



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 4 Scott Street, Guildford Conservation Plan with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.8.6 Building and maintaining railways
- 4.1.2 Making suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 202 Rail and light rail transport

11.1 AESTHETIC VALUE*

House, 4 Scott Street, Guildford is an important individual component and makes a visual contribution to a group of heritage places in the historic town of Guildford. (Criterion 1.4)

11.2. HISTORIC VALUE

House, 4 Scott Street, Guildford and its small lot subdivision illustrate the nature and standard of development that occurred in the vicinity of railway stations in the first stage of the development of metropolitan railways. It also demonstrates the nature and standard of worker housing and investment housing of its time, particularly those located in walking proximity to railway stations. (Criterion 2.1)

House, 4 Scott Street, Guildford was constructed as a result of the subdivision of Guildford between 1850 and 1890, with Scott Street, gazetted in 1880, one of the three new streets created between 1870 and 1890, and being the first streets added to those originally gazetted in 1829. These new streets were important to the residential development of the town, and coincided with the development of the railway, also impacting on the development of Guildford by facilitating the efficient movement of goods and passengers to Fremantle and country areas. (Criterion 2.2)

* 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.

House, 4 Scott Street, Guildford, and the subdivision of which it was part, are developments that mark the changes in the structure and the physical fabric of Guildford which eventuated from the introduction of the railway in 1881. *House, 4 Scott Street, Guildford* illustrates the character of development at the time of the Scott Street subdivision, in the 1880s. Such developments changed the previous character of much of the heart of Guildford. (Criterion 2.2)

House, 4 Scott Street, Guildford and the subdivision of the land on which it is situated are closely associated with noteworthy Guildford citizens and developers of the day, the Wellman family, who built the house in c1887, and the Hyde family, who owned the house from 1903 to 1975. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

House, 4 Scott Street, Guildford is a rare surviving example of a working class residence within Guildford dating from the time of the Eastern Railway's development, which began in 1881, and illustrates the social character of working class Guildford. (Criterion 1.1)

The 1880s subdivision and *House, 4 Scott Street, Guildford* mark an important change in the evolution of Guildford and contributes to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

House, 4 Scott Street, Guildford is rare as a relatively unadapted cottage, few of which survive from the 1880s. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

House, 4 Scott Street, Guildford demonstrates the principal characteristics and attributes of late nineteenth century investment and working class development, in the context of the development of Perth. (Criterion 6.1)

House, 4 Scott Street, Guildford illustrates the standard of development and the way of life which was possible for working class people in Perth in the late nineteenth century. (Criterion 6.2)

12. 3 CONDITION

The current condition of the cottage illustrates an ongoing process of modest adaptation and upgrading in response to constructional problems and to improve living standards, involving both spatial and technological change. Given the poor drainage of the area prior to construction of *House, 4 Scott Street, Guildford*, the closeness of the floor level to ground level and the poor underfloor ventilation, it is probable that the external walls suffered from rising damp and the hardwall render has been applied to combat this problem. Internally, the hardwall render has caused the upper walls to suffer from rising damp and the area of the living room chimney breast has also been subject to falling damp.

12. 4 INTEGRITY

House, 4 Scott Street, Guildford retains a moderate level of integrity for use as a residence and is capable of long term sustainability.

12. 5 AUTHENTICITY

House, 4 Scott Street, Guildford remains an early and comparatively intact example of the development in Scott Street from this period. The place retains many of its original characteristics including those of simplicity and symmetry which were evident in residential development of the late 19th century, and as such, retains a medium level of authenticity for its original form. However, the present finishes mask much of the original fabric.

13. SUPPORTING EVIDENCE

Supporting evidence has been taken from '4 Scott Street, Guildford Conservation Plan', prepared for Jane Dewing by Hocking Planning and Architecture in association with Barbara Dundas, Heritage Researcher, in May 1999.

Key sections used: 2.0 Documentary Evidence (p7-16), 3.0 Physical Evidence (p17-22), 4.0 Analysis of Physical & Documentary Evidence (p23-28), 7.0 Levels of Significance (p35-36)

13. 1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to '4 Scott Street, Guildford Conservation Plan', prepared for Jane Dewing by Hocking Planning and Architecture in association with Barbara Dundas, Heritage Researcher, in May 1999.

13. 2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to '4 Scott Street, Guildford Conservation Plan', prepared for Jane Dewing by Hocking Planning and Architecture in association with Barbara Dundas, Heritage Researcher, in May 1999.

13. 3 COMPARATIVE INFORMATION

For a Comparative Analysis refer to '4 Scott Street, Guildford Conservation Plan', prepared for Jane Dewing by Hocking Planning and Architecture in association with Barbara Dundas, Heritage Researcher, in May 1999.

13. 4 KEY REFERENCES

'4 Scott Street, Guildford Conservation Plan', prepared for Jane Dewing by Hocking Planning and Architecture in association with Barbara Dundas, Heritage Researcher, in May 1999.

13. 5 FURTHER RESEARCH
