



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
- 4.1.2 Making suburbs
- 4.2 Supplying urban services

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 111 Depression and boom
- 206 Mail services
- 308 Commercial services and industries
- 605 Famous and infamous people

11.1 AESTHETIC VALUE*

Beaucott Building is a fine example of the Inter War Functionalist style, particularly in its symmetry, strong lineal emphasis, and continuous three dimensional massing, including cantilevered canopy and brick parapet, projecting lintels and relief brick banding. The obliqueness of the corner enables the south and west elevations to be viewed as a whole, emphasising the curved massing of the upper level of the façade, and contrasting glazed shop fronts at ground level. The red colour and texture of the brickwork, in contrast to the light rendered relief detailing and expanses of glass, also contributes towards its simple, aesthetic appeal. (Criterion 1.1)

As the first building on the Beaufort and Walcott Street intersection to be refurbished in the Inter War Functionalist style which established the character of the precinct. (Criterion 1.2)

Beaucott Building forms a prominent landmark, one of three in the locality, due to its siting at the intersection of two major suburban arterial roads, and its distinctive design. (Criterion 1.3)

The buildings of the Beaufort and Walcott Street intersection embody a continuity of development dating from 1905. As remnants of the early Mt Lawley shopping precinct, they give continuity to the built environment.

* 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.

The common articulation of the 1930s ground floor elements, stylised decorative detailing, three dimensional massing, and strong horizontal emphasis gives the area a distinctive Inter war Functionalist character, which forms a rare and important precinct within the Perth metropolitan area (Criterion 1.4).

11. 2. HISTORIC VALUE

The site was an important component of the evolution of commercial development in Perth since 1905, highlighted by its continued commercial use since the suburb of Mt Lawley was established. *Beaucott Building* was one of the first commercial buildings constructed in the area, the first constructed on the Beaufort and Walcott Street intersection, and the first of these corner buildings to be refurbished and extended in the Inter War Functionalist style (1937), contributing to its importance as a retail and business centre. Originally constructed to provide local retail outlets, including a post office that was accommodated in one of the shops for a number of years, the place was refurbished in 1937 to include professional rooms and additional shops (Criterion 2.1).

Beaucott Building is one of three substantial corner buildings at the Beaufort and Walcott Street intersection which were refurbished in the Inter War Functionalist style in the late 1930s. This reflects the further growth of Mt Lawley at that time following the development of the third residential estate (Criterion 2.2).

Beaucott Building, as refurbished, was designed by the well known Perth architect W. G. Bennett, who was a leading exponent of the Inter War Functionalist and Art Deco styles in Western Australia at this period. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Beaucott Building is highly valued by the local and wider community as a centre of commerce and social interaction, serving not only the local community but also passing trade. (Criterion 4.1)

Beaucott Building contributes to the local and wider community's sense of place, the earliest part of the structure having occupied the site since 1905. Together with the adjacent corner buildings, it provides a significant street presence and is part of Mount Lawley's commercial heart. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Beaucott Building is a key component of a substantially intact commercial precinct featuring a number of outstanding buildings in the Inter War Functionalist style which is unique in the Perth Metropolitan Area and the State. (Criterion 5.1)

The place was the first building constructed on the prominent Beaufort and Walcott Street intersection, and the first to be refurbished in the Inter War Functionalist style which established the character of the precinct. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The *Beaucott Building* has considerable value for its ability to demonstrate a simplified form of the Inter War Functionalist Style of architecture. Its design, materials and finishes have a high to moderate degree of integrity and authenticity, and are considered representative of the principle characteristics of this style. (Criterion 6.1)

12. 3 CONDITION

The fabric of the *Beaucott Building* appears structurally sound and internal elements are generally in good condition. The most apparent degradation has occurred through lack of maintenance and weathering processes, leaving the roof sheeting and rainwater goods in a deteriorated condition, and the brickwork and mortar severely weathered. Ineffective roof drainage has severely degraded the asbestos eaves of the canopy, and the ties and brackets holding the canopy have rusted in places.

12. 4 INTEGRITY

Beaucott Building has continued to serve the community as a retail centre with adjoining accommodation since 1905. The integrity of the place is very high and it is capable of continued retail and accommodation use far into the future. Restoration of rainwater goods and the canopy could be undertaken without detracting from the integrity of the place, and the cumulative effects of minor alterations could be easily reversed to fully restore the 1937 character of the place.

12. 5 AUTHENTICITY

The authenticity of *Beaucott Building* is high. Most of the original 1905 structure was refurbished and incorporated into the 1937 redevelopment of the place, and the existing fabric is an integral product of the two periods of construction. In this sense the significance of the *Beaucott Building* relates to its later form, and the authenticity of the fabric is high. Most of the original fabric is intact, and although often obscured by later finishes, there is sufficient evidence to determine the authentic detail of the 1930s development.

13. SUPPORTING EVIDENCE

Attached are key sections of the Supporting Evidence prepared by Naomi Lawrance Architecture + Heritage, 'Beaucott Building, Mt Lawley: Conservation Plan', for Monria Holdings (funded under the 1998/99 Heritage Grants Program), August 2000.

13. 1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to Naomi Lawrance Architecture + Heritage, 'Beaucott Building, Mt Lawley: Conservation Plan', for Monria Holdings (funded under the 1998/99 Heritage Grants Program), August 2000.

13. 2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to Naomi Lawrance Architecture + Heritage, 'Beaucott Building, Mt Lawley: Conservation Plan', for Monria Holdings (funded under the 1998/99 Heritage Grants Program), August 2000.

13.3 COMPARATIVE INFORMATION

For a discussion of the Comparative Information refer to Naomi Lawrance Architecture + Heritage, 'Beaucott Building, Mt Lawley: Conservation Plan', for Monria Holdings (funded under the 1998/99 Heritage Grants Program), August 2000.

13.4 KEY REFERENCES

Naomi Lawrance Architecture + Heritage, 'Beaucott Building, Mt Lawley: Conservation Plan', for Monria Holdings (funded under the 1998/99 Heritage Grants Program), August 2000.

13.5 FURTHER RESEARCH

There are two areas of unresolved questions: the exact sequence of developments with respect to the infill and function of the south balcony of Unit 7; and, the relationship of this balcony to the alteration of Room 9 in Unit 3.