



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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 6.2 Establishing Schools

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 402 Education and Science

11.1 AESTHETIC VALUE*

The 1897-1911 limestone and brick construction section of the Cottesloe Primary School (Public/State School) is significant in exhibiting the aesthetic characteristics of the Federation Arts and Crafts style, rendered in an exuberant manner, richly articulated and decorated with stucco bas-relief detailing. The major interior spaces are capacious and elegantly detailed with cathedral profile ceilings that are lined with matchboarding and various types of pressed and corrugated metal. The varied roofscape, prominent corbelled and half timbered gables, arched windows and label moulds, vaulted arcade and English bond brickwork all contribute to an overall composition that has great visual strength and makes very good use of the Art and Crafts architectural language. (Criterion 1.1)

The 1897-1911 section of the Cottesloe Primary School (Public/State School) has a landmark quality at the corner of Stirling Highway and Keane Street, Peppermint Grove with its comparatively large physical presence and its richly articulated geometry, and it is an integral part of the streetscape in this locality. (Criterion 1.2)

Although the context has altered though time, the place has retained its aesthetic qualities as a school precinct with some fine buildings and generous grounds, swards of lawn, and mature plantings. (Criterion 1.4)

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

11. 2. HISTORIC VALUE

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired is significant in the development of educational facilities in Cottesloe and the surrounding district. (Criterion 2.1)

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired is significant for its construction during the Western Australian Gold Boom. Later additions such as the Infants' School were made as the Cottesloe/Peppermint Grove area developed and grew as residential suburbs, and as educational facilities evolved. The place is significant also for the conversion of the former Infants' School in the latter part of the twentieth century to provide educational facilities for children with speech and hearing impairments. (Criterion 2.2)

The place was designed under the supervision of George Temple Poole and Hillson Beasley, Principal Architects of the Public Works Department. Many of the school's students who succeeded in winning scholarship places at Perth Modern School achieved success and eminence. (Criterion 2.3)

Among notable past students was Dame Rachel Cleland (nee Evans). (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired has demonstrable potential to yield information that will contribute to an understanding of the development of school design. (Criterion 3.2)

11. 4. SOCIAL VALUE

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired is highly valued by the local community and the wider community of Western Australia for its educational and social associations since 1897, as evidenced by its inclusion in the Municipal Inventory for the Shire of Peppermint Grove, classification by the National Trust, its entry on the Interim Register of Heritage Places and on the Register of the National Estate. (Criterion 4.1)

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired contributes to the community's sense of place, as a landmark in Stirling Highway, Cottesloe. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The Cottesloe Primary School section of the *Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired* is a particularly finely designed primary school building and is unusual in the level of decorative detail that was applied to the interior and exterior. (Criterion 5.1)

The shelter shed constructed in 1910 alongside Stirling Highway is probably the last remaining shed of its type and has remained in the same location since its construction, with little alteration to the fabric. The shed has rarity value. (Criterion 6.1)

12. 2 REPRESENTATIVENESS

The 1897-1911 section of the Cottesloe Primary School (Public/State School) is significant in exhibiting the aesthetic characteristics of the Federation Arts and Crafts style, rendered in an exuberant manner, richly articulated and decorated with stucco bas-relief detailing (Criterion 6.1)

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired is representative of Gold Boom development associated with education, and the later additions such as the Infants' School, are representative of the growth of a residential suburb, and educational facilities evolving through time. (Criterion 6.2)

12. 3 CONDITION

The general school ground context is well maintained and is in good condition. The interiors of the 1897-1911 section are in good condition and the exterior is in fair condition, with areas of deterioration including the effects of poorly located garden beds, mortar loss to brickwork, and some loss of detail, such as the removal of the arcade balustrade and its replacement with a poorly detailed pipe handrail.

The former Infants' School, now the Cottesloe School for the Deaf and Hearing Impaired, has been altered significantly and is generally in fair condition internally and externally.

Outbuildings, including toilets, transportable rooms and sheds are in fair to good condition.

Overall the place is in fair to good condition.

12. 4 INTEGRITY

Cottesloe Primary School continues to perform a similar function to that for which it was designed. The former Infants' School, while it remains a school, has special education functions that have required it to undergo significant and irreversible physical change.

The use of the Cottesloe Primary School is wholly compatible with its cultural heritage values. The requirements and special needs of the Cottesloe School for the Deaf and Hearing Impaired have impacted significantly on the former Infants' School in a physical sense. The alterations made to accommodate these requirements have almost obscured the reading of the original Infants' School completely.

There is a large number of small tasks that require to be undertaken to ensure that the heritage values of the more intact building and spaces are maintained.

The integrity of the Cottesloe Primary School is high and that of the Cottesloe School for the Deaf and Hearing Impaired is moderate to low.

12. 5 AUTHENTICITY

Notwithstanding numerous minor changes and the addition of further buildings to the east and south of the 1897-1911 section of the Cottesloe Primary School, much of this building's original fabric is intact. The layout of most of the rooms, some of the fittings, fireplaces and finishes are authentic. Lighting, air conditioning and new services have been introduced in a manner that is intrusive, but not in an overwhelming manner. The exterior detail is

largely intact. Overall this building retains a high degree of authenticity.

The grounds have been modified in various ways, but retain their essential open qualities, with swards of grass and fringes of trees. The grounds retain a moderate to high degree of authenticity.

The shelter shed built in 1910 stands in its original location with few alterations and it retains a high degree of authenticity.

The Cottesloe School for the Deaf and Hearing Impaired school has undergone extensive change and apart from the basic exterior geometry and roofscape has lost its spatial qualities and detail throughout. It has a low degree of authenticity.

Outbuildings have been modified in numerous minor ways but retain a high degree of authentic fabric.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

The area of the *Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired* between Keane Street, Stirling Highway and the former Rose Street, together with the eastern boundary is recommended for the Register curtilage and would be sufficient for the conservation of the significant elements of the place.

13.1 DOCUMENTARY EVIDENCE

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired is a Primary School and a Pre Primary School and a former Infants School which now functions as the Cottesloe School for the Deaf and Hearing Impaired. The main building is a single storey building, constructed of red brick and limestone, with a corrugated zincalume roof, in the Federation Arts and Crafts style.¹ The Cottesloe School for the Deaf and Hearing Impaired is a brick construction building, part single-storey and part two-storey. It has a corrugated zincalume roof and has been modified to the point where style indicators are no longer applicable.

By 1833, a dirt road had been made from Perth to Fremantle, named the Perth-Fremantle (sic) Road.² In the 1860s, the construction by convicts of a new Perth-Fremantle Road and the bridge over the Swan River at North Fremantle led to increased traffic on the road. During this period, in 1877, portions of land along the ocean front were reserved for public use.³ Robert Napoleon Bullen recognised the potential opportunities that might follow in the wake of the opening of the Fremantle to Guildford railway in 1881, and began an ambitious plan for improvements, to build the Albion Pleasure Grounds.⁴

¹ Apperly, Richard, et al., op.cit. pp. 140-143.

² Arrowsmith's Plan of the town site of Perth, 1833 in Seddon, George, and Ravine, David A *City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 100.

³ *ibid*, p. 15.

⁴ *ibid*, pp. 7-9.

In 1886, Governor Broome named Cottesloe, to honour Captain Fremantle, whose brother had been raised to the peerage with the title of Baron Cottesloe of Swanbourne and Hardwick. Some subdivisions of land were commenced in Cottesloe in the late 1880s; however development was very slow. By 1893, there were six permanent residents living near Cottesloe Beach and three near the Swan River at Peppermint Grove.⁵ The Peppermint Grove Roads Board was gazetted in 1895, and included Buckland Hill, the area now known called Mosman Park. Following disputed between Buckland Hill and Peppermint Grove residents, the two Shires separated in 1899⁶.

The discovery of gold in the Kimberley in the 1880s, which followed the discovery of gold at Coolgardie in 1892, brought an influx of population to Western Australia.⁷ The population of the Cottesloe/Peppermint Grove area increased rapidly, and in March 1896, application was made by the residents of the Cottesloe district for the establishment of a government school.⁸

On 5 October 1896, Cottesloe School was opened with 30 children, with Henry Scott appointed as Head Teacher.⁹ The classes were held in St. Colombia's Church Hall in Venn Street, Peppermint Grove, pending construction of a purpose built school building.¹⁰

In 1896, plans were drawn for Government School, Cottesloe, comprising a large schoolroom, which could be utilised as two classrooms; two classrooms with grading; two lavatories (i.e. washrooms); entry hall; and master's room; with a verandah at the north side, and a return to the west.¹¹ There is no signature clearly visible on the plan. It is likely that Principal Architect at this time, George Temple Poole, was responsible for the plan, which is similar to standard plans in use at the period, although aspects of the detailing are distinctive. The design of the school was similar to that of other schools of the period, in which a large gallery schoolroom and adjacent classrooms were the norm.

In 1897, the contract for building the school was awarded to Thomas Game, at a cost of £2,900.¹² Building proceeded in 1897 and into early 1898, and the new school was completed in mid April.¹³ The Report of the Public Works Department for 1897-98 records that the place was completed within the year, under private architects, Wilkinson and Smith, employed by the Education Department.¹⁴ The foundations were of concrete, the walls of brick and

⁵ F. A. Moseley in Marchant-James, Ruth op.cit. p. 15.

⁶ O'Brien Planning Consultants, *Shire of Peppermint Grove Municipal Inventory*, 1999, p.8

⁷ Crowley, F. K. *Australia's Western Third: A History of Western Australia from the first settlements to modern times* (Macmillan & Co. Ltd., London, 1960) p. 90; and Snow, D. *The Progress of Public Health in Western Australia 1829-1977*(Public Health Department, 1981) pp. 70-82.

⁸ Henderson, Trisha and Baker, Selina *From Ink to Internet: 100Years in the life of Cottesloe Primary School* (Niche Communications on behalf of Cottesloe Primary School, Cottesloe, Western Australia, 1997) p. 4.

⁹ *ibid.*

¹⁰ *ibid.*; and Oldham, Ray and John *George Temple-Poole: Architect of the Golden Years 1885-1897* (University of Western Australia Press, Nedlands, 1980) p. 187.

Further research has been unable to establish why the school was named Cottesloe rather than Peppermint Grove.

¹¹ Government School, Cottesloe, Drawing No. 1, CAMS File 6/127/0.

¹² Marchant James, Ruth op. cit., p. 64; Oldham, Ray and John op. cit.; and Henderson, Trish and Baxter, Selina op. cit.

¹³ Henderson, Trish and Baxter, Selina op. cit.

¹⁴ Report of Public Works Department in *Votes and Proceedings* 1897-98, p. 95; and Oldham, Ray

stone, with an iron roof.¹⁵ The place comprised a schoolroom for 100 children, 'connect by revolving shutter if required', with two classrooms for 50 children each; hat and cloak lobbies and 'lavatories'; master's room; arcade and verandah; with water supply from 1200 gallons in tanks.¹⁶ This report confirms that the building was completed as planned. The arcade was similar to those at a number of public buildings erected in the period, including schools and post offices.

On 18 April 1898, Cottesloe Primary School opened, with 208 pupils enrolled, and five teachers under Henry Scott.¹⁷

The population of the Cottesloe/Peppermint Grove district continued to increase rapidly, and with it the number of pupils enrolled at the school. A corrugated iron classroom was erected on the east side of the building as temporary accommodation.¹⁸ In May and November 1899, plans were drawn for two additional rooms to be added at the western end of the building and signed by Hillson Beasley.¹⁹ The western verandah was to be converted to an entry hall, with steps erected at the western end of the northern verandah.²⁰ The classrooms each had corner fireplaces, graded seating, and ceiling vents.²¹ The contract for the additions was awarded to William Sharp at a cost of £616.16.5.²² After the additions were completed, the corrugated iron building was used to accommodate the Infants' School.²³

By 1901, the Cottesloe/Peppermint Grove area was booming. Cottesloe was described as '... one of the most flourishing suburbs of Perth. A few years ago it was all one dense bush; now it is full of human life, and houses are going up in all directions as fast as the builders can erect them.'²⁴

By early 1901, as the school enrolment had continued to increase through 1900, the need for additional accommodation at the school was recognised, and plans were drawn for an Infants' School and teacher's quarters for the Head Teacher.²⁵ The proposed Infants' School was similar to the standard design in use at this period, comprising a large hall, with an adjoining classroom at the south side, and 'lavatory' (i. e. washroom) at the west; and a teacher's room at the north-east corner, with an adjoining verandah at the north side of the hall; and two water tanks to provide water supply.²⁶ The main entry was via a small porch at the west, opening to the lavatory, classroom, and hall.²⁷ Tenders were called in May.²⁸ On 18 June, the contract was awarded to Thomas Bate at a cost of £1,690.11.7.²⁹ Later plans show the

and John op. cit.

15 ibid.

16 ibid; and Adelaide Farrow in Henderson, Trish and Baxter, Selina, op. cit., p. 18.

17 Henderson, Trish and Baxter, Selina op. cit.

18 Adelaide Farrow op. cit.

19 Cottesloe School Additions, copy of PWDWA 7194, CAMS 6/127/0, 28 November 1899.

20 ibid.

21 ibid.

22 *Government Gazette* 29 December 1899, p. 4352.

23 Adelaide Farrow op. cit.

24 Vivienne, *May Travels in Western Australia being a description of the various cities and towns, goldfields and agricultural districts of that State* (William Heinemann, London, 1901) p. 72.

25 *Government Gazette* 10 May 1901, p. 1806.

26 Cottesloe Infants' School Additions, CAMS, October 1904.

27 ibid.

28 *Government Gazette* 10 May 1901, p. 1806.

29 *Government Gazette* 20 June 1901, p. 2418.

teacher's residence was located at the north of the new school.³⁰ The residence is no longer extant, and the date of its removal is unknown.

In the early 1900s, school playgrounds were gravelled. On 24 June 1903, James Tighe was contracted to gravel the playground at the place at a cost of £39.18.5.³¹

The school enrolment had continued to increase through 1902-04, and the corrugated iron classroom was again in use as an extra classroom.³² In October 1904, plans were drawn for additions to the Infants' School, comprising an additional classroom at the east of the original classroom, adjoining the hall, for which tenders were called on 14 October.³³ Plans for the electrical work show grading or stepped platforms in both classrooms, as was still common in many schools at this period.³⁴ On 17 November, the contract for the additions was awarded at a cost of £232.10.0 to Thomas Bate, who had built the school in 1901.³⁵ The place was renamed the Cottesloe Junior School; however the former name remained in common usage.³⁶ Edith Priest was Headmistress of this school for 25 years, to her retirement 1931.³⁷

In January 1910, tenders were called for 'Ventilation etc.' at the place.³⁸ The insertion of additional windows opening to the hall from classrooms was common practice around this period as efforts were made to improve the ventilation in a number of schools which had been built in the late nineteenth and early twentieth centuries. The contract for the ventilation work at the place was awarded to J. L. Tostevin at a cost of £66.10.0.³⁹

In July 1910, a block plan of the place shows a shelter shed at the south-west of the school, the same form and in the same position as the extant shelter shed; and a second shelter shed to the south of the main building.⁴⁰ It is uncommon for a shelter shed to have remained in the same location at the same school for more than 90 years. The plan shows the road to the south of the school site, Rose Road, and the road at the west, the future Stirling Highway, is shown as Mason Street.⁴¹

As the enrolment at the schools had continued to increase, plans were drawn for additional accommodation at both schools, for which tenders were called in December 1910.⁴² In addition, in this month, plans were drawn for an octagonal pavilion room to be erected at the Infants' School.⁴³ Although the room is no longer extant, and its fate is unknown, the design is of interest, as it pre-dates the standard rectangular pavilion rooms which came into

³⁰ Cottesloe Infants' School and Teacher's Quarters, PWDWA 8142, CAMS.

³¹ *Government Gazette* 26 June 1903, p. 1672.

³² Adelaide Farrow op. cit. Note: it is not known at what date the corrugated iron room was removed.

³³ Cottesloe Infants' School Additions op. cit.; and *Government Gazette* 14 October 1904, p. 2655.

³⁴ Cottesloe Infants' School Additions (Electrical) PWD 11069, CAMS, 1904.

³⁵ *Government Gazette* 25 November 1904, p.2995.

³⁶ Henderson, Trish and Baxter, Selina op. cit., p. 12. Note: they state 'the Junior School was added'.

³⁷ Ibid.

³⁸ *Government Gazette* 14 January 1910, p. 35.

³⁹ *Government Gazette* 18 February 1910.

⁴⁰ Block Plan, copy of PWDWA 6803, CAMS, 29 July 1910.

⁴¹ ibid.

⁴² *Government Gazette* December 1910, p. 3623 and p. 3738.

⁴³ Cottesloe Infants' School Pavilion Room, PWDWA 21033, CAMS, 22 December 1910.

common usage in the next decade.

On 3 January 1911, J. L. Tostevin, was awarded the contract for the additions to the Senior School at a cost of £1,156.1.4.⁴⁴ He had been responsible for the ventilation works and for renovation to the school and quarters in 1910.⁴⁵ Two additional classrooms were built on the western end of the building, and the two eastern rooms were converted to serve as a hall, with partitions to replace the wall between the two rooms.⁴⁶ By this date, 370 children were enrolled at the Senior School.⁴⁷

The plans for the Infants' School show an additional classroom, opening to a corridor at the north side, with an entry porch centrally located on that side of the building, and the entry porch on the west side converted to small hall.⁴⁸ On 11 January 1911, the contract for these additions was awarded to T J Green at a cost of £383.12.5.⁴⁹

At various periods, repairs and renovations, painting, and gravelling of the playgrounds were carried out at the place, including 1905, 1910, 1911, 1919, 1920, and summer 1920-21.⁵⁰

The population of the Cottesloe/Peppermint Grove area continued to increase in the pre World War One period, and with it the school enrolment, to c. 500 at the Senior School.⁵¹ In this period, two pavilion classrooms were erected to provide the necessary accommodation.⁵² These classrooms were introduced into widespread usage in this period. The two pavilion classrooms at the place were no longer needed when the school enrolment decreased; and they were removed to the Fremantle district in c. 1930.⁵³

In March 1912, plans were drawn for alterations and additions to the Infants' School, comprising the extension of the original hall at the eastern end, with a new classroom adjoining it at the east, and a new hat room at the east of the entrance (1911).⁵⁴ The corridor (1911) was removed as part of these works.⁵⁵

In August 1921, a block plan shows the existing schools, with the shelter sheds at the Senior School; two pavilion classrooms located to the east of the main block of the Senior School; a miniature rifle range to the south of the school; the Teacher's Quarters to the south-east, and south again, fronting Johnston Street, the Infants' School.⁵⁶ Similar miniature rifle ranges had been established at many schools in the period preceding and during World War One. On this plan, Mason Street has been crossed out, and Stirling Highway

⁴⁴ *Government Gazette* 6 January 1911, p. 17.

⁴⁵ *Government Gazette* 18 February 1910, p. 588, and 2 September 1910, p.2369.

⁴⁶ Henderson, Trish and Baxter, Selina op. cit., p. 5.

⁴⁷ *ibid.*

⁴⁸ Cottesloe Infants' School Additions, signed Hillson Beasley, CAMS, November 1910.

⁴⁹ *Government Gazette* 13 January 1911, p. 70.

⁵⁰ *Government Gazette* 10 February and 10 March 1905, p. 320 and p. 762; 29 July and 2 September 1910, p. 1755 and p. 2369; 25 August and 29 September 1911, p. 3553 and p. 3811; 24 January and 28 February 1919, p. 84 and p. 616; 26 November, and 3 December 1920, p. 2121 and p. 2156; and 7 January 1921, p. 17. Note: Also additional latrines were constructed at the Infants' School, per tender called 22 April 1920. (*Government Gazette* 23 April 1920, p. 763; and PWD Contract Book Acc. 1124 AN 7/14 Item 15, p. 107.)

⁵¹ Henderson, Trish and Baxter, Selina op. cit.

⁵² *ibid.*

⁵³ *ibid.*

⁵⁴ Cottesloe Infants' School Additions, signed Hillson Beasley, CAMS, March 1912.

⁵⁵ *ibid.*

⁵⁶ Site plan, CAMS, 1 August 1921.

inserted.⁵⁷

In the 1920s, Miss Florence Ashton taught Standard 6, the 'Scholarship' class at the Senior School, which each year headed the list of Scholarships and Entrances to Perth Modern School, together with Highgate School.⁵⁸

In 1936, a sewerage plan shows both schools, the Senior School fronting Keane Street, with its grounds extending south to Rose Street; and the Infants' School fronting Johnston Street, with the teacher's quarters at the north.⁵⁹ In the grounds of the Senior School are two shelter sheds, one to the south-west near the boundary to Stirling Highway, which remains in the same location in 2001, and the other to the south; toilet blocks etc.; and a fence between the girls' and boys' playgrounds, as remained common practice in the first half of the twentieth century.⁶⁰ The pavilion classrooms were no longer in situ at the school. At the Infants' School, there is a small timber addition at the south-west corner of the school building; the toilet block is located to the south-east, as are some other small outbuildings; and there is a wood store at the north-east.⁶¹ The teacher's quarters has a verandah on the west, an addition at the north side, and some outbuildings to the north-east.⁶² There are three houses on the south side of Rose Street.⁶³ A block plan of the Senior School in 1947 shows little change since 1936.⁶⁴

The rubella epidemic in 1939-1940 caused a dramatic increase in the number of hearing impaired children in Perth. To cope with overcrowding at the Mosman Park School for Deaf Children, pre-school oral groups were established in East Victoria Park, Highgate and Cottesloe. These provided special classes for two years, aimed at getting children with mildly impaired hearing into mainstream schooling. The Cottesloe group used part of the former principals' residence in the grounds of Cottesloe Primary School.⁶⁵

In 1957, the school celebrated its Diamond Jubilee, and a commemorative plaque was unveiled at the place on 29 September.⁶⁶ Plans were under way to amalgamate the Senior and Infants' Schools under one Head Master, as the school enrolment was decreasing.⁶⁷ It was proposed to extend the school sites, with the closure of Rose Street from Stirling Highway through to the existing Infants' School site, and the incorporation of the existing properties fronting Rose Street into the school site, which was duly implemented.⁶⁸ In early 1959, the amalgamation of the schools was implemented, and the place renamed Cottesloe State School. At this date, 470 children were enrolled,

⁵⁷ *ibid.*

⁵⁸ Henderson, Trish and Baxter, Selina *op. cit.*, p.39 and p. 43.

⁵⁹ Metropolitan Sewerage Peppermint Grove District, SROWA Cons. 4156 Item 1186, 14 August 1936.

⁶⁰ *ibid.*

⁶¹ *ibid.*

⁶² *ibid.*

⁶³ *ibid.*

⁶⁴ Block plan, CAMS, 1947.

⁶⁵ WA School for the Deaf Inc., *The House on the Hill: The First Hundred years of the WA School for Deaf Children*, 1996, pp33-34.

⁶⁶ Site visit by Robin Chinnery and Philip Griffiths, 22 March 2001; and Henderson, Trish and Baxter, Selina *op. cit.*

⁶⁷ *ibid.*, and p. 12.

⁶⁸ Cottesloe School - existing land, CAMS, 8 December 1958; and site visit by Robin Chinnery and Philip Griffiths, 22 March 2001. Note: the exact details of the changes in the site area have not been documented for this assessment as HCWA did not want an historic title search at this date.

accommodated in both buildings.⁶⁹

Through the 1960s, enrolment numbers continued to decline, and was eventually 200 in 1970.⁷⁰ This meant that the available accommodation was under utilised. A second rubella epidemic in 1959 had again increased the number of hearing impaired children requiring education. Public pressure mounted to address severe overcrowding, understaffing and poor facilities at the main Mosman Park school. The matter was raised in State Parliament in 1966, and by the end of that year the former Cottelsoe Infants' School was transferred to the Special Education Unit. It reopened as the Cottesloe Junior School for the Deaf, relieving pressure on the facilities in Mosman Park. The former principals' residence became a Pre-School Training and Guidance Centre.⁷¹ It has not been possible to establish for exactly how long the former residence continued in this use, although it appears likely that it continued into the early 1970s. It has since been demolished.

In 1973-74, the Cottesloe Junior School for the Deaf (the former Infants' School) was 're-modelled', to the design of Hawkins, Sands, and Aris, Architects.⁷² The works were extensive, and included the conversion of the original lavatory to a kitchen, modifications to the existing classrooms (designated as teaching areas according to the practice current in the 1970s and 1980s) and all other existing rooms; the insertion of an upper floor; and a substantial addition to the north, comprising toilets, work rooms, individual instruction area, multi purpose work area, stores etc.⁷³ Covered areas were also provided adjacent to the buildings.⁷⁴ It is likely that the former teacher's residence was removed as part of these works. The insertion of an upper floor was unusual at this period. It was later employed also at East Fremantle Primary School in the 1980s.

In 1977, plans were drawn for the addition of a new craft room to the Cottesloe Junior School for the Partially Hearing, which was the new name for the place.⁷⁵

In February 1985, plans were drawn by the Building Management Authority of Western Australia for alterations and additions to the former Senior School, the brief being to remove Bristol type buildings, to provide new classrooms and library facilities, 'while generally improving facilities.'⁷⁶ The planned additions included a new library resource centre, three classrooms, designated teaching areas as per the custom at that period, a practical area, covered area, verandah, and courtyard.⁷⁷ The alterations included works to the original building to provide administrative offices, an interview room, a sick bay, duplicating room, and withdrawal and practical areas.⁷⁸ These types of facilities were being built at new and existing schools throughout the State in the 1980s. On 4 September 1986, the extensions were officially opened, as commemorated by a plaque at the place.⁷⁹ The project was entered for the

⁶⁹ Henderson, Trish and Baxter, Selina op. cit., p. 5.

⁷⁰ *ibid.*

⁷¹ WA School for the Deaf Inc, op. cit., pp38-39.

⁷² *ibid.*

⁷³ *ibid.*

⁷⁴ *ibid.*

⁷⁵ New Craft Room Cottesloe School for the Partially Hearing, CAMS, 1977.

⁷⁶ CAMS 6/127/8, February 1985; and *Architecture Australia* December 1986, Vol. 75 No. 8, p. 74.

⁷⁷ *ibid.*

⁷⁸ *ibid.*

⁷⁹ Site visit by Robin Chinnery and Philip Griffiths, 22 March 2001.

President's Award in the Architecture Awards in that year.⁸⁰

In 1997, Cottesloe Primary School celebrated its centenary, and a commemorative plaque was unveiled by the Hon. Colin Barnett, MLA, Minister for Education, and Member for Cottesloe, on 26 October.⁸¹ At this date, the former Infants' School comprised the State Assessment Centre for Children with Impaired Hearing, and the Cottesloe School for Partially Hearing Children.⁸² A plaque at the school commemorates the donation of playground equipment in 1999, by which date the school was known as the Cottesloe School for the Deaf and Hearing Impaired Children.⁸³

Prominent Western Australians who have attended the school include Dame Rachel Cleland (nee Evans, 1913-17).⁸⁴

In 2001, Cottesloe Primary School continues in use as a primary school and a pre-primary school. The latter is currently accommodated in a demountable classroom, and there are plans to build a new pre-primary and to remove the above room from the site.⁸⁵ The former Infants' School building continues in use as a school for children with hearing impairments.

13.2 PHYSICAL EVIDENCE

Cottesloe Primary School and Cottesloe School for the Deaf and Hearing Impaired is a collection of school buildings, together with hard and soft play areas, open lawns and mature tree plantings. The place comprises two groups of buildings with associated grounds and outbuildings. The Cottesloe Primary School, the larger building group, comprises the limestone, brick construction and zincalume custom orb roofed Cottesloe Primary School building (1897-1911) in the Federation Arts and Crafts style adjacent to the northern or Keane Street boundary; the 1986 additions to the same block in a style that closely reflects the original buildings, together with associated covered ways, toilet blocks, timber framed sheds, and the pre-primary buildings. The second group comprises the Cottesloe School for the Deaf and Hearing Impaired (the former Infants' School) constructed in brick and limestone with a zincalume custom orb roof and associated outbuildings located near the southern or Johnstone Street boundary of the site.

Siting and Setting

The site is located on the east side of Stirling Highway to the south of the Cottesloe town centre, in the south west corner of the Shire of Peppermint Grove. The site is bounded by Stirling Highway to the west, Keane Street to the north and Johnston Street to the south, while the eastern side of the school abuts residential subdivisions. Stirling Highway is a busy two-way pair road, and a steel construction pedestrian footbridge provides access for the school children across the highway. Keane and Johnston Streets are residential streets with bitumen paved roads, concrete slab footpaths, grassed verges, and mature Peppermint Trees (*Agonis flexuosa*) planted in the verges. The whole of the street frontage of the site is fenced with galvanised steel tube framed and linkmesh fences.

⁸⁰ *Architecture Australia* December 1986, Vol. 75 No. 8, p. 74.

⁸¹ Site visit by Robin Chinnery and Philip Griffiths, 22 March 2001.

⁸² Henderson, Trish and Baxter, Selina op. cit.

⁸³ Site visit by Robin Chinnery and Philip Griffiths, 22 March 2001.

⁸⁴ Henderson, Trish and Baxter, Selina op. cit., p. 24.

⁸⁵ Site visit by Robin Chinnery and Philip Griffiths, 22 March 2001.

The school site slopes gently away from the north-east corner and the two school building groups are located on diagonally opposite corners. The other two corners are laid out as ovals, known as the upper and lower ovals. There is perimeter planting to most of the site and to parts of the oval edges. Tree plantings within the site include Peppermint Trees (*Agonis flexuosa*), Pepper Trees (*Schinus spp*), Flame Trees (*Erythrina sypsis*, *Erythrina crista-galli*), Ti-Trees (*Melaleuca lanceolata*), London Plane Trees (*Platanus x acerifolia*), Sugar Gums (*Eucalyptus cladocalyx*), Box Trees (*Lophostemon conferta*), and Lilly Pilly (*Acmena smithii*). There are plantings of Apple Blossom Hibiscus near Johnston Street and some pines and cypresses. Bed plantings include hydrangeas and roses, together with a variety of native shrubs.

The upper oval is the more developed of the oval areas and has a rotunda, large undercover area, sports shed, and cricket nets.

The lower oval is simply an open grassed area with a barbecue area in its north-eastern corner.

The building groups stand distinct from one another separated by the large open spaces of the grounds and are visually distinctive due to the differences in architectural style. The Primary School group is set on the higher ground and overlooks the Cottesloe School for the Deaf and Hearing Impaired that sits on the lower southern side of the site.

In the section that follows, the buildings are dealt with in their main groupings.

Cottesloe Primary School

Cottesloe Public/State School 1897-1911

The building is a single storey structure, with an arcaded quarry or rock faced limestone undercroft located under the western end of the building. The main floor is classroom and administration accommodation over the part undercroft, which provides a small amount of cloak and washroom space. The architectural language is a richly decorative interpretation of the Federation Arts and Crafts style characterised by the irregular plan form that gives rise to a rich roofscape of steeply pitched roofs, tall stucco finished chimneys, and jettied gables supported on timber brackets. The gables are infilled with half timbering and render, with louvred gable vents and bas-relief catouches. The roof is currently a zincalume custom orb profile, and many of the smaller roof vent details indicated in the documentary evidence have been removed.

The walls are mostly treated in English bond brickwork with cut and struck joints and the planes are broken into panels with piers, voussoir brick arches, and where the gables occur, there are stucco label moulds. There are numerous instances of mortar fretting in the brickwork. Windows are grouped in pairs within the arched panels, and these comprise pairs of two pane double hung sashes with three pane highlights over them. The windows nearest the Stirling Highway end of the building are double glazed on the outside to improve room acoustics.

The northern side of the building has a deep arcade along part of its elevation, which once functioned as the main school entrance. The arcade is raised above ground level and has a granolithic floor, with the stout arcade piers rising to richly decorative imposts, from which the deep brick arches spring. These arches have run stucco label moulds matching those over the windows, and between each of the arches a splayed timber bracket extends out to

support the eaves to the roof over the arcade.

Planters constructed in pressed bricks have been placed around the building. Some of these have raised soil levels up to damp proof course level.

The building plan is arranged around a central corridor, with classrooms and related spaces having access from the corridor. The administration is located at the eastern end of the building, part of the original school building, with a computer room to its south. This area was designed as a single large space that could be divided by partitions. The central corridor extends west from this area and gives access to the original classrooms for the first half of the building and the later classrooms in the western half of the building. A loft or mezzanine has been added to the eastern end of the building to provide additional administration space. A new main entrance is located in the eastern elevation, and this entrance has a protective arcade over it that was constructed as part of the 1986 works.

The internal spaces are generous with the windows providing high levels of internal light and ventilation. Cross ventilation is provided by the windows to the exterior walls and to the interior corridor walls. Ceiling vents provide stack ventilation, though most of the roof vents to which they were connected have been removed. The volumes of the two sections of the building (1897 and 1911) are similar with cathedral shaped volumes and parts of roof trusses and their imposts exposed below ceiling level. The ceilings are lined with a variety of materials including matchboarding, pressed metal and, in the later classrooms, with ripple iron, and there is a variety of cornice treatments. All of these ceilings are finely detailed. There are some sections of flush plasterboard with coved cornices, and these are much later additions. All the fireplaces remain, together with their surrounds and mantles. The fireplaces in the original section of the building are located in the centre of walls, and those of the later additions are located in the corners of rooms.

Changes to the rooms include some modification of layouts, the removal of the teachers' platforms, replacement of chalkboards and cupboards, changes in forms of heating and lighting and the introduction of air conditioning. Stair and mezzanine floors have been added to the eastern end of the building, and the original classroom at the eastern end partitioned.

The interior of the building is generally in good condition. The spaces and surfaces are generally well maintained. Evidence of historic damp penetration may be seen at high level in several places. The exteriors are in fair condition, but brickwork will require re-pointing in a number of locations in the near future. Some planter boxes have been unwisely located very close to damp proof course level and consideration should be given to removing them. Overall the place is in good condition and retains much of its original fabric.

1986 Additions

The 1986 additions comprise a library and resource centre, covered verandahs, breezeway and three classrooms, with associated paved spaces. These elements are designed in a style similar to the 1897-1911 section, but without the decorative detail. Thus the roof form follows that of the adjacent school building, the brickwork uses the same language, but is laid in stretcher bond, and the windows follow the format of the adjacent building in most respects. The construction and finish are stripped back versions of the same style from an external appearance.

The rooms to the additions, in contrast to the earlier school, are all accessible

from the covered ways and verandahs.

Building interiors comprise carpeted concrete floors, walls plastered to window head level and then face brickwork above this point. The ceilings follow the pitch of the roof and are finished with acoustic metal strip ceilings.

These elements are all in good condition and appear not to have been altered since their construction.

Outbuildings

There is a timber framed and clad garden and storage shed to the south of the school, with a zincalume custom orb profile skillion roof, and mesh gates to part of the east elevation, together with a metal roller door. The northern part of the structure is open on the east face, and here the roof is carried on stop chamfered timber posts with struts that are fixed to the roof's edge beam.

A brick construction toilet block is set to the immediate west of the 1986 additions. This is constructed in face brickwork with a low pitched metal roof and short glazed highlights to the east and west elevations. It has granolithic floors, terrazzo partitions and vitreous china sanitary fittings, together with a stainless steel urinal.

Just to the south of the toilet block there is a plain stretcher bond brick construction low pitched gable roof teaching room used by the pre-primary school, and set immediately to the west is a flat roofed dry construction prefabricated classroom that is used for the same purpose. The north and south walls are glazed with aluminium windows and the east and west walls are blank.

On the eastern side of the group there is a large steel framed and partly brick enclosed undercover area, located on the edge of the upper oval.

Cottesloe School for the Deaf and Hearing Impaired (former Infants School 1900)

The building was originally a single storey structure and built in a number of stages that are clearly distinguishable in the different colours of brickwork that were used for each stage. Most of the building has been altered internally, so that there are now two floors in much of the building. These changes, together with some further additions to the eastern end of the building have influenced the current appearance of the place, such that it bears little resemblance to its original appearance.

The architectural language is a very spare interpretation of the Federation Arts and Crafts style with most of the decorative elements removed in the process of adaptation. The roof is currently a zincalume custom orb profile gable pattern using a much lower pitch than its earlier school buildings.

The walls are stretcher bond brickwork with cut and struck joints with the only articulation being provided by the regular rhythm of long window and door openings. Windows are grouped in threes, and several have been extended to the ground to form new doors. In the process of introducing the new floor level, it would appear that the floors to the southern side of the building were removed and a new floor inserted at a lower level and a new floor cast over the ground floor. The windows are made up of aluminium sections, replacing earlier timber windows. There is a flat roofed verandah extending along most of the south elevation, and this is made up in timber framing with a metal deck roof.

The building plan is arranged around a central corridor, with classrooms and related spaces having access from the corridor. The administration is located at the eastern end of the building, part of the original school building. The remainder of the building, apart from the capacious hall at the western end, is divided into administrative and teaching spaces.

All internal spaces have new floor, wall and ceiling finishes. The division of the spaces has resulted in most spaces being small, with low ceilings and, in many instances, poor daylighting.

The interior of the building is generally in fair condition. The spaces and surfaces are generally well maintained. The exteriors are in fair condition. Overall the place is in good condition, but apart from the basic fabric of walls and roof retains little of its original detail.

Additions

The additions to the east and north are simple face brick construction with aluminium windows.

Similarly large scale additions to the north are simply rendered with brick walls, low pitched metal roofs and aluminium joinery.

Outbuildings

A brick construction toilet block is set to the immediate south of the school building. This is built in the same construction as the toilet block associated with the earlier school.

13.3 COMPARATIVE INFORMATION

The plan form of the school was typical of the period in which the place was built. The gallery style schoolroom with adjacent classrooms was the norm, as were separate entrances for boys and girls, with the infants sharing the latter in the period prior to the construction of the separate Infants' School. The lavatories or wash-rooms were an integral part of the school building, and the toilets were located away from the main core, in the school grounds. Shelter areas beneath the main building similar to those at this place are to be found at the former Newcastle Street School and at East Fremantle Primary School. At this period, standard plans were in common usage. Many of the detailed elements were based on those plans, and similar details may be seen at a number of schools built in the same period.

From 1898, separate Infants' School were built in Western Australia as part of the philosophy of 'New Education', which focused on the needs of the individual child.⁸⁶

Many schools were built in the 1890s and the early twentieth century as a result of the great expansion in population following the Gold Boom, and also following the introduction of compulsory education. Where the initial school site was sufficiently large, or a nearby site was available as at Cottesloe, the addition of an Infants' School and additions to the main building core were common in this period at many suburban schools and for schools in the Eastern Goldfields, particularly in Kalgoorlie.

⁸⁶ Gregory, Jenny and Smith, Lisa *A Thematic History of Public Education in Western Australia* prepared for the Building Management Authority (Centre for Western Australian History, University of Western Australia, Nedlands, 1995).

In terms of style, the 1897-1911 section of the school employs decorative and design elements of that which can be seen in the first school at Albany Primary School (1894), Esperance Bay (1895), the Southern Cross Primary School (1895), and the Coolgardie Post Office building.

The shelter shed located alongside Stirling Highway is a rarity. Not only is it the last remaining shelter shed of its design that has come to attention, it is a building type that was commonly moved around a school site during improvement and development of school grounds. This shed has remained on the same site since 1910 and remains little altered.

13.4 REFERENCES

Henderson, Trish and Baxter, Selina *From Ink to Internet: 100 Years in the life of Cottesloe Primary School* (Niche Communications on behalf of Cottesloe Primary School, Cottesloe, 1997)

National Trust Assessment Exposition

13.5 FURTHER RESEARCH

Further research may establish why the school was located in Peppermint Grove but identified as 'Cottesloe' State School or Primary School.