



REGISTER OF HERITAGE PLACES

Permanent Entry

1. **DATA BASE No.** 2466
2. **NAME** *Fairholme Group* (1840s; 1885; 1901; 1982)
FORMER NAMES Welbourne House; Fairholme; Old Fairholme; Almond Grove; Nathaniel Harper Home
3. **LOCATION** 39-43 Market Street, Guildford
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Guildford Lot 228, being Crown Reserve 35992 and being the whole of the land comprised in Crown Land Record Volume 3041 Folio 220.
5. **LOCAL GOVERNMENT AREA** City of Swan
6. **OWNER** Authority for Intellectually Handicapped Persons
7. **HERITAGE LISTINGS**
 - Register of Heritage Places:

<i>Fairholme</i>	Interim	24/07/1992
<i>Old Fairholme</i>	Interim	24/07/1992
<i>Welbourne House</i>	Interim	24/07/1992
Permanent Entry		22/01/2002
 - National Trust Classification: Classified 03/09/1984
 - Town Planning Scheme: -----
 - Municipal Inventory: -----
 - Register of the National Estate: Permanent 18/04/1989
(*Old Fairholme & Fairholme*)
Nominated (*Welbourne House*) 19/04/1985
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Fairholme Group, consisting of *Fairholme*, a homestead in the Federation Queen Anne style; *Old Fairholme*, a single storey brick structure with a corrugated iron roof reminiscent of the vernacular agrarian buildings that developed out of the Victorian Georgian style; *Welbourne House*, a single storey classically composed cottage with some elements of the Victorian Georgian style; and, contextual landscape and garden, has cultural heritage significance for the following reasons:

the place is part of the original subdivision of the Guildford townsite, one of the three original towns established and settled in the Swan River colony in 1829. The place, including the area of the floodplain between the site and the river, form an integral component of the historic town of Guildford;

Welbourne House has associations with John Welbourne, responsible for the construction of a number of early buildings in Guildford, with the monks of New Norcia who took refuge in Guildford in the 1850s and with Stephen Gardiner, head teacher at the Government Boys' School at the beginning of the 1900s;

Fairholme and *Old Fairholme* together with the associated driveway, service court and associated areas demonstrate a way of life rarely practised, characterised by a main household served by servants occupying adjacent servants quarters;

Fairholme is a fine example of a mansion designed in the Federation Queen Anne architectural style incorporating fine examples of Art-Nouveau decoration in the stained glass windows and the carved fireplace surround in the ballroom;

Fairholme is associated with wealthy pastoralist Charles Smith, who built it in the early 1900s, and with renowned philanthropist Nathaniel Harper, who purchased *Fairholme* and adjacent *Earlsferry* in 1950 for the purpose of establishing the Nathaniel Harper Homes;

the site and buildings have landmark value when viewed from the street, from the river and from the railway. Together with *Earlsferry* on the western bank, *Fairholme* marks the western entry to Guildford when viewed from the river;

the buildings and site features together with the mature street trees of the adjacent Market Street, contribute to the sheltered, mature quality of the streetscape;

the site has potential to yield through archaeological excavation information on colonial elite domestic material culture, the material culture associated with servants and the master-servant relationship and changing gardening activities through time; and,

the site and buildings are valued by the Guildford community, by the descendants of the families who created them and by the staff and clients of the Disability Services Commission and their families for whom the place is and has been home.

The site includes elements that are considered to be of little significance or intrusive. Elements considered to be of little significance include: the classroom and laundry block to the east of *Fairholme* and the boundary link mesh fencing. Intrusive elements are identified as: the residential units (1982) and associated site works, the car park to the west of *Welbourne House*, the entry drive to the south of *Welbourne House*, the toilet and the former classroom blocks to the south west of *Welbourne House*.