



## REGISTER OF HERITAGE PLACES

### Assessment Documentation

#### 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

##### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.5 Promoting settlement
- 4.1.1 Selecting township sites
- 4.6 Remembering significant phases in the development of settlements, towns and cities
- 9.6.2 Looking after the infirm and the aged

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

- 104 Land allocation and subdivision
- 107 Settlements
- 306 Domestic activities
- 404 Community services and utilities
- 602 Early settlers

#### 11(a) Importance in demonstrating the evolution or pattern of Western Australia's history;

*Bebo Moro, Guildford* is associated with the early development of Guildford, having been first acquired in the 1830s as part of the original subdivision of the townsite.

The construction of the freestanding Store & Cellar is indicative of the manner in which foodstuffs were preserved prior to the advent of refrigeration techniques and represents a practice that is no longer carried out.

#### 11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage;

The Store & Cellar at *Bebo Moro, Guildford* is a rare example of a freestanding intact cellar with an associated Store dating from the early colonial period in Western Australia.

**11(c) Potential to yield information that will contribute to an understanding of Western Australia's history;**

The place has potential, through archaeological investigation, to yield information on the domestic material culture of the colonial elite.

The intactness of the freestanding Store & Cellar provides important information about early construction techniques in the Swan River Colony.

**11(d) Its importance in demonstrating the characteristics of a broader class of places;**

The Residence is a good representative example of a substantial house in the Federation Queen Anne style with an associated outbuilding built for the colonial elite that retains some of its original river setting.

**11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;**

*Bebo Moro, Guildford* has social value to current members of the Pratt family having been home to three generations of the family from 1837 to 1936, as shown by their contribution to the Conservation Plan for the place undertaken in 2001.

*Bebo Moro, Guildford* has social value to the residents of St Vincent's Aged Care who use the former Residence for aged care programs and social and craft activities.

**11(f)<sup>1</sup> Its importance in exhibiting particular aesthetic characteristics valued by any group or community;**

The Residence and freestanding Store & Cellar form an aesthetically pleasing cultural environment that retains a riverside setting on the banks of the Swan River in Guildford.

**11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;**

The Residence was designed by prominent Perth architect J J Talbot Hobbs in 1890.

*Bebo Moro, Guildford* is associated with three generations of the Pratt family, an important pioneering family in Guildford and the Toodyay district from 1837 to 1936.

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<sup>1</sup> For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.  
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

*Bebo Moro, Guildford* is associated with the Sisters of Charity who established an aged care facility at the place in the late 1950s, which continues to operate in 2019.

## **12. DEGREE OF SIGNIFICANCE**

### **12.1 CONDITION**

In 2019, *Bebo Moro, Guildford* is overall in good condition following conservation works undertaken as part of the re-development of new aged care facilities at the site. Works to the exterior of the Residence include the reconstruction of the gable entry to match the original design, re-tuckpointing of the entire façade, new roofing, installation of new timber framed windows, and the deconstruction and reconstruction of the four face brick chimneys. A new roof has been installed to the bullnose verandah, as well as new timber posts and timber decking. In 2019, the Residence is in good condition.

The Store & Cellar is in good condition following works to replace the roof, conservation of brickwork, and the removal of paint and limewashing of internal walls. A new plasterboard ceiling has been installed. Conservation works to the Cellar include the removal of cement render to reveal face brickwork, and the replacement of eroded bricks, as well as the repointing and limewashing of rubble stonework. The roof has been replaced and all rotted timber has been replaced with new hardwood timber to match the original.

### **12.2 INTEGRITY**

The original design and functional intent of the former Residence and freestanding Store & Cellar is apparent. The Residence has undergone four distinct periods of development since its construction, including the 1957 alterations to accommodate the change in function to an aged care facility, and the recent re-development of the site for new aged care facilities maintains this ongoing use.

The Residence has a fair to moderate degree of integrity.

The Store & Cellar has a high degree of integrity.

### **12.3 AUTHENTICITY**

Much of the original fabric of the Residence representing the various periods of development is intact. Changes to the Residence include the recladding of the main roof with pre-painted corrugated iron sheeting, reconstruction of the verandah, installation of windows to the dining room, the addition of ablutions and laundry across the rear, the enclosure of the north east verandah, and the installation of new ceilings. In 2018, minor changes to the internal layout were made to accommodate new uses, such as new door openings, infill of existing openings, and installation of new ceilings.

The north west and south east gable walls of the Store have been reconstructed in stretcher bond face brick, and the lean-to addition has also been reconstructed. The roof has been reclad in pre-painted corrugated iron and the gutters and downpipes have been replaced in the same material. The Store has a moderate degree of authenticity.

The Cellar appears to be intact and has a high degree of authenticity.

Overall, *Bebo Moro, Guildford* has a moderate degree of authenticity.



### 13. SUPPORTING EVIDENCE

The documentation for this place is based on the *Bebo Moro Dwelling (former) and Store & Cellar, Guildford* Conservation Plan prepared for Catholic Homes Incorporated by Hocking Planning & Architecture, Laura Gray, Heritage & Conservation Consultant and Irene Sauman, Historian in October 2001, with amendments and/or additions by the Heritage Council and the Department.

#### 13.1 DOCUMENTARY EVIDENCE

For a full discussion of the documentary evidence refer to the '*Bebo Moro Dwelling (former) and Store & Cellar, Guildford*' Conservation Plan prepared for Catholic Homes Incorporated by Hocking Planning & Architecture, Laura Gray, Heritage & Conservation Consultant and Irene Sauman, Historian in October 2001. A summary is provided below.

*Bebo Moro, Guildford* comprises a detached single storey brick and iron Residence (1890 with possible earlier sections dating from c.1845 and adapted c.1957 as an aged care facility) in the Federation Queen Anne style, and a freestanding Store & stone Cellar (1837) located on the west bank of the Swan River in Guildford.

The earliest occupants of the Swan River area were the Whadjuk Noongar who pursued a hunter-gatherer subsistence strategy for upwards of 40,000 years prior to the arrival of Europeans. Occupation of the Swan River district by the British occurred as early as 1829 with a series of long thin 'ribbon' grants surveyed along the banks of the Swan River.<sup>2</sup> By the end of 1829 the townsite of Guildford had been surveyed and lots were open for selection the following year.<sup>3</sup>

Conceived as a market town, plans for the Guildford townsite included a market, central square and church, a school and library and a bridge over the Swan River. Guildford became a stopping point for transport on the Swan River, as well as the converging point of early roads from Northam, York, Toodyay and the Victoria Plains District. Wool, sandalwood and timber from these districts were loaded onto vessels at the Meadow Street wharf for transport down river to Fremantle. Guildford merchants began operating mail order services for settlers in York and Toodyay, and stores and warehouses were constructed near the wharf.<sup>4</sup>

Guildford became an important centre for agriculture and horticulture for the Colony. The Agricultural Society was founded in 1831, and a Vineyard Society established in 1842. By 1848, the population had reached 95. A Convict Depot was established in 1851, and convict labour was used to construct roads and bridges in the Swan River district, which contributed to the growth and prosperity of Guildford. By 1876, the population had risen to 1151. By 1881, the railway from Fremantle was extended to Guildford, and then to York by 1885. During the gold boom of the

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<sup>2</sup> Bourke, M (1987) 'On the Swan: A History of the Swan District Western Australia'. University of Western Australia Press for the Swan Shire Council. p.30.

<sup>3</sup> Ferguson, R.J. & Stephenson, G (1975) Survey of Historic Buildings in the Shire of Swan, Western Australia. p. 4.

<sup>4</sup> *Bebo Moro Dwelling (former) and Store & Cellar, Guildford* Conservation Plan prepared for Catholic Homes Incorporated by Hocking Planning & Architecture, Laura Gray, Heritage & Conservation Consultant and Irene Sauman, Historian in October 2001, p.10.

1890s, Guildford became a desirable place to live due to rail access to the city and large elaborate houses were constructed along the riverside.<sup>5</sup>

### Bebo Moro

The name of the Residence, Bebo Moro, is said to be an adaptation of a Nyungar word for 'bend in the river' which describes the position of the property within a bend of the Swan River.

On an 1829 plan of the proposed Guildford Townsite, *Bebo Moro, Guildford* is shown as a public market place in a low lying area on the bank of the Swan River. In the 1830s, much reserved land was sold or granted, as was the market land, which was divided into two lots. Lot 95, comprising 13 acres was acquired by Captain Francis Whitfield, the first and only Resident Magistrate for Guildford, and Lot 96, of approximately 5 acres was acquired by settler William Tanner. By 1837, Whitfield had also acquired Tanner's Lot, and constructed a mud cottage on his property. In 1837, Whitfield left Guildford and sold Lots 95 and 96 to Charles Pratt of Fremantle.<sup>6</sup>

Captain Charles Pratt was a merchant and shipowner who, with his wife Anne (nee Solomon), had considerable landholdings in the Colony. After acquiring the Guildford property, Pratt wrote to the Governor requesting permission to open a general store to sell spirits, where 'poor persons could buy a bottle at a time'. The exact location of this store is not known, but it was thought to have been near the river landing at Meadow Street. Pratt also acquired forty acres of land on the west side of the Swan River at Success Spring where he kept sheep.<sup>7</sup>

Charles and Anne Pratt had two children, whom they also named Charles and Ann. Charles died in 1835 aged twenty and Ann married James Dempster in 1836. The newly married couple took over the management of the Pratt family's property *Addington* in the Avon Valley, and had seven children. Captain Charles Pratt died in 1853, and his wife continued to live at *Bebo Moro, Guildford* until her death in 1872. On her death, Anne Pratt left *Bebo Moro* to her grand daughter Annie Gull for her sole use. Annie had married Thomas Gull, proprietor of local Guildford business, Barker & Gull Merchants in 1861. He and Annie continued to reside at the store residence and leased out *Bebo Moro, Guildford*. Thomas Gull died in 1878, at the age of forty six, leaving Annie a wealthy woman.<sup>8</sup>

In 1879, against her family's wishes, Annie Gull married Doctor Edward Scott, ten years her junior. Scott was the doctor who had attended Thomas Gull prior to his death. Annie and Edward bought another residence as *Bebo Moro, Guildford* was still leased out and a store manager was appointed for Barker & Gull, although from this time on the business did not fare as well. In 1880, Annie and Edward had a baby daughter who died some months later, with Annie's family believing that Scott had done little to save the girl.<sup>9</sup>

In 1884, Bertie Gull, son of Annie and Thomas Gull, now aged 19 was keen to take over the management of Barker & Gull, and as he was planning to marry, he also

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5 Ibid, Bebo Moro CP, p. 10.

6 Ibid, Bebo Moro CP, p. 11.

7 Ibid, Bebo Moro CP, p. 11.

8 Ibid, Bebo Moro CP, p. 12.

9 Ibid, Bebo Moro CP, p. 14.

wanted to acquire *Bebo Moro, Guildford* which, according to Ann Pratt's will, should have come to him through his mother. Although Edward Scott did not want to give up the property, he was short of money and finally agreed to sell *Bebo Moro, Guildford* to Bertie for £500, an amount which he thought equated to the value of his life's interest in the property. Having had to purchase the property that should have been his to inherit, Bertie Gull married Eliza Palmer in June 1886, and had the existing *Bebo Moro, Guildford* residence constructed. However, Bertie was not a good business manager and Barker & Gull finally closed in 1891.<sup>10</sup>

*Bebo Moro, Guildford* was constructed in three stages between 1890 and 1930 and replaced an earlier house that remained on site until 1912. It is uncertain if the first residence on the property, a mud house built c.1833 was this house, or part of it, or if Charles Pratt built another house sometime after 1837. It is thought that the first section of the new residence constructed by Bertie Gull comprised four central rooms built close to the kitchen of the old house. Within the next ten years the front rooms were added, including a drawing room with a bay window. Prior to its demolition at the end of the 1920s the kitchen, which was situated close to the rear of the new residence and accessed by a covered walkway, was all that remained of the old house.<sup>11</sup>

The garden at *Bebo Moro, Guildford* had a rose garden said to include 400 varieties of roses.<sup>12</sup> There was also an orchard, the fruit from which Bertie Gull advertised for sale in assorted cases.<sup>13</sup> The orchard was also used by the Agricultural Department as a test site for a parasitic technique to address the problem of fruit fly, which proved unsuccessful.<sup>14</sup>

Research undertaken since the Conservation Plan was written in 2001 has revealed that the *Bebo Moro, Residence* was designed by J J Talbot Hobbs in 1890 and constructed by J Jecks.<sup>15</sup>

At the time that Charles Pratt acquired Lots 95 & 96, historic maps show two existing structures on Lot 95. One appears to be the former Coach House (now demolished), which was located further south of the existing Store & Cellar in the location of the current carports. The second structure is located in the same place as the current *Bebo Moro Residence*. This may have been the original mud cottage, or the second dwelling that was possibly built by Pratt and which may form the central core of the current Residence. The Store & Cellar are not shown on the map at this time.<sup>16</sup> In 2019, the freestanding Store & Cellar is the oldest extant structure on the property and is believed to date from Charles Pratt's occupation.<sup>17</sup> The Store was used to store bottled preserves and wine was stored in the Cellar.

Following Bertie Gull's death in 1939, the property was purchased by Carl Schuller and was subdivided. Part of the land which was subject to flooding and therefore

10 Ibid, Bebo Moro CP, p. 14.

11 Ibid, Bebo Moro CP, p. 15.

12 *The Western Mail* 28 November 1913.

13 *The West Australian*, 9 February 1911.

14 *The West Australian*, 18 October 1934, p.14.

15 John Taylor Hobbs Database – Job ID: 151 summarises the construction of a villa called 'Bebo Moro' for H E Gull on Lot 95, 184 Swan St, Guildford.

16 Historic Map of Guildford Townsite - <https://archive.sro.wa.gov.au/index.php/guildford-17c-plan-of-the-townsite-of-guildford-philip-chauncy-scale-4-chains-to-an-inch-tally-no-005709-173>

17 Ibid, Bebo Moro CP, p. 15.

unsuitable for development was resumed for a reserve. This, along with the subdivision of land fronting Swan Street, resulted in only 50% of the original landholding remaining intact.

In 1957, the Daughters of Charity purchased the property for the site of St Vincent's Hospital and home for the aged. A hospital block was constructed and *Bebo Moro, Guildford* was utilised for hospital purposes. The former Residence is used for physiotherapy, speech therapy, afternoon teas and craft activities. Some alterations were made to the Store at this time to prevent further deterioration, including reconstruction of the wall and the lean-to addition.

In 1993, the property was transferred to Catholic Homes for the Aged (Inc).

In 2016, the first stages of construction of new aged care facilities on the site commenced. The new development includes a new 86 bed Aged Care building, and 48 new independent living apartments over 3 levels, including undercroft parking, as well as landscaping and new car parking areas. As part of the redevelopment, conservation works were undertaken to the Residence, Store and Cellar in 2018.

In 2019, Catholic Homes still operate St Vincent's Aged Care from the site providing aged care facilities.

### 13.2 PHYSICAL EVIDENCE

For a full discussion of the physical evidence refer to the '*Bebo Moro Dwelling (former) and Store & Cellar, Guildford*' Conservation Plan prepared for Catholic Homes Incorporated by Hocking Planning & Architecture, Laura Gray, Heritage & Conservation Consultant and Irene Sauman, Historian in October 2001. An updated summary is provided below.

*Bebo Moro, Guildford* comprises a detached single storey red brick and iron Residence (1890 with possible earlier sections dating from c.1845 and adapted c.1957 as an aged care facility) in the Federation Queen Anne style, and a freestanding Store & stone Cellar (1837) located on the west bank of the Swan River in Guildford.

*Bebo Moro, Guildford* is located on the north side of Swan Street, on the south west bank of the Swan River in Guildford. The place is approximately 5 metres from the bank of the river, with a garden area to the front (south east). The freestanding Store & Cellar is located to the rear (north west) of the Residence, and there are various domestic plantings including Olive trees along the river frontage adjacent to these buildings.<sup>18</sup>

#### Residence

The former Residence shows three distinct periods of development, however, there is no specific documentary evidence to support the physical evidence. It is not known where the original 1833 mud brick residence was located. It is possible that the second building, constructed in the 1840s by Captain Pratt, may have been incorporated into the current Residence and is represented by the four rooms that form the central core as this section is constructed in the same Flemish Bond brickwork as the Store. It is also possible that the dining room may have been added sometime shortly before 1867, and that the south east section including the bay

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18 Ibid, *Bebo Moro CP*, p. 33.



window was added in c.1886. An internal inspection provides no further evidence for the staged building of the dwelling.<sup>19</sup>

The Residence has a rectangular footprint with a return verandah to front and side elevations, and extensions to the rear. Internally, the earlier portion of the Residence has a central corridor, with rooms to each side. The main roof is a series of hipped roofs with a projecting hipped bay to the east. The roof is clad with pre-painted corrugated iron sheeting. The surrounding bullnose verandah, also clad in pre-painted corrugated iron is a relatively recent reconstruction, and is supported on square timber posts, with a timber and metal roof frame. There is a pitched roof portion to the verandah, over the main entry, with simple timber posts and decorative timber brackets. The verandah extends along the front and side elevations. Ogee profile pre-painted corrugated iron gutters and circular downpipes (some plastic) are in place around the entire building.

The external walls show evidence of three periods of construction. All the exterior walls are face brick, and the south eastern front and return side walls are constructed in Flemish bond and detailed in tuck pointing.

The eastern wall to the corridor outside the kitchen, now internal, was originally an external wall, and is face red brick, laid in Flemish bond.

The interior walls are finished in hard plaster, with a decorative plaster arch with plaster mouldings and console brackets halfway along the central corridor. A second plain arch is located towards the rear of the corridor. Ceilings are lined with plasterboard with no decorative elements, although some front rooms have a decorative cornice and the wall-ceiling junction is coved. Internal doors are original but do not retain any original hardware. The only decorative fireplace that has been retained is that in the dining room. Original skirtings, where extant, are deep, plain timber.

Windows and doors are timber-framed, and many are probably original. Floors are timber in the early portions of the building, with various floor coverings. The rear extensions have concrete floors.

Changes to the Residence from 1957 to accommodate the aged care facility included, the addition of ablutions and laundry across the rear, new ceilings, and construction of the outbuilding toilets.

From the 1980s, a number of further changes were made to the Residence, including new roof cladding and the reconstruction of the bull nosed verandah, the installation of railings and access ramps, and installation of internal partition walls.<sup>20</sup>

### *Archaeological Assessment*

There is some debate as to whether the 1890 former Residence incorporates the earlier 1840s building that it replaced. There is high potential for sub-surface archaeological deposits to remain intact within the building, which might confirm the presence of elements of the earlier building.

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<sup>19</sup> Site inspection undertaken by State Heritage Office officers in August 2016.

<sup>20</sup> Ibid, Bebo Moro CP, pp. 33-36

The area surrounding the Residence has been the subject of some disturbance, particularly in the 1950s and 1980s when large-scale renovations were undertaken. Although the 1950s construction of the ablutions and laundry block to the rear of the building is likely to have disturbed any earlier archaeological deposits or artefacts, this area still has moderate potential to provide information regarding the early construction and use of the building and the later change of use.

There is high to moderate potential for artefact scatters and sub-surface artefacts to be present around the perimeter of the Residence. Archaeological deposits are often found around the doorways of dwellings as a result of the practice of sweeping internal house debris out of the doorway. The 1980s reconstruction of the verandah and the installation of railings and access ramps, as well as ongoing maintenance of the surrounding garden beds, may have disturbed surface and some subsurface deposits and artefacts in these areas, but there is still potential for archaeological deposits and artefacts to be present, potentially associated with the earliest use of the area.

Access to the river from the Residence is through a small gate in a fence along the bank of the Swan River. The gate provides access to the Swan River via a steep stair. There is some likelihood that there may be archaeological evidence associated with the nineteenth and twentieth century use of the river by the owners of *Bebo Moro, Guildford* in this location.

#### Store & Cellar

The Store & Cellar is a single storey freestanding brick, stone and iron vernacular building with a timber framed clad lean-to addition and a stone Cellar below. It is located parallel to the river, at the rear of the Residence.

The Store has a pitched roof, painted timber barge bards, ogee profile gutters and circular downpipes which discharge into a below ground drainage system.

The building has gable end walls, which have been replaced with red face brick. The north west internal gable has a render and limewash finish. The north east wall, now an internal wall in the annexe, is face brick, with the easternmost portion, and the lower portion of the central section, cement rendered. The south east wall is face brick, with full height sections at either end and the lower portion of the remaining wall is cement rendered.

Windows to the Store comprise fixed timber framed openings with internal metal bars to the south west elevation, whilst the north east elevation has the same openings with timber-framed nine panel awning windows, probably original.

The Store comprises three separate rooms, one at ground level and two raised three steps up. It has a concrete floor laid over brick at ground level and original 160mm timber boards to the raised level. In 2016, the interior walls of the store were rendered and lime washed, with extensive areas of cement render repairs, and displayed severe cracking and delamination of render. A timber framed wall with fibrous plaster board to the west side only separates the two upper level rooms.

The Store roof is pitched and largely unlined, supported by a timber common truss. There is remnant ceiling in the western most room, comprising fibrous plaster board and timber battens.

The Cellar is accessed via a framed annexe with skillion roof. The walls to the annexe are a combination of compressed fibre sheet (possibly asbestos) and

timber weatherboards. The north west elevation has no windows or doors, and a variety of timber framed windows and louvres have been placed in the north east wall. The south east elevation of the annexe is timber weatherboard to the lower portion, and batten fixed compressed fibre sheeting to the upper portion. A single fixed window is set in this elevation.

The annexe has an unlined sheet metal roof, and the floor comprises narrow timber boards running across the shorter axis of the room, and some concrete portion.

The Cellar is at a lower level to the annexe and is accessed down a set of six timber steps with a simple timber balustrade set centrally in the north east wall. The sides and risers of the staircase are lined with asbestos sheeting and timber battens. The opening has a substantial timber lintel and a three course header arch above.

The Cellar is constructed of random rubble stone and provides a foundation for the brick walls of the Store above. The walls are random rubble with brick surrounds to openings.

The ceiling, which is the timber floor of the Store above, is supported by a row of three timber posts along the centre of the room, supporting timber bearers and joists. The floor is concrete, with a raised section around the perimeter of the room. The edging is lined with timber, and there are regular timber inserts laid across the higher floor. The lower level is approximately 200mm below the floor.

From the 1980s, changes to the building include the reconstruction of the north west and south east gable walls in stretcher bond face brick, and reconstruction of a lean-to addition. The walls have been rendered to full height at each end and rendered to a height of 1.2 metres along the remainder of the wall. The roof has been reclad in pre-painted corrugated iron, and the gutters and downpipes have been replaced in the same material.<sup>21</sup>

In 2016, the first stages of construction of new aged care facilities on the site commenced. The new development includes a new 86 bed Aged Care building, and 48 new independent living apartments over 3 levels, including undercroft parking, as well as landscaping and new car parking areas. The aged care facilities, constructed in 1957 were demolished to allow for the new development.

As part of the redevelopment, conservation works were undertaken to the Residence, Store and Cellar. Works to the exterior of the Residence include the reconstruction of the gable entry to match the original design, re-tuckpointing of the entire façade, new roofing, installation of new timber framed windows, and the deconstruction and reconstruction of the four face brick chimneys. A new roof has been installed to the bullnose verandah, as well as new timber posts and timber decking. Minor changes have been made to the internal layout to accommodate new uses, such as new door openings, and infill of existing openings, replacement ceilings, and removal of existing built in joinery.

Works to the Store include replacement roofing, conservation of brickwork, including the removal of cement render, and the re-pointing and replacement of damaged bricks. Paint was removed from the internal walls of the Store and the walls limewashed and a new plasterboard ceiling installed.

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<sup>21</sup> Ibid, Bebo Moro CP, pp. 43-45.

Conservation works to the Cellar include the removal of cement render to reveal face brickwork, and the replacement of eroded bricks, as well as the repointing and limewashing of rubble stonework. The roof has been replaced and all rotted timber has been replaced with new hardwood timber to match the original. <sup>22</sup>

### *Archaeological Assessment*

There is high potential for sub-surface archaeological deposits to remain intact within the 1837 freestanding Store & stone Cellar, which might relate to the use and construction of the building.

In 2015, in the area to the north (rear) of the building two garden sheds built in the 1970s were removed. The area now comprises a flat grassed area with remnant concrete slabs. Due to the disturbance associated with the construction and removal of the sheds, which does appear to have been concentrated on the surface of the area, this area has moderate potential to contain archaeological deposits or artefacts associated with the Store or earlier structures in this vicinity. The surrounding area to the north of the Store does not appear to have undergone much disturbance and has high potential to contain archaeological artefacts or deposits associated with *Bebo Moro, Guildford* from the early nineteenth century to late twentieth century.

## **13.3 COMPARATIVE INFORMATION**

### *Residence (fmr)*

The Residence at *Bebo Moro, Guildford* is one of several surviving properties in the Guildford area that were established from the 1840s onwards, often with substantial improvements during the Gold Boom period.

A search of the database for single storey Federation Queen Anne residences on the State Register returns 158 entries, of which 17 are in the metropolitan area. The most comparable to *Bebo Moro, Guildford* in terms of form, scale and detailing are:

- P3452 *Belvedere*, 12 Rosendo St, Cottesloe (1897) - RHP
- P1688 *Holmesdale* Darlington Rd, Darlington (1890) - RHP
- P11977 *Barrett's House*, Scotch College - Swanbourne (1900) - RHP
- P803 *Knocknagow*, 24 Preston Point Rd, East Fremantle (1899) - RHP
- P2465 *Johnson's Complex*, 32 & 34 Johnson St, Guildford (1895) - RHP
- P2043 *The Terraces*, (aka Lefroy House), 63 Mount St, Perth (1890) - RHP
- P8035 *Annesley*, 49-51 Lawley Cr, Mount Lawley (1914) - RHP
- P805 *Woodlawn*, 20 Osborne Rd, East Fremantle (1898) - RHP
- P7468 *Trafalgar House*, 15 Barsden St, Cottesloe (1914) - RHP
- P2466 *Fairholme Group*, 41 Market St, Guildford (c.1900) - RHP
- P8554 *Leithdale*, 5-7 Lukin Av, Darlington (1898) - RHP
- P3682 *Pine Lodge*, 42 John St, Cottesloe (1909) - RHP

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<sup>22</sup> Information on Conservation works provided by Gemma Dewar at Hocking Heritage Studio on 19/08/2019.

- P802 *Aldgate*, 7 Aldgate Pl, East Fremantle (1895) - RHP
- P3260 *Halliday House*, 114 King William St, Bayswater (1893) – RHP
- P2915 *Guildford Historic Town* (RHP) includes Crossland House (fmr), 132 Swan St, Guildford (1896).

There are also 17 single storey Federation Queen Anne houses on the Heritage Council's Assessment Program.

Several of the places listed above are noted as being highly authentic, fine or excellent examples of the Federation Queen Anne style with numerous decorative elements, such as *Annesley*, *Halliday House*, Fairholme (part of *Fairholme Group*) and *Leithdale*.

Based on the information above, the Residence at *Bebo Moro*, *Guildford* is a good representative example of a house in the Federation Queen Anne style.

#### Stores with Cellars

It is difficult to determine how many extant cellars there may be in Western Australia as this is not searchable as a specific field in the historic heritage database. In addition, it is difficult to determine whether any cellars that remain extant also have a store. A search of the database for the keyword 'cellar' returned 264 places. However, further investigation of a sample of these indicated many did not have an extant cellar and therefore this search parameter alone appears inaccurate. However, if the results are further filtered for those constructed between 1829 and 1850 (when convict transportation began and changed the economy of the state), the number is reduced to 24. Of these, 8 are on the State Register, and 6 have confirmed extant cellars:

- P2411 *Tranby House*, Maylands (1836)
- P3270 *The Bowes*, Northampton (1850)
- P2481 *Rose and Crown Hotel* (1840)
- P18879 *Olive Farm Cellars*, *South Guildford* (c.1830)
- P12874 *Glentromie Farm Group* (1850)
- P1014 *Fremantle Prison* (c.1850)
- P1693 *Mahogany Inn* (1854)
- P3256 *Peelhurst*, Rockingham (ruins) (1860) (Assessed below threshold 2013) is also known to have extant cellars.

The Store and Cellar at *Bebo Moro*, is rare as a freestanding structure. The majority of the above places include cellars that are part of a residence or other structures. The most comparable place is P18879 *Olive Farm Cellars*, *South Guildford*, an underground stone and render-lined cellar with timber roof supports and a well in its floor, situated beneath a modern metal clad building. The cellar was constructed to store wine and other produce from the market gardens that operated on the site.

It is possible that there may be more places with extant cellars, possibly some with an intact store, both in regional centres and within the metropolitan area. Cellars were common during the nineteenth-century and it may be that these elements are not noted in some database entries. However, places with cellars and relatively intact stores dating to this early Colonial period are likely to be rare.

Therefore, the Cellar is a relatively rare surviving example of a vernacular building dating from the early Colonial period.

J J Talbot Hobbs

There are 110 places in the historic heritage database associated with JJ Talbot Hobbs, of which 46 are on the State Register. Of the 110, forty-one are or were residential buildings, and 10 of these are on the State Register. Notable examples are:

- *P869 Samson House*, Fremantle (1889)
- *P4342 Residence, 52 Mount St*, Perth [aka Lee-Steere House, Darlot Residence, Archbishop's Residence) (1892)
- *P3235 Hills' Residence (fmr)*, East Perth (1895)
- *P2094 St George's House, Perth* (1891)

Talbot Hobbs' work, including his residential work, is well represented on the State Register.

#### **13.4 KEY REFERENCES**

*Bebo Moro Dwelling (former) and Store & Cellar, Guildford* Conservation Plan prepared for Catholic Homes Incorporated by Hocking Planning & Architecture, Laura Gray, Heritage & Conservation Consultant and Irene Sauman, Historian in October 2001.

#### **13.5 FURTHER RESEARCH**

Further research may reveal places that include a combined freestanding Store & Cellar.