

INTERIM HERITAGE PLACES REGISTER

CITATION

Name of Place: BEAUCHAMP HOUSE (Ian Potter House)

LOCATION OF PLACE

Section and Block Suburb: Block 1, Section 25, Edinburgh Avenue, Acton

Area bounded by: Edinburgh Ave, Marcus Clarke and Gordon Streets, Canberra City, including street trees. Block 1 of Section 25, City.

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

The features intrinsic to the heritage significance of the place are:

Entered on NER 25/8/81

STATEMENT OF SIGNIFICANCE:

A prominent example of a 1920's Canberra guest house in the simplified classic revival style. Excellently maintained in virtually original condition. Mature trees surround and enhance its environment.

SPECIFIC REQUIREMENTS:

In accordance with s.54(1) of the Land (Planning and Environment) Act 1991, the following requirements are identified as essential to the conservation of the heritage significance of this place. These requirements are prepared to implement the following conservation policy for the place:

Any action relating to these requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without such approval may be an offence.

1. Requirements Relating to the Building

1.1

1.2

2. Requirements Relating to the Setting

2.1

MANAGEMENT RECOMMENDATIONS:

In assessing this place for the interim Heritage Places Register, the Council recommends that the following actions and activities should be undertaken which will enhance the heritage values of the place. They are made as recommendations and have no legal effect.

DOCUMENT HISTORY

- . date Draft citation considered by ACT Heritage Council at Meeting (number)
2. date Draft citation released for public comment
3. date Revised citation for ACT Heritage Council Meeting (number)
4. date Gazetted in an interim Heritage Places Register (entered on NER 25/8/81)
5. 21/4/80 Classified

Attachment A

BACKGROUND INFORMATION

1. DESCRIPTION OF PLACE:

Two storied guesthouse now offices. Rendered bricks in the simplified classic revival style of the 1920's. First floor verandahs over central rooms project into courtyards with pergolas. Tile hipped roof is bellcast over wide eaves on rhythmically spaced consoles. Central two storey verandahs front and back. Small paned leadlight windows and doors, painted grey trims. Good use has been made of wood throughout

2. STATUS OF PLACE AT NOMINATION DATE:

Excellently maintained.

3. BACKGROUND:

Built in 1927 completed 1928 after occupation.

4. RELEVANT PRINCIPAL NATIONAL HISTORIC THEMES:

Beauchamp House was built to provide good quality guest house accommodation for the early transferees to Canberra when Government departments moved up from Melbourne.

Unsupported history:

The original Acton Private Hotel, as it was first called, was the result of an informal and limited design competition to produce ideas for four hostels, needed for the growing population, and for accommodating visiting dignitaries during the period of the opening of the provisional Parliament House. In 1926 the firm Anketell and Henderson of Melbourne were given the commission and the approval to begin documentation. Responsibility for the project was to Mr Yuncken.

The private hotel was renamed Beauchamp House in recognition of William Lygon, seventh Earl of Beauchamp, governor of NSW 1899-1901. The building was occupied for the opening of Parliament but was not officially completed until 1928, some six months later, when it became a hostel for women members of the public service. At a later date it housed both sexes until the 1970's. With its demise as a hostel it became temporary accommodation for of offices for community action groups and welfare organisations. Deterioration of the structure and the interiors brought about its eventual abandonment and disuse. A report undertaken in 1980 by the Department of Housing and Construction found that in purely economic terms the value of preserving the building was marginal, however did not undertake any qualitative judgements based on architectural or historical merit.

Its present re-occupation by the Academy of Science as supportive administrative area and offices has given the building a new, if varied use, but has also accelerated the process of conservation and refurbishment.

5. ANALYSIS AGAINST THE CRITERIA SPECIFIED IN SCHEDULE 2 OF THE LAND (PLANNING AND ENVIRONMENT) ACT 1991

Under Section 56 the criteria for the assessment of the heritage significance of places are:

- (i) a place which demonstrates a high degree of technical and/or creative achievement, by showing qualities of innovation or departure, or representing a new achievement of its time;
- (ii) a place which exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;
- (iii) a place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function which is no longer practised, is in danger of being lost, or is of exceptional interest;
- (iv) a place which is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations;
- (v) a place which is the only known or only comparatively intact example of its type;
- (vi) a place which is a notable example of a class of natural or cultural places or landscapes and which demonstrates the principal characteristics of that class;
- (vii) a place which has strong or special associations with a person, group, event, development or cultural phase which played a significant part in local or national history;
- (viii) a place which represents the evolution of a natural landscape, including significant geological features, landforms, biota or natural processes;
- (ix) a place which is a significant habitat or locality for the life cycle of native species; for rare, endangered or uncommon species; for species at the limits of their natural range; or for district occurrences of species;
- (x) a place which exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements; or
- (xi) a place which demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural or cultural history, by virtue of its use as a research site, teaching site, type locality or benchmark site.

6. **REFERENCES:**

Author Title date publication

RAIA Register 20th Century Buildings Architecture
RAIA ACT Chapter News 10/85