



## 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.

The wording of this document has been adapted from Store, Northcliffe, Conservation Management Plan with amendments and/or additions by HCWA staff and the Register Committee.

#### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4 Migrating
- 2.4.5 Changing the face of rural and urban Australia through migration
- 3.11.4 Clearing vegetation
- 3.12.5 Retailing food and beverages
- 3.16 Struggling with remoteness, hardship and failure
- 4.5 Making settlements to serve rural Australia
- 7.2.1 Protesting
- 7.6.9 Conserving Australia's resources
- 8.14 Living in the country and rural settlements

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

- 101 Immigration, emigration and refugees
- 104 Land allocation and subdivision
- 107 Settlements
- 108 Government policy
- 110 Resource exploitation and depletion
- 304 Timber industry
- 404 Community services and utilities
- 409 Environmental awareness
- 602 Early settlers

#### 11.1 AESTHETIC VALUE\*

The original symmetrical façade, gable roof and timber construction of *Store, Northcliffe* combine to be a good example of the distinctive vernacular style, associated with the timber Group Settlement structures of Northcliffe and the south west, constructed during the early 1920s. (Criterion 1.1)

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\* 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.

*Store, Northcliffe* is an essential aesthetic element of the town of Northcliffe as the only timber-framed shop largely in its original form in the main street, contributing to the retail and commercial streetscape along Wheatley Coast Road, which is dominated by gable-fronted buildings built to the front boundary, and to the townscape and character of the whole town. (Criterion 1.3)

The simple vernacular style and central location of *Store, Northcliffe* makes a positive contribution to the streetscape, townscape and character of Northcliffe, as a visual reminder of the group settlement history of the town. (Criterion 1.4)

## 11. 2. HISTORIC VALUE

*Store, Northcliffe*, constructed 2 months before the gazettal of Northcliffe in 1924, played an integral role in the establishment of the town by providing goods for the growing settlement comprising labourers of the Group Settlement Scheme, which began in Northcliffe in 1923. *Store, Northcliffe* continued to provide services to the town until its closure in 2001. (Criterion 2.1)

*Store, Northcliffe* is an important element of the Group Settlement Scheme and the development of Northcliffe in the early 1920s, as the first commercial premises to be erected in Northcliffe the only remaining building from the original Group Settlement period in Wheatley Coast Road, the other buildings having been brought in from other sites and re-erected. (Criterion 2.2)

*Store, Northcliffe* was a provider of goods, services and accommodation during the foundation years of the establishment of Northcliffe, originally providing accommodation for staff and single men in the rear rooms, as well as functioning as a grocery store. (Criterion 2.2)

*Store, Northcliffe* was the premises of the Environment Centre that represented a symbol of rights for citizens within a democratic system, to support their views in the struggle to retain old-growth forests in the 1990s. Subsequent firebombing of the premises on two occasions elevated the value of the place within the community. (Criterion 2.2)

The privately owned and constructed *Store, Northcliffe* in 1924, and the extension c1925, was undertaken by John Ipsen, who was also employed by the Group Settlement administration to construct government buildings such as the houses for Group Settlement officials and the Group Settlement store and office in Northcliffe. (Criterion 2.3)

*Store, Northcliffe* has associations with William Johnston and George Giblett, entrepreneurs and storekeepers. William Johnston was instrumental in facilitating a settlement and a store at Northcliffe through his associations with Premier, Sir James Mitchell. George Giblett is commemorated and recognised in the name of the Giblett Forest Block in the Manjimup region. *Store, Northcliffe* also has associations with the Richards family who ran a supermarket there for over twenty years from 1964 to 1985. (Criterion 2.3)

## 11. 3. SCIENTIFIC VALUE

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## 11. 4. SOCIAL VALUE

*Store, Northcliffe* is valued by the Northcliffe community as a central place in the community since 1924, having been a general store and place of impromptu meetings, and more recently as a place to showcase the cultural talents of the community, as a craft shop, and a base for an environmental organisation which supported the retention of the old growth forests in the 1990s. (Criterion 4.1)

*Store, Northcliffe* is valued by sections of the Northcliffe community for its associations with its environmental philosophy. (Criterion 4.1)

*Store, Northcliffe* is valued by the community of Northcliffe and districts, as a building of considerable size in a small town, and for the sense of place associated with regular shopping and socialising in the store. (Criterion 4.2)

The importance of *Store, Northcliffe* to the local community is demonstrated by its inclusion on the Shire of Manjimup's Municipal Inventory of Heritage Places. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1. RARITY**

*Store, Northcliffe* is one of two remaining examples of a timber framed store of this design associated with group settlement in the south west of the State during the 1920s, the other being Darnell's Store, Witchcliffe. (Criterion 5.1)

*Store, Northcliffe* is the only remaining original Group Settlement commercial building in Northcliffe, and remains in its original location in the main street. (Criterion 5.1)

### **12.2 REPRESENTATIVENESS**

*Store, Northcliffe* is a representative example of a vernacular style store associated with the Group Settlement Scheme. (Criterion 6.1)

*Store, Northcliffe* is the first and only remaining commercial building from the original settlement in its original location in the main street in Northcliffe and is representative of commercial buildings that once lined the street. (Criterion 6.1)

*Store, Northcliffe* demonstrates the characteristics of social and cultural activities associated with a general store and other cultural functions in a small community, and its development since 1924. (Criterion 6.2)

### **12.3 CONDITION**

Maintenance has not taken place over a period of many years. The cumulative effects of weathering and lack of maintenance are evident on the exterior and interior. Overall, *Store, Northcliffe*, is in poor condition.

### **12.4 INTEGRITY**

The original design and functional intent of the place is clear. *Store, Northcliffe* has a moderate degree of integrity.

### **12.5 AUTHENTICITY**

Much of the original fabric is intact. There have been minimal alterations, including the extension along the north side. *Store, Northcliffe* has a moderate to high degree of authenticity.

### **13. SUPPORTING EVIDENCE**

Key sections of the supporting evidence has been taken from 'Store, Northcliffe, Conservation Management Plan', prepared for the owners by Laura Gray and Irene Sauman, in June 2002.

Key sections used: 3.0 Documentary Evidence (pp5-17), 4.0 Physical Evidence (pp18-29), 5.0 Analysis of Evidence (p 30), 8.0 Levels of Significance (p35).

#### **13.1 DOCUMENTARY EVIDENCE**

For an analysis of the Documentary Evidence, refer to 'Store, Northcliffe, Conservation Management Plan', prepared for the owners by Laura Gray and Irene Sauman, in June 2002.

#### **13.2 PHYSICAL EVIDENCE**

For an analysis of the Physical Evidence, refer to 'Store, Northcliffe, Conservation Management Plan', prepared for the owners by Laura Gray and Irene Sauman, in June 2002.

#### **13.3 COMPARATIVE INFORMATION**

For a Comparative Analysis, refer to 'Store, Northcliffe, Conservation Management Plan', prepared for the owners by Laura Gray and Irene Sauman, in June 2002.

#### **13.4 KEY REFERENCES**

'Store, Northcliffe, Conservation Management Plan', prepared for the owners by Laura Gray and Irene Sauman, in June 2002.

#### **13.5 FURTHER RESEARCH**

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