



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)

- 3.19 Marketing and retailing
- 3.22 Lodging people
- 3.23 Catering for Tourists
- 8.1.2 Betting
- 8.3 Going on holiday
- 9.2 Bringing up children

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 206 Mail Services
- 311 Hospitality industry and tourism
- 405 Sport, recreation and entertainment

11.1 AESTHETIC VALUE*

The Hotel is a handsome structure, which is prominently located at the entrance to the Coogee settlement. (Criterion 1.1)

The Hotel was an architecturally well resolved mixed use development of its time, accommodating bars, residential accommodation, shop and kitchen. (Criterion 1.2)

Initially the Hotel, and later Hotel and Post Office, became landmark structures on the coastal road between Fremantle and Rockingham, a little developed section of this road. (Criterion 1.3)

11.2. HISTORIC VALUE

The Coogee Hotel supplied the social and retail focus for the workers, residents and visitors of the Coogee community. The focus of the Hotel was supplemented by the Post Office and store after its construction in the late 1920s. (Criterion 2.1)

The Coogee Hotel is the surviving component of a precinct that was a destination for visitors and holidaymakers for the first two decades of this century, consisting of the railway station, two racecourses, the beach and the

* 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.

hotel. It illustrates the form of outer city development that occurred in the prosperous Gold Boom, accessible by rail and road to beach and other forms of entertainment. (Criterion 2.2)

For a period of 37 years the Anglican Church operated the place firstly as a children's holiday camp during the depression years and, after World War Two, as a permanent children's home. For this reason, the place occupies a highly significant place in the living memory of many Western Australians. (Criterion 2.2)

The Coogee Hotel is closely associated with Walter Powell, Fremantle businessman who founded the Hotel and moved to Coogee, where his family became leading citizens in the district. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Coogee Hotel and Post Office is the remaining component of the original social and commercial heart of the Coogee locality. Much of the site remains undeveloped and has the potential to be of archeological significance. (Criterion 3.1)

11. 4. SOCIAL VALUE

The Coogee Hotel is one of the earliest notable places of the Coogee area. During its operation as Hotel and Post Office the place was the social and commercial focus of the Coogee community.

The place is associated with the many individuals who visited or lived at *Coogee Hotel and Post Office* when it was used as a children's holiday home and then as a permanent children's home over a period of 37 years. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

There are few remaining single storey hotels and purpose built post offices, in close to the city locations, from the pre and post World War I periods. (Criterion 5.1)

The Coogee Hotel was associated with honeymooning and special events because it was an attractive destination, readily reached from Perth and Fremantle by rail, opposite a popular family beach. No comparable place survives in close to its original form, in a recognised physical and historical context, north or south of Fremantle within the metropolitan region. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Coogee Hotel and Post Office demonstrates the necessity for hotel, post office and retail activities of a small community to be located in close proximity and be accessible to both the local community and visitor attractions to be viable.

Coogee Hotel and Post Office demonstrate the size and layout of facilities that were viable at the time of their construction to serve small coastal communities on the outskirts of the settled areas of Fremantle and Perth. (Criterion 6.2)

12.3 CONDITION

The standard of repair of *Coogee Hotel and Post Office* varies from good to poor, however, the condition of the Hotel, in particular, is hard to judge due to the covering of much of the original fabric internally.

12.4 INTEGRITY

The integrity of the exteriors of *Coogee Hotel and Post Office* is moderate and they are capable of feasible restoration. The integrity of the interiors of the original section of the Hotel and the interiors of the Post Office is low due to recent adaptive works. Restoration of the places would require significant interventions.

12.5 AUTHENTICITY

The level of authenticity of the external fabric of the Hotel is moderate to high, whereas the level for the Post Office has been much reduced by recent works.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Hocking Planning & Architecture, 'Coogee Hotel and Post Office Conservation Plan' for the Department of Contract & Management Services on behalf of Main Roads Western Australia, December 1999.

Key sections used: 2.0 Documentary Evidence (p11-18), 3.0 Physical Evidence (p19-26), 4.0 Analysis of Documentary and Physical Evidence (p27-32).

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to Hocking Planning & Architecture 'Coogee Hotel and Post Office Conservation Plan' for the Department of Contract & Management Services on behalf of Main Roads Western Australia, December 1999.

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to Hocking Planning & Architecture 'Coogee Hotel and Post Office Conservation Plan' for the Department of Contract & Management Services on behalf of Main Roads Western Australia, December 1999.

13.3 COMPARATIVE INFORMATION

For a discussion of the Comparative Information refer to Hocking Planning & Architecture 'Coogee Hotel and Post Office Conservation Plan' for the Department of Contract & Management Services on behalf of Main Roads Western Australia, December 1999.

13.4 REFERENCES

Hocking Planning & Architecture 'Coogee Hotel and Post Office Conservation Plan' for the Department of Contract & Management Services on behalf of Main Roads Western Australia, December 1999.

Bernard Seeber Pty Ltd Architects 'Preliminary Report on the Former Powell's Coogee Hotel and Post Office/Shop' for the Manager Land and Properties, Main Roads Department, September 1988.

Bernard Seeber Pty Ltd Architects 'Guidelines for the Submission of Expression of Interest in the Re-occupation of the former Powell's Coogee Hotel and Coogee Post Office/Shop' for the Manager Land and Properties, Main Roads Department, November 1988.

Debenham International 'Development Asset Plan on Old Coogee Hotel, Lot 51 Cockburn Road, Coogee, Western Australia' for Main Roads Western Australia, December 1996.

13.5 FURTHER RESEARCH
