

THREE HOUSES (FMR). BEAUFORT ST, HIGHGATE



PLACE INFORMATION	
Place name	Three houses (fmr), 2 St Albans Ave, 453-455 Beaufort St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	17968
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	2 St Albans Ave, 453-455 Beaufort St
Locality	Highgate
Survey	LOT:2 D/P 2447 LOT: D/P 2447 LOT:4 D/P 2447
Vol/folio	1306/105 1307/590 1312/68
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.</p>
Management category	<p>Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p>
Statement of significance	<p>The three former houses at 2 St Albans Ave and Nos. 451, 453 and 455 Beaufort St, are a fine group consisting of representative examples of the Federation Bungalow style.</p> <p>The places were consciously designed as a cohesive group to contribute to the streetscape quality and character.</p> <p>The place reflects the expansion and development of residential and commercial buildings on the city fringes during the rapid population increase of 1890's gold boom and the early years of the twentieth century.</p> <p>The places now demonstrate the suitability of the conversion of such a group for commercial purposes.</p> <p>The places demonstrate the scale, form and detail of homes built for professionals and their families in the early 20th century.</p>

PLACE USE	
Original use	Residential: Single storey residential
Current use	Commercial: Shop/Retail
Other use	

CONSTRUCTION DETAILS	
Construction date	1910-15
Walls	Tuckpointed face brick
Roof	Corrugated sheet metal
Architectural Style	Federation Bungalow
Physical description	<p>The three buildings were designed to be read as a group. Each place is a fine example of the Federation Bungalow style, with 453 and 455 Beaufort Street designed with decorative gables to the right and 2 St Albans Av designed with its decorative gable to the left, to complete the composition.</p> <p>All buildings have bracketed gables, double posted verandahs with shallow arched valences, below simple spindles. 2 St Albans Av and 453 Beaufort St have recently been repainted and rendered. 2 St Albans Av has also lost its chimneys, its decorative gable has vertical battens instead of horizontal battens and its double posted verandah has decorative curved brackets, en lieu of spindled valences.</p> <p>Generally the places are single storey face brick, tuckpointed with rendered banding at sill and half window height. The predominant roofs are hipped gambrels with gable feature over protruding front room with faceted bay. Separate full front verandah with a bull nosed roof supported with twin square timber posts.</p>

CONSTRUCTION DETAILS	
Construction date	1910-15
Walls	Tuckpointed face brick
Roof	Corrugated sheet metal
Architectural Style	Federation Bungalow
Physical description	<p>The windows have decorative vertical iron bars on the exterior. Distinctive roughcast chimneys with vertical details. Setback with a low hedge along the front boundary and others along the edge of the verandah. Paving in between the hedges.</p> <p>The settings have been changed to reflect a commercial character. Little adaptation is apparent to 453 and 455 Beaufort St but 2 St Albans Av appears to have had most adaptations made.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The subdivision of Highgate Hill was developed by surveyor Charles Crossland in 1874, and named after his birthplace in London. Highgate Hill originally consisted of a small isolated cluster of homes erected for workmen's cottages, in the hollow on the east side of Beaufort Street. Following the construction of St Alban's Church in 1889, a number of larger homes were built in the surrounding area.

Between 1910 and 1915 three substantial homes were added on Beaufort Street, immediately north of St Alban's Church and a substantial residence and a surgery were erected at Nos. 416 - 418 Beaufort Street (corner of Lincoln Street) for Dr Percy Hugh Wardell-Johnson. Dr Wardell-Johnson was at one time the chief medical practitioner with the Public Health Department and also the East Perth Football Club's doctor. The building and practice were sold to Dr. M. L. Kreitmayer in 1938, and by the 1940 Post Office Directory listed his surname had been anglicised to Creightmore. This did not stop him being interned in 1942 during World War II because of his German origins. Dr Colin M. Graham took over the practice in 1942 and in 1949 Dr A. T. Watson was in residence.

The house and surgery were later demolished and replaced by a large block of flats. In 1915 Nos. 453 - 455 Beaufort Str and No. 2 St Alban's Av were occupied by Mrs A. Stephens, Thomas Conroy and Charles S. Holden. In 1949 No. 453 was occupied by Doug Fullerton and No. 455 by William F. Rohun and No. 2 St Alban's Avenue by Miss Grace Searle. By 2001, No2 St Albans Av has been converted to a shop, and No. 453 and No. 455 had been restored and converted to use as professional offices. In 2007 No. 452 was a lawyers offices, No. 455 was Bebabo Hair and No. 2 St Albans' Av was occupied by Daybeds and the house at the rear was a private dwelling.

Aerial photographs from the mid 20th century onward indicate that the buildings were unchanged until the early 1990s when Nos. 451 and 455 had new roofs installed, and a structure was built at the back of No. 455 and an extension added to No. 451 in the late 1990s.

Around 2002 an extension was added to No. 453. Further additions were made to the back of No. 455 around 2005. In 2012 the street-facing portion of No. 453's roof was changed in colour, but not structure, and in 2021 had the addition of solar panels. The buildings have changed little since that time.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic Development	
	Economy: Commerce Cultural Life: Domestic Life	
Associations	Dr Wardell-Johnson	Owner and occupant
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024	

ADDITIONAL PHOTOGRAPHS

