



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)

- 3.11.5 Retailing food and beverages
- 3.18 Marketing and retailing
- 4.5 Making towns to serve rural Australia
- 8.12 Living in and around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 112 Technology and technological change
- 308 Commercial services and industries
- 311 Hospitality industry and tourism

11.1 AESTHETIC VALUE*

Red Mill Store is a fine, intact example of a Victorian two-storey terrace shop and residence. The 1920s single-storey shop addition makes a striking visual contrast between the two architectural styles. (Criterion 1.1)

Red Mill Store has landmark qualities and contributes to the late 19th century character of the streetscape which has considerable unity in architectural style. (Criterion 1.3)

11.2 HISTORIC VALUE

The place has combined the function of residence and commercial retail outlet since 1897. For the first few years it served as a construction and hardware business, then for 81 years as produce merchant and general grocery store, and subsequently as a convenience store and delicatessen. The property provides a representative example of a general store that was once a common phenomenon. (Criterion 2.1)

11.3 SCIENTIFIC VALUE

* 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.

1. 4. SOCIAL VALUE

Red Mill Store contributes to the community's sense of place, having been in use continuously as a local store on one of the main thoroughfares of Bunbury for more than 100 years. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Red Mill Store is rare as a surviving commercial business in a predominantly residential area. The degree of intactness of the external and internal shop display windows, fittings and verandah details is particularly unusual. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Red Mill Store is a fine and comparatively intact example of a Victorian shop and residence which was typical of its day, complete with internal fittings, display windows and verandah details. (Criteria 6.1 & 6.2)

12. 3 CONDITION

The condition of the place is good condition, albeit there are substantial weathering problems due to water ingress, rising damp and damp penetration along the western external wall due to the aging of the bricks.

12. 4 INTEGRITY

The integrity of the 1897 building and the 1927 shop extension is considered high as the place continues to be utilised as a combined shop and residence.

12. 5 AUTHENTICITY

The authenticity of the 1897 and 1927 shops is high. All lost details are recorded and could be reconstructed. This is particularly the case with the first storey verandah section.

The internal shop fitouts, including the moveable shelving and counter in the 1927 shop, are all authentic, although they are not in their original positions.

The rear ground level additions and rear garden have lost their authenticity due to substantial renovations or site disturbance.

Interior decorative details have been removed and altered in the residence.

13. SUPPORTING EVIDENCE

Attached are key sections of the Supporting Evidence prepared by Amanda Jean and Wendy Brady, 'The Red Mill Store, Bunbury, Western Australia: A Conservation Plan', prepared for D & J Doherty and the Heritage Council of Western Australia, November 1998.

13. 1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to Amanda Jean and Wendy Brady, 'The Red Mill Store, Bunbury, Western Australia: A Conservation Plan', prepared for D & J Doherty and the Heritage Council of Western Australia, November 1998

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to Amanda Jean and Wendy Brady, 'The Red Mill Store, Bunbury, Western Australia: A Conservation Plan', prepared for D & J Doherty and the Heritage Council of Western Australia, November 1998.

13.3 COMPARATIVE INFORMATION

For a discussion of the Comparative Evidence refer to Amanda Jean and Wendy Brady, 'The Red Mill Store, Bunbury, Western Australia: A Conservation Plan', prepared for D & J Doherty and the Heritage Council of Western Australia, November 1998.

13.4 REFERENCES

Amanda Jean and Wendy Brady, 'The Red Mill Store, Bunbury, Western Australia: A Conservation Plan', prepared for D & J Doherty and the Heritage Council of Western Australia, November 1998.

13.5 FURTHER RESEARCH

As with many consultancy studies, the timing and budgetary allocation has imposed limits on the amount of detailed research and analysis undertaken in this study, in particular research into the individual biographies and detailed family histories of E. Crossley and Chadd and Whitty Proprietors. It is possible that additional information not available to this study may come to light in the future.