was opened in 1903 by a syndicate. J. A. Hicks described the development years later, in 1932:

Scores of acres owned by a syndicate, ie, the late J.C.H. James, Commissioner of Titles, the late Sir Edward Wittenoom, the late Mr William Britnall, Fred Mosey of West Perth and myself in equal shares. The Estate was subdivided, put on the market and placed in my hands. I named it Hawthorn after a visit to the suburb of Hawthorn in Victoria because I considered that what Hawthorn was to Melbourne our estate was to Perth. The estate sold well and a very fine residential suburb was thus established. All the streets were named by myself, and the names of the owners were perpetuated by naming a street after each one. For some as yet unexplained reason, however, the names... were "wiped out" and fresh names given. Being interested as the owner of adjoining estates I made a free gift of three acres of land fronting Oxford st and Britannia road, immediately opposite the Oxford Hotel at Leederville, to the Perth Tramway Company as an inducement for them to run the trams up Oxford street to the edge of the Hawthorn estate.⁶⁰

The street names referred to were changed to conform with street names south of Scarborough Beach Road, thus, for example, Hicks Street was renamed Flinders and Wittenoom Street became Coogee. The Mount was added to the suburb name later, possibly to avoid confusion with Hawthorn, Victoria, or possibly because Mount was fashionable at the time and the estate was on a rise. The donation of land to the tram company is indicative of how important access to public transport was in the development of an area before the advent of general car ownership. Generally speaking, settlement in Mt Hawthorn in the 1890s was confined to the

58 PWD 5647, sewerage plan, 1897; *Wise's Post Office Directories*, 1890s.

59 Real estate notice, DOLA Plans 167 and 2334.

60 Letter from J. Hicks, *West Australian*, 22 September 1932.

Oxford Street end of the district, and along parts of Anzac, Britannia and Scarborough Beach roads.⁶¹

In North Perth, the earliest subdivisions were developed in 1898 by Solomon Herman's Gold Estates of Australia. The first was called the Percy Estate 'for no obvious reason beyond its vaguely aristocratic sound'. It covered the area south of Angove Street (named for surveyor William Angove) and included Olive, Peach, Vine and Persimmon streets. Angove Street was angled across the subdivision to link Fitzgerald Street with Scarborough Beach Road. The second subdivision, referred to as an extension of the Percy Estate, was called Woodville. This was situated in the triangle formed by Angove, Farmer and Parker streets. Farmer Street was named for Thomas Farmer, original owner of Swan Location 653, on which the estate was partly situated. Christmas Hills estate was to the north, and included Mignonette, Magnolia and Pansy streets; the Toorak estate straddled Fitzgerald Street, and the Forrest Hill Estate, east of Fitzgerald Street, was given streets named after Sir John Forrest and his first five cabinet ministers, Shenton, Burt, Marmion, Venn and Robinson.⁶²

Development was rapid in Leederville and North Perth. In May 1895, the section of the Perth Road District covering Leederville and West Leederville was gazetted Leederville Road District.⁶³ Less than twelve months later, Leederville became a municipality, having sufficient property within its boundaries to provide a minimum of £300 in annual rates at a rating of not more than one shilling to the pound.⁶⁴ In April 1897, the population of the Leederville municipality had reached more than one thousand and its municipal area was divided into three wards - north, south and central.⁶⁵ The first mayor of Leederville was James Stewart Bennet, and one of the first acts of the new municipal council was to offer a five guinea prize for the design of a Mechanic's Institute and Council Chamber. The building (not extant) was situated on Oxford Street, next to the State School. Behind it was the local pound, where stray horses and cattle were held, at the owners cost. The first roads in the municipality to be made, that is gravelled, were Newcastle and Oxford streets, followed by Saunders and Beulah.⁶⁶

North Perth, initially called Woodville and Toorak after the early estates, also developed rapidly. In March 1899, the suburb was declared North Perth Road District.⁶⁷ In October 1901, North Perth was gazetted a municipality and its Road District boundaries were extended to

⁶¹ *Wise's Post Office Directories*, 1893-1900; City of Perth Rate Books, 1914-1920.

⁶² Bolton, Geoffrey, *Daphne Street*, FACP, 1997, p. 22-23; real estate notices for Woodville, Forrest Hill and Christmas Hill estates.

⁶³ *Western Australian Government Gazette*, 3 May 1895, p. 620.

⁶⁴ *Western Australian Government Gazette*, 3 April 1896, p. 483.

⁶⁵ *Western Australian Government Gazette*, 9 April, 1897, p. 673.

⁶⁶ *Western Australian Government Gazette*, 14 May 1897, p. 928 & 8 June 1897, p. 1145.

⁶⁷ *Western Australian Government Gazette*, 10 March 1899, p. 762.

include the future suburb of Mt Hawthorn. The new municipality was immediately divided into three wards - east, west and central.⁶⁸

Although these new subdivisions had proximity to the city, there were no established facilities and services. Early residents relied upon tanks and wells for their water, and drainage followed the natural lay of the land, often flooding those places at the lower end of the streets. A privately operated water supply company provided water to central Perth and to Highgate, but it was not a reliable service and, in 1896, it was taken over by the Government and the Metropolitan Water Works Board was created. Water supply to the inner city areas, including Highgate, was greatly improved and the mains were laid to Leederville and North Perth and the new Mt Lawley estate. By 1911 most Perth suburbs were connected to a good quality piped water supply.⁶⁹

The development of a comprehensive tramway network was seen as a necessity to get the workers out of crowded inner-city areas with substandard housing and conditions that encouraged outbreaks of typhoid and plague. The tramways allowed the workers to travel quickly and easily to their place of employment from suburbs such as Leederville, North Perth, Subiaco and Mt Lawley. In December 1897, Charles Preston Dickinson was authorised, under the Tramways Act 1885, to arrange construction and operation of some 17 miles of tramway network, the majority of which was for the northern part of the city, south of Vincent Street. The lines ran along Charles Street to Vincent Street; along William, via Brisbane and Palmerston to the entrance to Hyde Park, and along Bulwer to Vincent Street; and from the Barrack Street jetty along Barrack and Beaufort Streets to Walcott Street, with a connecting line along Newcastle Street to the William Street line. There were also tramlines to East Perth, Subiaco and Crawley. In 1900, extension was approved for a line from Loftus Street, along Newcastle and Oxford streets, to Anzac Road. The extension from Anzac Road to Scarborough Beach Road and Main Street in Osborne Park, was approved in January 1902.⁷⁰

Before the tramlines could be laid the roads had to be constructed to provide a firm base for the tracks. Most of these roads were gravelled, but some, such as Scarborough Beach Road, had jarrah planks laid on the sand, across which the tram lines were run like railway tracks over sleepers. In 1906, the tramway was extended east and west of Beaufort Street along Walcott Street, and in 1910, the Fitzgerald Street line was continued north along Angove Street to Albert Street. These extensions to the system greatly encouraged the progress of the North Perth area, which had been lagging behind Leederville. The growth of North Perth, reflected in

⁶⁸ *Western Australian Government Gazette*, 25 October 1901, pp. 4174-5.

⁶⁹ Stannage op cit, p. 276-277.

⁷⁰ *Western Australian Government Gazette*, 17 December 1897, pp. 2794-5, 12 October 1900, pp. 3778-9 & 31 January 1902, pp. 431-2.

the terms of land use, grew from a comparative twelve percent which had been built on by 1904, to thirty six percent by 1911.⁷¹

Other services for growing suburbs included schools, post offices, police stations, and parks and recreation areas. The Leederville School opened in 1894, on Oxford Street, and Highgate Primary School, on Lincoln Street, opened in 1895. In 1897, one and a half acres of land in the Toorak estate was purchased, although it was a further two years before the North Perth district school was ready for students.⁷² Mount Hawthorn primary school began classes in the Congregational Mission Hall on the corner of Flinders Street and Scarborough Beach Road in 1906, and moved into its premises in 1908. In 1915, the Leederville Council Chamber, no longer required following amalgamation with the City of Perth, was turned into the 'Margaret Free' Kindergarten and Nursery, a function it served until at least 1938.⁷³

Church and private schools were also opened. In 1903, the Sisters of Mercy from St Brigid's in West Perth established a convent, 'Arranmore', in Marian Street Leederville. Classes and church services were held in a timber building on the corner of Marian and Shakespeare streets at this time.⁷⁴ A private school known as Ormiston College was established by Miss C.E Wilson in 1907 at No. 140 Palmerston Street and moved to No. 123 Palmerston Street on the edge of Robertson Park, in 1913. In 1916, Ormiston House was taken over by the Presbyterian Church in WA and moved to premises at No. 14 McNeil Street, Peppermint Grove in 1917.⁷⁵ St Alban's Preparatory School began classes in St Alban's church hall in Beaufort Street, Highgate in 1907.

In 1896, the Brisbane Street Post Office was built, followed by the Leederville Post Office the following year. Leederville Post Office was situated on the Government Reserve, on the corner of Vincent and Oxford Streets, next to the school and the Mechanic's Institute and Council Chamber building. A postal service, in the form of a receiving office, was begun in both Mt Hawthorn and North Perth in 1902. The Mt Hawthorn service was upgraded to an allowance office in 1912, while North Perth got its own Post Office in 1916, situated on the corner of Leake and View Streets, opposite the North Perth Town Hall.⁷⁶

Highgate Police Station, on Lincoln Street, was established in 1897, and the Leederville Police Station (not extant) was built on the Government Reserve, at the corner of Richmond and Oxford Streets, the following year. Highgate Hill Police Station is a modest building of domestic proportions in contrast to the North Perth Police Station built in Angove Street in

71 D'arcy, op cit, p. 14.

72 North Perth School: 1899-1989, p.3.

73 City of Perth File 122/1943, SRO AN20/5 ACC 3054.

74 Taylor, John, 'Conservation plan for St Mary's Church, Leederville', May 1998, pp12-13.

75 Whiteford, Noel, *The Story of a School* (Peppermint Grove, WA 1975).

76 Owen G, *The Post, Telegraph and Telephone Offices in WA*; Heritage assessment No. 2215, *North Perth Post Office (fmr)*, 1998.

1908. The North Perth building, with its double-arched front porch decorated with the distinctive 'blood and bandages' design of horizontal striping formed by brickwork and white-painted render, was an example of the exuberance of architectural style in the later gold boom era. This form of architectural decoration is also a feature of two other police stations built in the Perth area at this time, namely South Perth and Victoria Park, the latter with the complete front façade of the building featuring the 'blood and bandages' style.⁷⁷

Meeting and gathering places such as town halls, Mechanic's Institutes and council chambers were built as localities grew into municipalities and residents asserted their civic pride. Among these was Leederville's Mechanic's Institute and Council Chamber (1897) and North Perth Town Hall (Lesser Hall) in 1902. There were also a number of private halls, such as McLeod's Hall on Grosvenor Road, and church parishes provided a number of community halls. Private enterprise also provided services. There were numerous private hospitals established in the 1890-1919 period, including the East Perth hospital, in Stirling Street, which opened in 1904 and was run by Mrs Mouritz.⁷⁸ The private hospitals were operated by nurses and midwives and catered largely for maternity patients at a time when there was no public women's hospital. As communities became better established a number of infant health centres were set up, particularly after World War One.

Almost every religious denomination established churches in the newly developing areas. This was a time when religion played a more important role in everyday cultural and social life. The timber Methodist Chapel was opened on Charles Street, West Perth in 1890, and a more substantial Church building was added in 1897. At the turn of the century, the North Perth Anglican parish of All Saints, Woodville held Sunday school classes in Hahn's tower house, on the corner of Olive and View streets, and services in Gibson Hall on the corner of Daphne and Angove Streets, or in the North Perth Primary School.⁷⁹ A wooden building transported from Canning Mills, and erected on the corner of Rose (Glebe) and View Streets in 1904, was used for church services until St Hilda's Anglican Church was constructed on the site in 1915. The North Perth Congregational Church was completed in 1903, and an associated hall opened four years later. The North Perth Baptist Church held its first services in the Municipal Chambers, in February 1902. This congregation then built a church on the corner of Vincent and Fitzgerald Streets in 1904, on a tract of land held previously by the Catholic Church.⁸⁰

The Perth Mosque, on the corner of William and Robinson streets, was built in 1904. The development of the mosque was largely due to strong support from the Mohammedan population of the goldfields. A Jewish Synagogue was constructed in Brisbane Street in 1896, and much enlarged in 1911. The Jewish population, many from Palestine and Russia and

⁷⁷ Heritage assessment of Highgate Police Station and Victoria Park Police Station.

⁷⁸ Stannage, C. T., op cit. p. 216.

⁷⁹ *Diamond Jubilee 1915 - 1975*, St Hilda's Parish.

⁸⁰ Croxton, Lyn, *North Perth Baptist Church*, 1968, p. 10.

numbering around 600 in 1897, were active in community affairs and public and commercial life.⁸¹ The Redemptorist Monastery was built on Vincent Street in North Perth in 1900, and Mount Hawthorn Baptist Church opened in Egina Street in 1912.

Parks and recreation grounds were needed for the rapidly expanding population, and also because of the growing popularity of organized sport, both as something to participate in and something to watch. The Parks and Reserves Act had been established in 1896, and fifteen acres of Third Swamp was declared a reserve, named Hyde Park, and placed under the control of the City's Gardening Inspector.⁸² In 1902, the Lake Monger Board was set up to manage Monger's Lake. The importance of the Board was clear by its membership, with the Mayor of Perth, W. T. Loton, as Chairman, and the Mayors of Leederville (John Fairfax Conigrave), Subiaco (Austin Bastow) and North Perth (R. S. Haynes) also on the Board. Other Board members were H. Daglish, MLA, John Veryard, Louis Seeligson, William Smith and Henry James Holland, all property owners. In July 1903, Lake Monger was declared a reserve for public park and recreation. The Lake was a popular picnic, boating and fishing spot, but the reserve only covered the lake area itself. There was no public land on its banks, and even some of the lake was privately owned. The Board had a grant of £200 a year, which covered everyday costs involving jetty, hire boats and caretaker but did not allow for future development.⁸³

The popular recreation grounds at the Esplanade and Langley Park were supplemented by the development, in 1904, of Perth Oval. Originally the site of Stone's Lake, and known as Loton's Paddock because it was owned by W. T. Loton whose residence, 'Dilhorn', overlooked the area, the land had been in use for market gardening for some time.⁸⁴ The place became officially known as Perth Oval in 1910.⁸⁵ The Loton Park Tennis Club was established on the Oval, on the corner of Lord Street opposite the Loton residence, and a clubhouse was built in 1917. The associated Tennis Club is claimed to be the second oldest tennis club in Perth. Perth Oval became the home of the East Perth Football Club from 1906. They operated a picture garden near the present entrance gates in the summer months from 1911 to 1921, to raise funds for the club and various charities.⁸⁶ Australian Rules football was promoted in Western Australia in the 1880s, against the wishes of the Governor and senior gentry who felt that cricket was far better suited to 'developing the values of the ordered society they knew and sought to conserve'. In the 1890s, many Victorians who came to Western Australia during the

81 Batty, J. S. *The Cyclopaedia of Western Australia*, 1913, pp. 103-104.

82 Stannage, C. T., op cit, p. 290.

83 Perth City Council, Correspondence File 57/1938.

84 Bold, W. E. 'Perth - The first hundred years. The story of the Municipal development of Our City,' bound typescript, 1938, p. 4.

85 Perth City Council, Correspondence File 500/82, 20 October 1980.

86 Bell, M A *Cinema History of Perth*, The Book Guild Ltd, Sussex, 1986, p. .31.

gold boom got involved in football and by 1900 Australian Rules was firmly established in Perth.⁸⁷

A number of organised sports clubs were established throughout the Town of Vincent during this period. The Leederville Bowling and Croquet Club officially opened in October 1907, and the Mt Lawley Recreation Bowling Club formed soon after. North Perth bowling greens and croquet lawns were established by 1910 on Woodville Reserve, followed by tennis courts in 1915. As the popularity of tennis grew a number of private, church and community courts were constructed.⁸⁸ Leederville Oval, established in 1915, was provided with tennis courts and cycle track as well as football facilities. The first football game was held here in July 1915. It was 1919 before any facilities were built at the ground, and that was only done when the West Australian Football League refused to allow any more games to be played until they were provided. A grandstand was built the following year, the contract going to G. Schofield of Cleaver Street for a cost of £703. The oval was also used during the war years by the military forces, for cadet drilling, the Leederville Drill Hall being only a little further west on Vincent Street.⁸⁹

Immigration associated with the gold rush saw the arrival of groups from non-English backgrounds, including Chinese. About half the Chinese in Perth worked in market gardening. Stone's Lake, Smith's Lake, Second Swamp, lakes Sutherland, Henderson and Georgiana, and the north and eastern edges of Lake Monger were all Chinese market gardening areas within the Town boundaries. The majority of the gardening lands were leased from European owners, and many of the gardeners lived in humpies or other sub-standard accommodation beside their gardens. Only a few had proper housing nearby, among them the group of gardeners who operated under the name of Hop Lee & Company on Lake Henderson, and who lived in a new cottage provided by the land owner, Dr Daniel Kenny, at 176 Fitzgerald Street.⁹⁰

The somewhat unregulated subdivision and suburban growth that abounded in the early 1890s resulted in amendments to the 1896 Perth Building Act, which set up a comprehensive set of building by-laws. Standards determining ceiling height, and floor areas of new dwellings were established. Better town planning began to be advocated.⁹¹ One of the most influential people in this movement was W. E. Bold, Perth City Town Clerk from 1901 to 1944. He advocated the 'City Beautiful' philosophy, which held that the health and happiness of a city's residents were greatly enhanced by the beauty of their environment. To implement his town planning

87 Stannage, C. T. *The People of Perth: A social history of Western Australia's capital city*. Perth City Council, 1979, pp. 312-314.

88 City of Perth Correspondence File, 84/1938; PR 1266.

89 City of Perth Correspondence Files, 102/1917 & 105/52.

90 Atkinson, A. 'Chinese Market Gardens in the Perth Metropolitan Region 1900-1920' in *Geographer on the Spot*, 1986. pp. 24-31; City of Perth, Correspondence File, 64/1937.

91 Webb, M 'Urban expansion, town improvements and the beginning of town planning in metropolitan Perth, 1899-1914' in Gentilli, J (ed) *Western Landscapes*, UWA Press, 1979. p. 370.

ideas, Bold promoted the idea of a Greater Perth, made up of the amalgamation of a number of inner city suburbs with the City of Perth. On 22 December 1914, Perth, North Perth and Leederville municipalities united to form Greater Perth. Victoria Park joined the amalgamation in 1917. From this date, one council and one mayor replaced the original four.⁹²

As part of the City Beautiful idea, Bold suggested the purchase of various Chinese market gardens for conversion into public parks and recreation areas. Over the following years, land was acquired for the establishment of Birdwood Square, Hamilton Square, Dorrien Gardens, Lake Monger Reserve and Robertson Park, although most of the acquired land continued to be leased for market gardening until about 1927-28.⁹³

Following the beginning of World War One and the landing of the ANZAC troops at Gallipoli, the Mt Hawthorn Progress Association formed a committee to build 'Anzac Cottage' in Kalgoorlie Street Mt. Hawthorn. The cottage was to be a monument to those who fought and to provide a home for a wounded soldier. It was built with donated materials and labour and constructed in 1916, in Federation Queen Anne style. It remains today in the care of the Vietnam Veteran's Association.⁹⁴

Providing a home for those who returned from the war was also the idea behind the establishment of the War Services Homes Board in 1919. This was a Commonwealth initiative handled by a Board in each State. During a period of Labour government (1911-1914), Western Australia had also established a number of government sponsored ventures, including the Workers Homes Board to assist workers in obtaining their own home. This was the forerunner of the State Housing Commission, now Homeswest. Both Boards were to construct homes in the Town of Vincent area in the years to follow.

The Town was not an area of heavy industry. Some light industry existed along major routes, and some was scattered among the residential areas. These tended to be food processing places, such as bakeries, pickle factory, drink manufacturers (The Maltings) or light manufacture (the Boot Factory), clothing manufacture, etc, with the occasional timber yard, or furniture factory. Retail businesses included corner shops, butchers, greengrocers, second-hand stores, tea rooms, etc.

Possible remnants from and markers for this period:

School buildings; Post offices; Community and Town Halls; Churches; Private hospitals; Hotels; Parks and recreation grounds; Boarding houses; Semi-detached residences; Market gardens; Industrial buildings; Timber workers homes; Tramlines;

⁹² Bold, W. E. *Planning Report*, City of Perth, 1911 & 'Perth - the First Hundred Years', op cit; Stannage, C. T. pp. 294-300.

⁹³ *A Short History of Planning in Perth*, City Planning Department, Perth City Council, May 1969, p. 10; City of Perth Correspondence File, 64/1937.

⁹⁴ Gray, Laura, *Anzac Cottage: Conservation Plan*, March 1996.

Suggested Major themes for this period:

Residential subdivisions; Development of suburbs; Municipalities; Public transport system; City Beautiful Movement; Greater Perth; Development of reclaimed lake areas; Chinese market gardening; Retail and commercial development; Industrial development; Government utilities and services; World War One; Cultural organisations

1920 - 1946: Residential Boom and Depression and World War

In 1928 the Town Planning and Development Act was proclaimed and from this the 1930 Town Planning Commission report detailed a number of contemporary development problems and issues related to the growth of Perth. Many recommendations were made but during the years of the Depression only zoning regulations to control land use were enacted.⁹⁵ All applications for subdivisions had to be directed to the Town Planning Commission rather than the City of Perth. Following the 1928 Act, numerous applications were submitted for subdivision of existing lots, often to turn three lots into two, or four into three, to increase street frontages. These alterations were prompted by the by-law which required buildings to be six feet from the side boundaries of the lot.⁹⁶

There were the inevitable effects of the depression involving home owners with limited resources for home maintenance, constant shifting for many who could not maintain rent, and possible eviction which saw families crowding into single residences and camping on crown reserves. During the Depression years of 1929-30 local governing bodies provided unemployed men with relief work that resulted in considerable road and drainage work, until such revenue supplies were exhausted.

During World War Two, the Workers Homes Board controlled the supply of building materials and there were restrictions on the value of improvements allowed. Anything over the value of £25 required approval from the War Organisation of Industry.⁹⁷ There were defence bases established during World War Two. Woodville Reserve had searchlights, anti-aircraft guns and air raid shelters around the edge.⁹⁸

The construction of flats began in the late 1930s, brought about by the development of good gas stoves. A large number of boarding house keepers attempted to convert their premises into partly self-contained flats, adding a kitchenette to one or two rooms with common use of

95 D'arcy, op cit, p. 13.

96 City of Perth Correspondence File 71/1942.

97 City of Perth planning File, 117/45, February 1945.

98 *The First One Hundred Years: North Perth School, 1899-1989*, pp. 30.

bathroom and laundry. There was similar controversy about flats as there was about timber houses, with claims of future slums. Many applications for the construction of flats were submitted but most were refused because the land was too small for such a development. One of the first flat developments in the Town of Vincent area was the 'Fredora' flats on the corner of Stirling and Parry streets in 1938. Some suburbs, such as Floreat and Wembley, wanted their residential areas restricted to single residences only. Specific areas were zoned for flats.⁹⁹

A number of street names changed in the 1920s - Minnie Street, Leederville to Harrogate Street; Rose Street, North Perth to Glebe Street (to avoid confusion with Roe Street); Russell Street, Leederville to Lesser Street; and Shaftesbury Street, Leederville to Franklin Street because it was too much like Salisbury and Shakespeare.¹⁰⁰ In the short period from post World War One to the late 1920s there was a further building boom, particularly in Mt Hawthorn and North Perth, and in Highgate where residential infill occurred. During the 1920s, a number of the small, cheaply built timber homes constructed in the 1890s were replaced by more substantial homes in brick, for example, 6 Money Street and 100 Broome Street.¹⁰¹ Industrial premises situated in residential areas also posed a problem for residents concerned about noise, traffic and an attractive location. Wattle Ice Cream Works, on the corner of Bulwer and Stirling streets, was a point in question in 1929, disturbing the sleep of residents with its 3am work start time, and the water pumping station on Loftus Street (now the site of the Water Authority offices) was considered a deterrent to land sales in the immediate area.¹⁰²

Mt Hawthorn was keen to be recognised in its own right by August 1929. A letter to Perth City Council from the Mt Hawthorn Progress Association requested that Mt Hawthorn be recognised as distinct from North Perth in building permit notices and general council matters, as the suburb boundaries had already been recognised by the State Electoral Commission. The Council regretted it was unable to take any action in the matter. A newspaper report on Mt Hawthorn in 1935, stated:

Adjoining Leederville and North Perth, Mt. Hawthorn is within easy reach of the city, and has in consequence found favour as a residential district. A trip through this progressive suburb will prove its popularity by reason of the numerous residences in course of construction. In common with most of the city's suburbs, the buildings and homes are, for the most part, built to modern designs. This young and rapidly growing district, situated to the north-west of the city, is connected by tram and bus, via Leederville, and is a striking example of the progress of the capital and its suburbs. Good roads, bordered with leafy and shady trees help to brighten up this clean and well-laid-out district, which is well provided for in the matter of churches and breathing spaces. There is a select business centre and two hotels.¹⁰³

99 City of Perth Correspondence File, 1/1941.

100 City of Perth Correspondence File 59/1930.

101 *Voice News*, 7 May 1999, p. 2; Money/Lindsay Streets Precinct heritage assessment.

102 City of Perth Correspondence File, 12/57 & 1295/52.

103 Perth road directory, 1935.

Numerous timber houses were constructed in Mt Hawthorn in the 1920s and 1930s. They were considered by many to be inferior to brick, a fire hazard and the precursor of slums, while others considered that they at least offered employment to the timber industry and enabled workers to afford their own home. This controversy of brick over timber led the Perth City Council to declare 'brick areas' where timber homes were not allowed, such as Wembley and parts of West Leederville, and east of Kalgoorlie street in Mt Hawthorn. Even the Workers Homes Board was subject to the economies of providing timber homes. The City building surveyor's report for 1931, records the approval of timber dwellings on Lots 394 and 395 Birrell Street and Lots 66 and 67 East Street for the Workers Homes Board, and on Lots 557-559 Anzac Road, on the corner of Federation Street, for the Plunkett building company. Another timber house was approved on Lots 37-39 Brentham Street, provided it was 3ft (900mm) above ground level. This home was near the edge of Lake Monger and would have been subject to rising damp.¹⁰⁴ The building company developed by carpenter Thomas Scott Plunkett, and continued by his son Charles, and grandson, also Thomas Scott, built many homes in Mt Hawthorn after World War One, developing large areas of the suburb. After World War Two the Company concentrated on War Service and Workers Homes Board residences in the area.¹⁰⁵

North Perth, was complaining, in 1929, that Mt Hawthorn was getting all the funds for road and footpath improvements. The situation appears to have improved by 1937, as a report of that year lists 50 miles (80kms) of footpaths constructed with such finishes as gravel, tar paving, concrete slabs, bituminous concrete and planks, leaving 35 miles (56 kms) of footpath unmade. Roads fared a little better with 40 miles (64 kms) constructed and only 5 miles (8 kms) not, though why there was so much difference between the length of footpaths and the length of roads in the district is not clear. The annual rateable value in North Perth in 1937 was £166,236, compared to £52,611 in 1915, and in 1938, the value of homes erected for the year was £95,750 in Mt Hawthorn and £55,868 in North Perth.¹⁰⁶

In 1921, North Perth Primary School was the largest primary school in the state and its resources were stretched. The girls at North Perth walked to Leederville School for domestic science classes and the boys walked to Highgate School for classes in manual arts. Subsequently, in January 1922, the North Perth Infant School opened to cater for the large number of students.¹⁰⁷ The new Intermediate School for boys on the corner of Harold and Stirling Streets also opened in the 1920s. In 1933, enrolments at Mt Hawthorn Primary School were over 700, and classes were using nearby church halls. New rooms were built below the original school in 1933, and further additions saw the opening of the Mt Hawthorn Infant

104 City of Perth Correspondence File 62/1932, 13/1949 & 57/1938.

105 *Sunday Times*, 9 August 1998, p. 40.

106 City of Perth Correspondence File 880/1952 & 902/1952.

107 *The First One Hundred Years: North Perth School, 1899-1989*, pp. 3-6.

School in 1938, with 187 pupils. More classrooms were added in 1939 and 1944.¹⁰⁸ There was also a growth in kindergartens, with the Kindergarten Park opening in Stuart Street, Perth. In 1942 the Christian Brothers College opened in Franklin Street Leederville and in the same year the proposed site for the Leederville Technical College, previously part of the Leederville school grounds on the Government Reserve, was declared.¹⁰⁹ In 1933 the new building for the Convent of Mercy was opened, and in 1942 the Christian Brothers College opened in Franklin street Leederville. That same year the site for the Leederville Technical College, previously part of the Leederville school grounds on the Government Reserve, was declared.¹¹⁰

Between 1939 and 1941, a number of Workers Homes Board residences were constructed in the area of Selkirk Street in North Perth. To cater for the educational needs of the children in this area, the Public Works Department arranged for a timber school room to be moved from Herne Hill to Selkirk Street for use as an infant's school, but because the houses in the area were brick, the residents refused to accept a timber school. It was November 1944 before a brick building could be provided, and in the meantime the children used public transport to attend other schools in the area. By 1945, when the Kyilla Infant School eventually opened, there were 150 children of infant school age in the immediate area. The controversy illustrated attitudes toward the perceived inferiority of timber buildings.¹¹¹

St Mary's church in Leederville was completed in 1923. The Church was built on the site of the Leeder family home on the corner of Franklin and Shakespeare streets, the land having been purchased following the death of Theresa Leeder. A steeple was added to the church twelve years later. In 1926 the Leederville fire station opened. St Cuthbert's lodge Co-masonic Temple, on Brisbane Street was constructed in 1936, and Mt Hawthorn Presbyterian congregation erected a church in Kalgoorlie Street which was opened in February 1938.

Band concerts and dances continued to be a main source of recreation with Perth providing many venues for dancing. Tennis continued to be a popular sport at the time. In 1926 the municipal tennis courts were established at Robertson Park, on what had been Chinese market gardens, and the tennis pavilion was opened on 16 February 1929.¹¹² A children's playground was added to the Park in the early 1930s. It was also during this period that women began to agitate for their own sporting clubs and venues, although they were able to play tennis, croquet and lawn bowls. A women's playing field was established on Robertson Park.¹¹³ In North Perth, 38 acres of parks and recreation land had been added between 1914 and 1937, including Menzies Park, Smith's Lake area, a children's playground adjoining the Town Hall, and Kadina

108 *The First Fifty Years: Mt Hawthorn Junior Primary School, 1938-1988*, pp. 5-10.

109 PWD File No. 659, AN 7 ACC 689, 1942.

110 PWD File No. 659, AN 7 ACC 689, 1942.

111 City of Perth Correspondence File, 180/1953.

112 City of Perth Correspondence File 1938/82.

113 Keen, J. C. et al, *City of Perth Thematic Framework*, May 1994, p. 31.

Street. In 1928, 22 lots were acquired from the Intercolonial Investment Land & Building Co, on Clievdn Street North Perth, for the creation of Kyilla Park.¹¹⁴ Dorrien Gardens was being levelled and planted in 1936.¹¹⁵

The development of the Lake Monger Reserve was slow to be carried out. Acquisition of land at the eastern end of the lake was not achieved until the late 1920s due to lack of funds, and the Chinese market gardens continued to operate in the area. A report in June 1927, listed 11 gardeners on privately owned land and 10 on Council owned land, operating gardens on Newcastle, Vincent, Melrose, Loftus, Oxford, Bourke, Stamford and Wavertree streets and Britannia Road. Leederville Ratepayer's Association wanted the gardeners removed describing their living conditions as 'disgraceful', although the Health Inspector insisted that the Health Act was being complied with. By 1928, the gardeners were gone and by 1930, some 120 acres of land had been bought by the Council, 50 acres of which were to be reclaimed by dredging silt from the lake bed. Dredging works commenced on 13 May 1932, with celebrations which involved a swim through Leederville, a canoe race by Leederville, Wembley and Mount Hawthorn Boy Scouts, and a series of bonfires in the evening. By June 1933, 110,000 tons of silt had been pumped up and 12 acres of land reclaimed.¹¹⁶

The advent of the 'talkies' resulted in a proliferation of theatres and open-air picture gardens in the 1920s. One of the earliest was the New Oxford Cinema, which opened in 1927. This theatre had a varied program, from vaudeville and musicals to plays and films, and continues to operate as a cinema today. The associated Oxford Picture Gardens, claimed to be the largest picture gardens in WA with a capacity of 2,248 seated on canvas deckchairs wooden forms, was situated on Newcastle Street, almost directly opposite the Leederville Hotel. The Picture Gardens closed in 1974. Also opening in 1927 was the Regent Theatre, North Perth. This theatre was later re-named the Rosemount Theatre. The associated Picture Gardens and the theatre were both closed in 1967, and the theatre was remodelled, with the upstairs gallery turned into a bowling alley and the lower part into a hall for the Police and Citizens Club. In 1930 the Premier Theatre opened. It was located at the north west corner of Bulwer and Stirling Streets, Perth. In 1932 the front section of the theatre was re-built after a fire. From 1931 to 1982 this theatre was owned by the Norton family. The theatre and its adjacent picture garden stopped screening in the late 1950s and were later used as an ice skating rink. The Ritz Cinema in Mt Hawthorn, corner of Oxford and Scarborough Beach Roads, was built in the early 1930s by the owners of the Rosemount Theatre. The Empire Theatre, Leederville, was built in the late 1930s, its Picture Gardens closing in 1957. The Empire Theatre operated until

114 City of Perth Correspondence File, 19/1945 & 880/1952.

115 City of Perth Correspondence File, 37/1936.

116 City of Perth Correspondence File, 64/1937 & 57/1938.

August 1958 when a fire destroyed the interior. With only the shell of the building remaining, it was rebuilt as a store for Vox Adeon.¹¹⁷

One of the most significant changes in Perth throughout this period occurred in transport, with motor taxis replacing horses, trams and railways carrying more passengers, and a growing trend towards the use of motorbuses and motorcars. This was creating problems in the major streets, which had not been designed for heavy traffic flows. Loftus Street was widened in 1926, as Charles Street was carrying the majority of through traffic at this time, but it wasn't until 1940, following the City Engineer's report on the matter, that extending Green Street to Charles, and London Street to Wanneroo Road, was considered as a means of allowing Loftus Street to carry through traffic. Land was resumed from the Workers Homes Board for the extension of London Street, north of Green Street, in 1941.¹¹⁸

Perth City Council believed Charles Street would need to be widened to carry projected traffic flows in the future. There was an ongoing problem with buildings being constructed too close to the roadway, but it was considered difficult to keep buildings back thirty feet from a building line when no building line had been declared. In 1941, a building line was declared and new shops were set back ten feet, and new residences thirty feet, on the eastern side of the street. Perth City Council was then subject to 'considerable hostility' from the Town Planning Commission as to why it believed Charles Street would ever need widening. This attitude was an ongoing situation that existed between government and council over who controlled the planning agenda. An alternative plan to widen Loftus Street along its entire length as a cheaper option to widening Charles Street was put on hold during the war years.¹¹⁹

There was still a great deal of vacant land with the Town, including along major thoroughfares such as Scarborough Beach Road. In 1930, some development was planned in the form of shops with basements and dwellings between Flinders and Fairfield Streets at a time when the area was about to be sewered. Light industrial development was common scattered among the residential areas. On Newcastle Street, there was Tandy's Preserves and Pickle factory, accused by one resident of hindering development because of the noxious odours which it produced. An aerated water and cordial manufacturer, Mackay & Co, was established in Money Street in 1928. This business was able to expand during the Second World War as it was a supplier to the army. A sand excavation for the manufacture of sand bricks was situated on two lots on Shakespeare Street, near Harrow Street.

Possible remnants from and markers for this period:

117 Bell, M A *Cinema History of Perth*, The Book Guild Ltd, Sussex, 1986.

118 City of Perth Correspondence File, 1295/52

119 City of Perth Correspondence File, 1295/52.

School buildings and sites; Community Halls; Churches; Private hospitals; Parks and recreation grounds; Boarding houses; Market gardens; Industrial buildings; Tramlines; Theatres and cinemas; Timber Workers Homes Board houses; Manufacturing and commercial buildings; Flats; Hotels; Cinemas, theatres & picture gardens;

Suggested Major themes for this period:

Depression; World War Two; Residential development; Churches; Schools; Motor vehicles; buses; Talking pictures;

1947 - 1972: Waves of change

In the period of the post World War Two population boom, overcrowding was again experienced throughout Perth, this time because the demand for housing materials far outstripped the supply available for building and construction. The Australian government also embarked on a large-scale immigration campaign, the first ships arriving in 1947 with displaced persons from Europe.¹²⁰ This was part of the ‘populate or perish’ philosophy brought about by fear of invasion from Japan, or some populous neighbouring country.

The 1950s and 1960s were a period of suburban infill. MWSSDD sewerage plans of this period show considerable numbers of vacant lots in Mt Hawthorn and North Perth. The Workers Homes Board, soon renamed the State Housing Commission, embarked on a post war construction program in new suburban areas where it acquired and developed large tracts of land. The Commission continued to control the supply of building materials until June 1952 and industrial materials until the end of 1953. The Commission also built War Service Homes after World War Two. In the Town of Vincent area, lots were resumed in Lynton Street, Mt Hawthorn where Housing Commission homes were constructed in the early 1950s.¹²¹ The City Council could not enforce its building by-laws on the Commission, with the result that many Commission homes did not conform in order to cut costs. Reduction in ceiling height from the regulation 10 foot 6 inches (3.2 metres) to 9 foot 6 inches (2.9 metres), and wider spacing of piers and floor bearers was common in Commission homes after the War.

Some of the inner-city suburbs experienced significant changes in their residential character as a result of the influx of European immigrants. Houses were renovated and remodelled in a style which has been referred to as ‘immigrant nostalgia’, meaning the recreation of styles reminiscent of those left behind. The pressure on existing dwellings saw many divided into flats, makeshift extensions added, staircases removed to create extra rooms, closing in of balconies for use as kitchenettes, etc. Factories operated in residences, old stables and open shed as a result of a shortage of suitable other premises or materials to build them. Perth City

120 Keen, op cit.

121 Housing Commission File, Land resumptions AN150/6 ACC 1654.

Council issued many orders in the late 1940s and early 1950s for the removal of timber outbuildings, or illegal additions, or prosecuted for unlawful conduct of a business in a strictly residential zone.

In 1947, the Golden West aerated waters company (Guests) operated from a house at the intersection of Carr and Newcastle Street in Leederville while awaiting permission to build a factory on the site. In 1948, a two-room timber dwelling at 191 Carr Street was the subject of a health order. Only alterations in brick would be approved. At 187 Carr Street, renovations were proposed for another timber dwelling but as the renovations would considerably extend the life of the building they were refused. For owners of timber buildings it was a no win situation. At 391 Charles Street, approval was given to divide a 12 square house, with large billiard room, into two flats, while at 306 Bulwer Street, in rented premises, a woman occupied her childhood bedroom with her husband and two children for want of anywhere else to live.¹²²

In Leederville, the Technical School trade building was erected through the Army Training Scheme and was opened for the 1949 school year.¹²³ Businesses began to encroach on the residential areas in places such as Oxford, Newcastle, and William streets. As post-war restrictions were eased, new shops and office buildings began to replace older residences in these areas.

By the late 1950s trams and trolleybuses were being phased out, with buses becoming the main means of public transport. A Post Office operated in Mt Hawthorn, at the corner of Scarborough Beach Road and Egina Street from 1948 to 1955. This facility was replaced when the Mt Hawthorn Post Office was established further east on Scarborough Beach Road. In 1961 the Mt Hawthorn Community Centre opened opposite the Primary School. Perth was to host the Empire (Commonwealth) Games in 1962, and Beatty Park Aquatic Centre on Vincent Street, and the Velodrome on Britannia Road were two of the sports facilities developed for the games.

The area of Smith's Lake was subject to a planning scheme in the 1960s. It had been used as a rubbish tip and contained the remains of rusting wartime tanks and Bren-gun carriers. John Gooley also had his market garden behind his house on Albert Street. Perth City Council had plans to resume the land and turn it into a recreation area complete with swimming pool, cultural centre, kindergarten and infant welfare centre, but that plan proved too costly. Instead, filling and subdividing was the next option. Redevelopment required the removal of some houses: 50 Albert Street, and 227, 229, 231 and 270 Charles Street. There were 76 residential lots, and 10 commercial and/or communal in the scheme. A Caltex service station was planned for the corner of Bourke and Charles Street, and Browne's Dairy wanted more land for a milk treatment plant. Part of the land was developed as a recreation reserve named after Charles

¹²² City of Perth Correspondence Files, 7/1953, 61/1955, 12/57.

¹²³ PWD File No. 659, AN 7 ACC 689, 1942.

Veryard, Perth City Councillor from 1927 to 1964, and Mayor of Perth from 1964 til his death in 1967. Charles Veryard Oval became the home of the North Perth Cricket Club and Old Modernians Hockey Club.¹²⁴

Western Australia experienced a mineral boom in the late 1950s through to the early 1970s. The 1960s were a period of redevelopment which saw much demolition of older buildings and replacement with new developments. The Mitchell and Kwinana Freeway Systems were major developments during this period.

The overall policies for planning throughout the metropolitan region in this period evolved from the Stephenson-Hepburn report. In 1952 Gordon Stephenson was appointed as a consultant to the Town Planning Commission to prepare a much needed Regional Plan for the Metropolitan Area of Perth and Fremantle. In the same year Alistair Hepburn was appointed Town Planning Commissioner. Stephenson and Hepburn's main task was to prepare a regional plan for Perth that would become the blueprint for Perth development. In addressing the problems of city transport and parking the Stephenson-Hepburn Plan proposed the freeway, the relocation of the railway terminus to East Perth and the linking of the Narrows Bridge to North Perth along Charles Street. This scheme was adopted in 1963, with the establishment of the Metropolitan Region Planning Authority.

Possible remnants from and markers for this period:

Changing residential forms, eg immigrant architecture; Recreation venues; Community Centres; Old and new transport routes; Post war residential development; War service and Housing Commission homes; Shopping centres; Telephone exchanges;

Suggested Major themes for this period:

Post war development; Redevelopment of land use; Mineral boom; Demolition and rebuilding; Vietnam War; Immigration; Residential expansion and infill; Empire Games; Suburban retail and commercial developments; Telephone network; Motor vehicles; Freeway development; hospitality industry; Government services;

1973 - Present: New Beginnings and Old Familiarities

During this period changing residential and land use phases were further emphasised. The Mitchell Freeway followed the line of the lake drain past Lake Monger and northward, dividing the suburb of Leederville in two, and providing a physical barrier to the access of Lake Monger

¹²⁴ City of Perth Correspondence File, 16/1963; City of Perth annual reports, 1972/3, p. 2.

from the east. Leederville languished in the 1970s, as the world roared by on the Freeway toward the newly developing dormitory suburbs.

In conjunction with the altered physical character of Leederville there were changes in the identity of the Leederville community reflected in the formation of separate ratepayer groups. In 1978 the Leederville / Wembley Community Centre opened in Tower Street (later renamed Frame Court). The following year the first 'Leederville Comes Alive' community festival was held. The Loftus Street Recreation and Community Centre was opened in 1988 and the Leederville/Wembley Community Centre moved into the building. The Loftus Centre (as it is commonly called) housed the Leederville Library and provided indoor sport and community facilities.

Commercial re-development to rejuvenate the aging inner suburbs was needed. In 1977 the North Perth Plaza proposal was launched, followed by the opening in 1981 of the Mt Hawthorn shopping centre on Scarborough Beach Road, where Tom the Cheap grocers had previously operated, and the Leederville shopping centre on Oxford Street in 1987.

In the 1980s and 1990s, the revival of facilities and services in the older inner suburbs has gone hand in hand with the revival of the areas as popular residential suburbs, each aspect feeding the other. Aging residents have moved on and young people and families have moved in to gentrify the older houses, or demolish and rebuild. First Leederville, then North Perth, then Mt Hawthorn have undergone an increase in the value of its real estate. There is ongoing subdivision of residential backyards to create new building lots, with right-of-ways proving attractive as a means of giving a back lot a 'street' frontage. Older residences, in particular the small timber workers homes, have been subject to demolition for redevelopment of their sites. Highgate, a tiny suburb comprising just a few street blocks of cottages, flats and houses has again become a popular residential area, attractive for its proximity to the CBD and the nightlife of Northbridge, and for those who work in the City but don't want a long commute, or to spend their weekends tending the quarter-acre block.

An example of inner-city redevelopment is seen in Tennyson Street, Leederville, which has been revamped into a streetscape of new houses where before there were only the backyards of the houses on Galway Street. Glick House, a steel and timber three-storey building housing office and residence, is an example of the changing face of the inner city. It not only reflects changing architecture but also changing lifestyles, where the advent of the home computer and telecommunications is revolutionising the way people work, and where they work, in a way that can only be compared to the early industrial revolution.

Changes have also taken place in various institutions. St Mary's Catholic School for girls and Christian Brothers College for boys, on Franklin Street, amalgamated to become the co-ed Aranmore Catholic College in the 1980s. Franklin Street was closed to through traffic to become a landscaped mall linking the school buildings and grounds on either side of the street.

In 1993 the Leederville Primary School closed and the site was taken over by the Distance Education service who added more buildings and attractively landscaped the area.

The hosting of the America's Cup yacht race in 1987 resulted in a general upgrading of recreational facilities throughout the metropolitan area in preparation for this event. An example of this in the Town of Vincent, was the rebirth of the Mt Hawthorn Hotel into the Paddington Ale House in 1986. Many other hotels continued to operate in the Town of Vincent, including the Charles, Leederville, Rosemount, Knutsford Arms, Hyde Park and Norwood. Hotels such as the Brisbane, Newcastle Club, now known as the Arcadia, the Northbridge and the Queens which earlier had a local patronage, now cater for a clientele from a much wider area of Perth. Oxford Street in the mid 1990s was transformed into a popular coffee strip as one establishment after another redeveloped its premises, with on-street facilities providing a lively, cosmopolitan atmosphere.

The construction of the Northern Suburbs railway line down the centre of the Mitchell Freeway, ostensibly to service the outer dormitory suburbs, has also had benefits for the nearby inner suburbs, with a railway station at Leederville at the southern end of Oxford Street. A footbridge, opened by then Premier Carmen Lawrence, was built across the freeway linking the divided sections of the Lake Monger Reserve. More recently, the construction of the Graham Farmer Freeway and tunnel has resulted in road widening and upgrading of Loftus Street as a major access road to the new traffic system. The suburbs on the south side of the Swan River are suddenly that much more accessible.

By the 1990s, the City of Perth, enlarged in the mid 1910s by the amalgamation of the inner suburbs under one Council, was considered to have grown too large and populous. Since the amalgamation of North Perth, Leederville, Victoria Park and Perth City into Greater Perth, the area covered by the City of Perth had increased with the establishment of the suburbs to the west, such as Floreat, City Beach, Doubleview, etc. It was decided to divide the Perth City jurisdiction into four separate municipalities, Perth City (the CBD), Victoria Park, and the Town of Vincent and Town of Cambridge (divided by the Mitchell Freeway). Council offices for Town of Vincent were constructed on the prominent corner of Loftus and Vincent streets, next to the Loftus Centre. Creation of the Town of Vincent has given the district and the residents a strong sense of community, and a feeling of greater control over the decisions that affect them.

One of the more visible features of the new Town has been the ongoing beautification of the environment, with the landscaping and greening of verges along the edges of major thoroughfares. W. E. Bold would be pleased to see his City Beautiful ideal and his concept of public spaces being carried on 100 years later.

One means of preserving older buildings that have outlived their original use, has been to utilise them for other purposes, such as using a church as a restaurant, or an industrial premise, such as

Browne's Dairy, as retail and commercial, without any major restructuring. Another way is to redevelop the site utilising as much as possible of the original structure, such as The Maltings and Boot Factory residential developments. This provides a new lease of life for older buildings while the original intent and use of the place is still evident, thus retaining the character of the area.

As population, industries and transport patterns alter, suburbs can change in function, character and status. The processes of building and re-building, the cycles of land use and residential developments, are reflected in the dynamic nature of the inner urban environment. The urban communities which are established in the area now known as the Town of Vincent have each evolved and consolidated in a distinct way, although the phases of change that have affected these communities were to a significant extent caused by their close physical association with the central Perth district. Many people are attracted to inner-city suburbs because of their unique atmosphere and character, enhanced by their heritage component, and retaining this, while allowing development for modern life, is the challenge of modern town planning.

Possible remnants from and markers for this period:

Community facilities; New residential forms; High density residential infill; New commercial activities; Public open spaces; Leederville railway station; Roadway restructuring;

Suggested Major themes for this period:

Revival of inner-city living; Re-development of industrial and commercial buildings; Re-use of older buildings; Re-subdividing for higher density living; Hospitality industry; Changing work environments; Breaking up of City of Perth; Northern suburbs railway; Road transport developments; America's Cup; Sporting venues; Community centres; Television; Telecommunications;

CONCLUSION

The above framework is designed to help list places of local cultural significance. So often the many different facets of the past can be forgotten, or relatively modern experiences not recognised as being culturally significant. By taking general time frames and applying story lines throughout the particular time period, it is hoped that a wide and diverse range of places and structures can be nominated and documented for the Municipal Inventory and so ensure that future generations will be able to comprehend and appreciate more easily that which has gone before.

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