



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

The wording of this document has been adapted from Lance Holt School Conservation Plan with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 6.2 Establishing schools
- 8.4 Eating and drinking

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 311 Hospitality industry
- 402 Education

11.1 AESTHETIC VALUE*

Lance Holt School is a good example of a modest commercial building in the Federation Free Classical style, with a stuccoed façade featuring a parapet and classical mouldings. (Criterion 1.1)

Lance Holt School contributes to the predominantly Federation streetscape of Henry Street, together with the nearby Orient Hotel, D & J Fowler Warehouse (fmr), House & Warehouse 42-46 Henry Street, and J & W Bateman Building, and contributes to the character of the wider historic precinct of Fremantle's West End. (Criterion 1.4)

11.2. HISTORIC VALUE

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Lance Holt School was constructed in 1892 as Federal Coffee Palace, at a time when commercial premises in Fremantle were rapidly expanding in response to the economic boom and population expansion resulting from the Gold Rushes, and, after a short period as a coffee palace, operated as commercial premises with various functions until 1972. (Criterion 2.1)

Since 1974, the place has been occupied by Lance Holt School Inc, an alternative-education community primary school emphasising student direct learning and a holistic approach to education, based on the principles of educationalist Lance Holt. Established in 1970, Lance Holt School Inc is the State's oldest community school, and provides evidence of a shift in educational philosophies in the 1970s towards more community-based education and school administration. (Criterion 2.2)

Lance Holt School was built for well-known nineteenth century Fremantle identity, Philip Webster, a local businessman, investor and hotelier. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The place is valued by the staff, students and families of Lance Holt School Inc, as evidenced by the successful fundraising campaigns and school-community labour responsible for renovations to the place since the 1980s. (Criterion 4.1)

The adaptive re-use and continued use of 10 Henry Street as a place of learning for the area's children is the result of lobbying by the local community, and is a reminder of public concern for the conservation of Fremantle's West End. (Criterion 4.2)

The school community is an important part of the social fabric of the West End, with children involved in many community projects, and often identifiably present during school time in public open spaces in the area, particularly the Esplanade, due to the limited open space available at the school site. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Lance Holt School is the only known extant example within Western Australia of a commercial building adapted for use as a full-time educational facility for children. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Lance Holt School is a subdued representative example of the Federation Free Classical style. (Criterion 6.1)

Lance Holt School is representative of the medium scale commercial development that accelerated in Fremantle from the 1890s as a result of the Gold Boom. (Criterion 6.2)

12.3 CONDITION

Overall the place is in fair to good condition. Interiors have been well-maintained in keeping with their ongoing use, and are in good condition. There has been some deterioration of the exterior including cracking to the reveals.

12.4 INTEGRITY

Lance Holt School has been used for many purposes over the years and little physical evidence remains to suggest the purpose to which the building was originally built. However, the original masonry shell is evident, and the current internal layout could be adapted for a use similar to the original commercial function.

Minor adaptations are a result of modern functional requirements and are generally sympathetic with original and early commercial functions of the place. Overall, *Lance Holt School* retains a moderate degree of integrity.

12.5 AUTHENTICITY

Despite the installation of additional stairs and the installation modern fixtures and finishes in the classrooms, kitchen, offices and toilets, the original interior is largely intact. Exterior additions have been made and some original fabric has been replaced with fabric dissimilar to that of the original design. However, these alterations and additions are readily identifiable and enough documentary and physical evidence exists to guide appropriate reversal of fabric. *Lance Holt School* retains a moderate degree of authenticity.

It is unresolved whether the building was built with a second storey that was later removed.

13. SUPPORTING EVIDENCE

Supporting evidence has been taken from “Conservation Plan Lance Holt School Fremantle” prepared by Research Institute for Cultural Heritage, Curtin University for Lance Holt School Incorporated in February 2000.

Key sections used are: 1.0 Documentary Evidence (pp. 1-12), 2.0 Physical Evidence (pp. 16-36) and 3.0 Analysis of Documentary and Physical Evidence (pp. 37-38),

13.1 DOCUMENTARY EVIDENCE

For a discussion of documentary evidence, refer to “Conservation Plan Lance Holt School Fremantle” prepared by Research Institute for Cultural Heritage, Curtin University for Lance Holt School Incorporated in February 2000.

From the 1960s, educational philosophies increasingly focused on child-centred learning and the individual needs of students. While this trend resulted in some changes to State education, such as reducing class sizes and increasing the diversity of curriculums, it also fed into the growth of alternative and independent schools. By 1978, in addition to large numbers of church-affiliated schools, there were 15 independent alternative schools listed in the State, including at least 3 associated with the educational philosophies of Lance Holt.¹

13.2 PHYSICAL EVIDENCE

For a discussion of physical evidence, refer to “Conservation Plan Lance Holt School Fremantle” prepared by Research Institute for Cultural Heritage, Curtin University for Lance Holt School Incorporated in February 2000.

13.3 COMPARATIVE INFORMATION

The HCWA database lists 186 commercial buildings in the Federation Free Classical style, 17 of which are in Fremantle. *West End Conservation Area*, in Fremantle (P00840), which is part of the Heritage Council’s current assessment program and of which *Lance Holt School* forms a part, predominantly consists of Federation period commercial buildings, and includes a large number of Federation Free Classical style commercial buildings.

There are 32 Federation Free Classical style commercial buildings entered in the Register of Heritage Places, of which 24 are in the metropolitan area. (14 of these are hotels).

There are six coffee palaces listed in the HCWA database. Two of these have been assessed as Below Threshold (P00600 Sproule’s Coffee Palace (fmr), Cottesloe and P02135 Grand Central Hotel, Perth). None are on the

¹ Donald Leinster-Mackay & David Adams, ‘The independent schools of the twentieth century’ in W.D. Neal (ed.) *Education in Western Australia*, University of Western Australia Press, 1979, p.185.; Jenny Gregory & Lisa Smith, *A Thematic history of Public Education in Western Australia*, Centre for Western Australian History, 1995, pp. 47-61.

Register or in the current assessment program as at September 2004. As *Lance Holt School* operated as a coffee palace for only a short time, possibly as little as a year and no longer than six years, extensive comparison has not been made with other coffee palaces.

The 2003-2004 Perth White Pages lists about 20 non-government non-religious schools, of which five are Montessori schools and three are Steiner schools.²

The HCWA database includes 16 places identified as 'special schools', which includes residential schools, agricultural colleges, schools for children with disabilities, and some schools following alternate educational philosophies. Two Registered places have been identified that have had a comparative school use. P00931, *Dalkieth House*, in Fremantle, was used by Fremantle Community School from 1975 to 1980. It is a large residence constructed c.1870. P2489 *Guppy's House*, in Guildford, was used by the Foothills school from 1982 to 2000. It is a two-storey residence in the Federation Queen Anne style. Neither of these places compares with *Lance Holt School* in terms of architectural style or original use.

Commercial buildings throughout *West End Conservation Area* have been converted for educational purposes by the University of Notre Dame. The HCWA database does not identify any other places in the State as having had both commercial and educational uses.

Lance Holt School is a rare example of a commercial building adapted for educational purposes, and the only known example in the State of a commercial building in use as a full-time educational facility for children. It is a representative example of a commercial building in the Federation Free Classical style, particularly within Fremantle.

13.4 KEY REFERENCES

"Conservation Plan *Lance Holt School* Fremantle" prepared by Research Institute for Cultural Heritage, Curtin University for *Lance Holt School* Incorporated in February 2000.

13.5 FURTHER RESEARCH

Further research may establish whether the building was built with a second storey, later removed, as suggested by some historic photographs of the area.

Further research may clarify whether *Lance Holt School* is rare as a school using converted commercial buildings.

² The telephone listings for schools do not clearly identify whether a school has a religious affiliation.