



**HERITAGE  
COUNCIL**

OF WESTERN AUSTRALIA

## 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)

- 4.1.2 Making suburbs
- 4.1.3 Learning to live with property boom and busts
- 5.4 Working in offices
- 5.6 Working in the home
- 6.2 Establishing schools
- 8.12 Living in and around Australian homes
- 8.13 Living in cities and suburbs

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 111 Depression and boom
- 306 Domestic industries
- 402 Education and science
- 504 Depression and boom

#### 11.1 AESTHETIC VALUE\*

*Barrett's House, Scotch College* is a very fine example of a large residence designed in the Federation Queen Anne style, featuring a complex roof scape of steeply pitched tile roof, turret, tower platform, parapet walls and tall decorative chimneys, and retaining extensive interior detailing including stained glass, tessellated tile entrance hall floor, fireplaces, moulded columns, timber wall panelling, sections of original plasterwork and integrated copper fly screens. (Criterion 1.1)

*Barrett's House, Scotch College* is a local landmark, and historically was a very prominent landmark residence sited high on an open site, prior to the school and surrounding suburban development obscuring more distant views. (Criterion 1.3)

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\* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

The open garden setting of *Barrett's House, Scotch College*, including mature Norfolk Island Pines, combines with the adjacent Headmaster's House (1912) and Scotch College Buildings (added from 1904-05) to create a cultural landscape that is aesthetically significant within the streetscape and historically significant for its demonstration of the evolution of Scotch College. (Criterion 1.4)

## 11. 2. HISTORIC VALUE

*Barrett's House, Scotch College* is a good example of the c.1890s establishment of the western suburbs of Perth, when wealthy Perth families established grand homes in newly developing suburbs such as Peppermint Grove, Cottesloe, Swanbourne and Claremont. (Criterion 2.1)

Since 1905, *Barrett's House, Scotch College* has been used as a core element of Scotch College, a Presbyterian and now Uniting Church boys school operating under educational philosophies of godliness and manliness, which from its establishment in 1897 has been one of Perth's most prestigious schools and educated many of the sons of wealthy western suburbs families. (Criterion 2.1)

*Barrett's House, Scotch College*, constructed in 1900 as a residence for the Barrett family, who had made significant profits through business enterprises during the 1890s boom period, and sold in 1903 to redeem debts following a downturn in the gold industry, demonstrates the domestic impacts of the boom and bust cycles of the mining industry, which have significantly influenced the development of Western Australia. (Criterion 2.2)

*Barrett's House, Scotch College* was constructed in 1900 as the family home of Richard Barrett, Chairman of the Western Australian Stock Exchange from 1899 to 1902, as the first and most prominent house in his proposed but ultimately unsuccessful residential subdivision of the land that now comprises Scotch College. (Criteria 2.2 & 2.3)

*Barrett's House, Scotch College* is associated with long-serving Scotch College headmaster Peter C. Anderson, who held the position from 1904 to 1945, lived with his family in a portion of the residence from 1905 until the adjacent Headmaster's House was completed in 1912, and had his office in the building throughout his tenure. (Criterion 2.3)

## 11. 3. SCIENTIFIC VALUE

*Barrett's House, Scotch College* is likely to contain archaeological deposits relating to its use first as a private residence, and subsequent use as a school building. (Criterion 3.1)

The immediate surrounds of *Barrett's House, Scotch College* may contain archaeological evidence for demolished structures and their associated deposits. (Criterion 3.1)

*Barrett's House, Scotch College* demonstrates changing education philosophy in Western Australia with its conversion from a private residence to a school building and its subsequent use as an administration building. (Criterion 3.1)

#### **11. 4. SOCIAL VALUE**

*Barrett's House, Scotch College* is valued by the Scotch College school community, past and present, as the core historic element of their school campus and for its role in providing education at the place. (Criterion 4.1)

*Barrett's House, Scotch College* is valued by the local community as a local landmark that contributes to the community's sense of place, as demonstrated by its inclusion in the Town of Claremont's Municipal Heritage Inventory. (Criterion 4.2)

#### **12. DEGREE OF SIGNIFICANCE**

##### **12. 1. RARITY**

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##### **12. 2 REPRESENTATIVENESS**

*Barrett's House, Scotch College* is a fine representative example of Federation Queen Anne style architecture applied to an expansive suburban residence. (Criterion 6.1)

*Barrett's House, Scotch College* represents the development of Perth's western suburbs as affluent residential areas favoured by wealthy families to establish themselves. (Criterion 6.2)

*Barrett's House, Scotch College* represents the adaptation of large private residences for public functions, particularly when the private owners fell on hard times. (Criterion 6.2)

##### **12. 3 CONDITION**

*Barrett's House, Scotch College* is in good condition as a result of extensive conservation and refurbishment works. The brick chimneys are showing signs of spalling and parapet gutters require regular cleaning due to the close location of large mature trees (2010).

##### **12. 4 INTEGRITY**

The place has moderate integrity as a residence, the purpose for which it was originally constructed. This use is still legible and could be returned, but the place has not been used primarily as a residence for over 100 years. The place has high integrity as a school administration building, which has been its longest lasting function.

##### **12. 5 AUTHENTICITY**

The place has moderate to high authenticity. The external elements are predominantly intact, with the exception of replacement balustrades to the verandah. The internal elements have moderate authenticity.

### 13. SUPPORTING EVIDENCE

This document has been based on '*Barrett's House, Scotch College, Conservation Plan*' prepared by Considine and Griffiths Architects Pty Ltd for Scotch College School Council February 1996, with amendments and/or additions by Office of Heritage staff and the Register Committee. An update of the physical evidence contained in the Conservation Plan was completed by Alice Steedman, Architect, in May 2010.

#### 13.1 DOCUMENTARY EVIDENCE

For a detailed discussion of the documentary evidence of the place refer to '*Barrett's House, Scotch College, Conservation Plan*' prepared by Considine and Griffiths Architects Pty Ltd for Scotch College School Council February 1996. The following provides an update of the documentary evidence primarily taken from Office of Heritage place file P3428 Scotch College Group.

In February 1998 entry of the entire Scotch College campus on the Register of Heritage Places (P3428 Scotch College Group) was considered by the Register Committee. However, the process was deferred due to ongoing discussions with the College regarding the elements to be included within the curtilage and a need to update the physical assessment in the 1996 Conservation Plan. The College informed the Office of Heritage that extensive refurbishments to *Barrett's House, Scotch College*, based on the 1996 Conservation Plan, were completed in January 1997 corresponding with the school's Centenary Year. The refurbishments to *Barrett's House, Scotch College*, included the renovation of the school's administration building, and the removal of the dining hall, which had been built on to the north face in 1964<sup>1</sup>. The refurbishments, and the 1996 Conservation Plan, were funded by the College and it was at this time Barrett's House was renamed Collegians House. The College requested that other elements, i.e. Headmaster's Residence, Old School Buildings, and The Chapel not be considered for the Register. In 1999 a Master Plan was being developed for the site but this did not deal with *Barrett's House, Scotch College*.

In January 2004, in discussions with the College, it was decided to progress with an assessment of only *Barrett's House, Scotch College*.

In June 2009 the Register Committee approved the commissioning of an update of the physical evidence for *Barrett's House, Scotch College*.

#### 13.2 PHYSICAL EVIDENCE

For a detailed discussion of the physical evidence of the place refer to '*Barrett's House, Scotch College, Conservation Plan*' prepared by Considine and Griffiths Architects Pty Ltd for Scotch College School Council February 1996. Some additional updated physical evidence completed by Alice Steedman, Architect, in May 2010 is provided below.

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<sup>1</sup> *Scotch College – Official Launch of the Centenary Celebrations and the Re-dedication of Collegians' House, the schools administration building Friday 7<sup>th</sup> February 1997*. Unpublished brochure produced by the College for their Centenary celebrations in 1997.

*Barrett's House, Scotch College* is a single storey Federation Queen Anne style brick and limestone former residence located on the corner of Shenton Road and Australind Streets in Swanbourne. Used as the administration building for Scotch College, it is sited on the corner of the eight acre main campus bounded by Australind Street to the west, Shenton Road to the north, and Claremont Crescent to the south.

*Barrett's House, Scotch College* is located near the crest of the hill overlooking the ocean and river. The site slopes away to the southeast allowing a basement to be contained under the rear portion of the building. The north western corner of the site is occupied by a bitumen car park accessed from Australind Street and a line of mature Port Jackson Figs (*Ficus rubiginosa*) and Norfolk Island Pines (*Araucaria heterophylla*) separate the car park from a brick paved area at the main entrance to the building. A line of Norfolk Island Pines continue down the northern boundary, the area between the building and the street containing manicured lawns and curved brick-paved pathways. Immediately adjacent to the building, to the west and north, are garden beds with standard and bush roses (*Rosa sp.*) and low African boxwood hedges (*Mysine africana*). On the south side, a wider garden bed contains a Honey Locust Tree (*Gleditsia triacanthos* 'Sunburst') and a Bull Bay Magnolia (*Magnolia Grandiflora*). Several Camellias (*Camellia sasanqua*) are also present in the garden beds.

The building is surrounded by verandahs on the west, north, south and northern end of the east elevation. It is raised slightly above ground level on west where shallow stone steps lead to the main entrance and a narrow brick-paved ramp is located at the south western corner. Further rendered brick and stone steps are located centrally on north, accessing the gardens, and a steel fire escape stair towards southeast corner provides access to the basement. A further set of brick steps leads from the rear (east) verandah to the basement level and an enclosed ramp leads up to the classroom building located to the east of *Barrett's House, Scotch College*.

The roofscape is complex and comprises hips and gables over an essentially M roof format with the added complexity of a conical tower and a viewing platform amid tall brick chimneys, projecting parapets and a skirt of bullnosed verandah. The main roof is clad in (Brisbane and Wunderlich) Marseilles clay tiles, with terracotta shingles to the conical roof and zinc sheet to the flat roofs inside the parapets. The verandah roof is galvanised iron.

The parapets above the verandah are panelled and set with decorative swags and cornices and the chimneys are decorated with stucco quoins and strings and clay chimney pots. Some spalling is evident on the chimneys. The viewing tower has decorative mild steel balustrade set between turned timber posts. It is accessed from within the building by a narrow set of timber stairs. The main roof has semi-circular gutters and there are ovolo gutters to the verandah.

The verandah roof is supported on hockey stick rafters with purlins and battens set within the same dimension of the rafters and present a well crafted roof structure to the viewer. The fascia forms a curved valance between the turned posts and is also curved horizontally as the verandah wraps around the conical corner tower. The verandah flooring has been

replaced by narrow boards with a line of brick headers under the balustrade. The decorative balustrade is mild galvanised steel with the original timber handrail.

The walls are rusticated limestone with black tuck-pointed brick banding and reveals to narrow French door and tall windows with heavily rendered sills. Original and new windows are timber-framed casements. Most windows have a large clear pane and four smaller upper panes which are in leadlight or stained glass depending on their location in the building. Some minor windows are limited to a glazed casement with no additional panes. A feature stained glass window set in a steel frame is located in a parapeted bay on the western elevation adjacent to the main entry door

Similarly, the French doors are detailed to reflect the importance of the room in which they are located. Many of the doors and windows on the northern and eastern side of the building are reproductions from an extensive conservation campaign to reverse earlier alterations. The walls are in good condition as a result of recent conservation work. An area of brickwork to the rear has been painted inside the lines of tuck-pointing.

The basement walls and footings are painted rusticated limestone. Three of the rooms are located within the stone walls of the original building and a fourth is located under the ramp that leads to the classroom block to the east. This room has aluminium-framed glazed partitioning on the east wall and the west wall is brick. An arcade of rusticated limestone piers on the southern side of the basement forms an undercroft below the verandah.

The main entrance is via a double timber door with half-glazed sidelights and highlight of leadlight and stained glass set within a gently arched opening. Internally, the large lobby has a tessellated tiled floor with highly decorative cornices and hard plastered walls above a heavily moulded timber panelled dado. It also has moulded timber architraves and picture rail, all in a dark stain. It has an ornately carved timber mantle and decorative tiled hearth to the fireplace at the eastern end and the stained glass feature window is located in an alcove to the north western corner of the lobby. Large three-panelled French doors lead north, south and east from the lobby. The doors have coloured glass leadlight highlights. A sliding timber door has been set behind an archway accessing a room to the southwest corner.

The major room containing the reception area is located north of the lobby. This large space is divided by two archways supported centrally by a cast iron column with decorative capitols. A further space is defined by the room within the two-thirds circle projection of the corner tower. A fireplace is located on the western wall and contains a decorative tiled hearth, timber mantle and honour board. It has ornate cornices as for the entry lobby but has heavily moulded timber skirtings rather than dado panelling. The reception desk is set within the arched opening and continues eastwards through the second half of the room. The floors are carpeted.

On the southern side of the lobby are a small interview room and a large administrative office. The headmaster's secretary and headmaster's office are located immediately to the east along the southern side of the building. Similarly to the reception area these rooms have hard plastered walls with moulded skirtings and architraves. The plaster picture rails, moulded plaster

cornices and plasterboard ceilings are all new fabric. The administrative office has a decorative timber mantle but no other detail of the fireplace has been retained. Fireplaces in the secretary's office and headmaster's office have been completely bricked-in, the latter being roughly finished. The headmaster's office has a parapeted bay projecting into the south verandah.

A corridor runs centrally through the building from the north eastern corner of the lobby. A further two smaller offices are located on the south side behind the staircase that leads to the viewing tower on the roof. The staircase has a turned newel post and balusters with a heavily moulded stringer and panelling under the lower portion of the flight forming a small cupboard. The upper flights of the staircase have plain square dressed balusters and newels. A hatch in the ceiling at the top of the stairs leads onto the viewing platform. The offices are similarly detailed to those at the front of the building but do not have picture rails.

To the north of the corridor a doorway leads to a vestibule which accesses two small offices and contains a large built-in cupboard. The offices are divided from the vestibule and each other by stud walls. Door and architrave details are consistent with the remainder of the building. There are new decorative plaster cornices and no picture rails.

A further large office is located at the eastern end of the building. This has two new windows in the eastern wall, plasterboard ceiling and new plaster cornice.

The rear door is a double three-panel door with half-glazed multi-pane sidelights and highlights with fanlight over. Beyond the rear door the back verandah leads onto a large room used as the boardroom on the southeast corner of the building. The ramp to the classroom building to the east of *Barrett's House, Scotch College* runs across the north face of the boardroom. The room has a plasterboard ceiling and moulded plaster cornice. It has moulded timber skirtings and architraves. A small kitchenette is located in an alcove at the south western corner. Heavy curtains cover windows on the northern side and a contemporary picture rail has been installed.

Air conditioning is provided and has been carefully installed with linear diffusers in the ceilings of all rooms. Lighting has also been carefully provided through down-lights, up-lights to walls of larger rooms and central pendant lighting and does not detract from significant elements of the place.

The use of replica or re-used doors, windows and architraves make it difficult to discern original from later fabric throughout the building. There is some minimal cracking evident in some rooms due to settlement of recent works but generally the building is in good condition.

### **13.3 COMPARATIVE INFORMATION**

There are 388 places in the Office of Heritage database noted as being in Federation Queen Anne style, of which 326 are residential places and 235 of these are single storey. Just over 200 of these are in the metropolitan area. Eighty-seven of these were constructed between 1895 and 1905. Eleven are on the State Register of Heritage Places, the majority of which are brick

construction. The following are on the Register and have some comparable features:

- P00803 *Knocknagow*, East Fremantle, constructed 1899 for Allan Ayles, has a distinctive belvedere as its dominant feature.
- P03452 *Belvedere*, Cottesloe, constructed in 1897 for mining investor J.J. Campbell, features a three-storey limestone tower.
- P02665 *Nurses Memorial Centre*, West Perth, constructed 1899 for William Vincent, has a similar elaborate roofscape to *Barrett's House, Scotch College*. It features ridge and hips, flying gables, projecting bays, tall chimneys with brick corbels and terracotta tops, and two stucco battlemented parapets.

*Barrett's House, Scotch College* is a particularly decorative example of a Federation Queen Anne style residence. It is relatively large for a single storey residence of its era, although within the newly emerging western suburbs of the 1890s numerous residences of this scale were constructed. *Barrett's House, Scotch College* is very generously sited, as it was originally intended to be the most prominent home in the owner's proposed residential subdivision.

Four single storey Federation Queen Anne residences in the Office of Heritage database, constructed between 1895 and 1911, also have an associated educational use.

- P01874 Throssell Homestead (fmr), Northam, was constructed in 1897 as a large brick residence for prominent businessman George Throssell. The Marist Brothers used the residence from 1948 as a boy's school, St Pauls, and after amalgamated in 1971 with St Josephs Girls School the residence became part of the coeducational Catholic St Josephs Primary School. It is currently an administration building for the school. The residence is less externally decorative in its design than *Barrett's House, Scotch College*. On one side of the building, due to the slope of the site, there is an arched undercroft area, constructed of limestone, which is similar to, but more extensive than, the basement section of *Barrett's House, Scotch College*. This place is in the Office of Heritage Assessment Program.
- P02489 *Guppy's House*, Guildford, was constructed in 1897 as a single storey brick residence of six main rooms around a central passage, for Guildford businessman William Guppy. The residence has limestone footings and a limestone basement area where the site falls away. Later alterations for use as a hospital and, from 1982 to 2000, as Foothills School, mean this place is now primarily a two-storey residence. This place is on the State Register.
- P10384 Lesmurdie House & Estate, Lesmurdie, which is registered as part of P16819 *Lesmurdie Group*, is a stone residence constructed for Archibald Sanderson in 1910. It was originally a single storey building, incorporating some earlier structures on the site. In 1913 it had a second storey added to the residence, at the same time that Sanderson had a school built nearby, which was to become St Brigid's



College. St Brigid's purchased the residence in 2000 for school use. The residence is less externally decorative in style than *Barrett's House, Scotch College*, and its use of local laterite gives it a rough appearance unlike the more refined style of the brick examples.

- P15937 Presbyterian Ladies College Administration, Peppermint Grove, was constructed in brick in 1900 for William Lefroy and purchased in 1917 by Presbyterian Ladies College. It is now in use by PLC as an administration building. The residence is smaller and has a much simpler external form than *Barrett's House, Scotch College*, including verandahs to only the front corner.

A few other places have also been converted into museums but these are not directly comparable to *Barrett's House, Scotch College* and many other large Federation era residences in the database have been adapted for non-residential uses, including hospitals, boarding houses and offices.

*Barrett's House, Scotch College* is a fine representative example of Federation Queen Anne style architecture applied to an expansive suburban residence. It represents the development of Perth's western suburbs as affluent residential areas favoured by wealthy families to establish themselves, and the adaptation of large private residences for public functions, particularly when the private owners fell on hard times.

#### **13.4 KEY REFERENCES**

'*Barrett's House, Scotch College, Conservation Plan*' prepared by Considine and Griffiths Architects Pty Ltd for Scotch College School Council February 1996.

#### **13.5 FURTHER RESEARCH**

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