



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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.3 Learning to live with property booms and busts
- 6.2 Establishing schools
- 8.12 Living in and around Australian homes
- 8.14 Living in the country and rural settlements
- 9.6.2 Looking after the infirm and aged

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 111 Depression & boom
- 402 Education & science
- 404 Community services & utilities

11.1 AESTHETIC VALUE*

The exterior of *Guppy's House* is a fine example of a two-storey Federation Queen Anne style residence, with its distinctive roofscape and imposing ogee roofed verandahs. Though the interiors have lost some of their detail and have been subject to a variety of adaptation, the principal rooms retain a fine spatial quality. (Criterion 1.1)

Guppy's House makes a strong visual contribution to the immediate streetscape and is part of a substantial collection of nineteenth century buildings that give Guildford its distinctive historic town environment. (Criterion 1.4)

11.2. HISTORIC VALUE

Guppy's House was built in 1896-97, during the Western Australian gold boom period at a time when there was increased wealth in the Western Australia, and rapid development and consolidation of Perth suburbs. It was one of the more substantial residences built in Guildford at the time. (Criterion 2.2)

Guppy's House was built for William Francis Guppy as his family residence at Guildford, and continued to be so used for 40 years. Son of an expirée, he was a well known saddler, saw miller and timber merchant, and served as a Councillor of the Guildford Municipality, Chairman of the Darling Range

* 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.

Board, and as President of the Justices Association of Western Australia. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Guppy's House is valued for social and cultural reasons by the community of Guildford and the district, by the wider community of the City of Swan as indicated by its inclusion in the Municipal Heritage Inventory, and in the wider community of the State as evidenced by its classification by the National Trust of Australia (WA) and inclusion in the Register of the National Estate. (Criterion 4.1)

Guppy's House contributes to the community's sense of place as a prominent residence in Victoria Street, associated with well known Guildford identity William Francis Guppy, and as part of a group of significant Federation period buildings in Victoria Street. (Criterion 4.2)

Guppy's House has social value as the former Wells Rest Home between 1964 and 1981, and The Foothills School between 1982 and 2000. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Guppy's House is an unusual example of the Federation Queen Anne style in terms of its massing and decorative devices with its high verandah plinth wall, distinctive roofscape and imposing ogee roofed verandahs. The use of ogee verandahs was not common in Western Australia. The adaptation of the Federation style two-storey design to accommodate the slope of the block is an unusual feature in a residence of this period. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Guppy's House is a good representative example of a Federation Queen Anne style residence in terms of its presentation to the street, its plan form, and the quality of spaces of the principal rooms, with unusual decorative devices to the south and east elevations. Some detailing has been lost so that it is an incomplete example. (Criterion 6.1)

12. 3 CONDITION

Guppy's House is in the course of being upgraded. Some of the damage caused to the place during its period as a school is being reversed. Generally the fabric is sound, with deterioration of smaller roof trim timbers being an exception. The structural fabric appears sound. Overall the fabric of the 1899 building appears is in fair to good condition. Later additions to the house and manual arts block are in fair condition.

12. 4 INTEGRITY

Guppy's House has been through a number of uses as a house, nursing home and school. It is now being used as a house once more. In making the changes to accommodate the successive uses, the original use of some rooms is no longer obvious. However, the original intent of the place is reasonably apparent and there are no conflicting uses. Overall the place retains a moderate degree of integrity.

12.5 AUTHENTICITY

Guppy's House has had some material removed, verandahs modified, the roof replaced, verandahs repaired and details such as fireplaces removed in some instances. Rooms have been interconnected and original kitchen fittings removed. Additions have obscured the west, north, and part of the east elevation of the original house. However, much of the underlying fabric of the place remains authentic. The front elevation retains a reasonably high degree of authenticity. Overall the place retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

Guppy's House comprises a two-storey brick and iron residence in the Federation Queen Anne style that was built for William Francis Guppy in 1896-97. Named *Rohais*, the place gradually became known in Guildford as *Guppy's House*, and it has continued to be known by this name. In 1964, alterations were made to convert the place for use as a rest home, named Wells' Rest Home, for Ken Wells and his father. From 1982 through into the 1990s, various alterations were made to convert the place for use as The Foothills School, including the building of new purpose built school buildings at the east and north-east of the original residence and a further free-standing building to the north.

In March 1827, Captain Stirling explored the Swan River including the area, which was later named Guildford, after his home place in England. He noted the fertile soils of the Upper Swan. In June 1829, he returned to establish the Swan River Colony.¹

In late September 1829, Captain Stirling and Surveyor General Roe travelled to the head of the Swan River above Guildford with a group of European settlers to whom permission had been given to select land. These were the first rural grants in the Colony.² In the same year, the town of Guildford was laid out, and, by late 1829, vast tracts of land had been selected in the Guildford-Swan area, and some of the European settlers had moved to their selections.³

In 1830, the first Guildford Town Lots were sold. In part, the town was opened up to provide for discharged servants of the early European settlers, following completion of their service. They were to be granted lots of four to five acres, with the intention that they assist each other in a co-operative settlement. From 1830, boats regularly plied the Swan River to the coast from Guildford, which developed as an inland port.⁴

¹ Bourke, Michael J., *On the Swan: A History of the Swan District of Western Australia* (University of Western Australia Press, Nedlands, 1987), pp. 31-32.

² *ibid*, p. 33 p. 38; and Hasluck, Paul 'Guildford and the Swan' in *Early Days* (RWAHS Vol. 1 Pt. 2, 1928) pp. 1-2; Battye, J. S. *The Cyclopedia of Western Australia* (The Cyclopedia Company, Perth, 1912-13) Vol. pp. 96-97.

³ Bourke, Michael J., *ibid*. p. 52; and Paget, T. 'Early Days in Guildford. Agricultural Development 1829-1850', Typescript (1949) Battye Library, p. 2.

⁴ Paget, T., *ibid*, pp. 2-3.

On 23 July 1839, Richard Isaac was granted Guildford Building Allotment 20.⁵

In 1841, a Memorial of Deed and Gift was made whereby Richard Isaac, farmer, of Guildford, 'in consideration of his great desire to promote the Interests and success' of the Wesleyan Mission Society in the Swan River Colony, and in consideration of the sum of 5s, transferred the Lot to John Wall Hardey, Joseph Hardey, Marmaduke Hutton, George Lazenby, James Smith Clarkson, Henry Trigg, Frederick Waldeck, John Smith, George Shenton and William Knight, to be held in trust for the purpose of erecting a chapel or place of Divine Worship, School Room, Minister's Dwelling, or other erections necessary for the purposes of the Mission in the town of Guildford.⁶

In 1850, convict transportation to the Swan River Colony commenced. The establishment of a convict hiring depot at Guildford boosted development of the town.⁷ In the late 1860s, Guildford experienced a further building boom, in part related to the vigorous programme of public works.⁸

The construction of the eastern railway from Fremantle to Guildford necessitated the resumption of land including a portion of Guildford Town Lot 20 and other lots along the northern side of James Street, to the west of Stirling Square.⁹ In March 1881, the whole line of the Eastern Railway from Fremantle to Guildford was opened to traffic.¹⁰ An 1882 plan of Guildford shows the first railway station and Guildford Town Lots 16-21.¹¹

On 23 February 1883, the Commissioner of Railways granted to the Guildford Council portions of Guildford Town Lots 16, 17, 18, 19, 20 and 21, extending from Ellen Street to Meares Street, for the purpose of a public street, which was later named Victoria Street.¹²

On 7 August 1885, an Indenture of Conveyance was made between the Trustees of the Wesleyan Methodist Society at Perth and Rice Saunders, storekeeper, of Perth, whereby for the sum of £100, he purchased part of Guildford Lot 20, the future site of *Guppy's House*, three roods and 26 perches in area.¹³

Rice Saunders (arr. per *Lord Raglan*, June 1858) had purchased town lots at York, and 40 acres at Avon Locations (1859-66), and served as Clerk to Magistrate and post-master in 1862-64. After farming at Beverley (1867-72), he returned to Perth in 1873. By the late 1880s, Saunders had established his own business, Saunders & Co., drapers, in Perth.¹⁴

5 Memorial 6/846A

6 Memorial 6/846A, registered 30 July 1860. Note: The first Wesleyan Chapel at Guildford was built on a portion of this land in James Street in 1854.

7 Crowley, F. K., *Australia's Western Third: A History of Western Australia from the first settlements to modern times* (Macmillan & Co. Ltd., London, 1960) pp. 32-33; and Bourke, Michael J. op. cit., pp. 174-176.

8 Bourke, Michael J., *ibid*, pp. 213-218.

9 *ibid*, pp. 235-240.

10 Crowley, F. K., op. cit., pp. 74-75.

11 Guildford, 1882, reproduced in Bourke, Michael J., op. cit., p. 246.

12 Memorial 9/235.

13 Memorial 9/1054.

14 Diary of Rice Saunders, typescript copy, held at Battye Library; *Western Australian Almanacs 1874-1890*; and Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2734.

Having mortgaged other land, in mid 1889, Saunders' account was overdrawn in the sum of £2,000. Consequently, he mortgaged further properties to the Bank, including the portion of Guildford Town Lot 20.¹⁵

On 15 March 1893, a Certificate of Title was registered for Saunders' portions of Guildford Town Lot 20, numbered 1 and 2, fronting Victoria Street.¹⁶ They were well located a short distance to the west of Stirling Square and in proximity to the railway station located on the southern side of Victoria Street.

On 4 August 1896, Saunders' portions of Guildford Town Lot No. 20 were transferred to William Francis Guppy, saddler, of Guildford, and the 1889 mortgage was discharged.¹⁷

William Francis Guppy (b. 1863, Perth), eldest son of expirée William Flower Guppy (arr. 1857 per *Clara*), harness maker, had been educated at the State School, studied law under Nathaniel Howell, and music and singing under Sir George Shenton, being a chorister at Wesley Church for a period prior to moving to Guildford to work as a saddler. Subsequently, he entered the sawmilling trade on the Upper Darling Range railway, at a place that consequently became known as Guppy's Siding. In the area of military activity, he was first engaged as a trumpeter in the artillery, in No. 1 Battery. When he moved to reside in Guildford, he transferred to the Guildford Rifles, and served as Bandmaster for 13 years. Subsequently, following Federation, when the Commonwealth took over defence, Guppy became a Troop Leader in the 18th Light Horse Regiment.¹⁸

On 22 October 1896, Guppy mortgaged his portion of Guildford Town Lot 20 to secure £600.¹⁹ It is probable that this was to finance the building of his family residence on this site. The brick residence with an iron roof, designed in the Federation Queen Anne style, was built for William Guppy in c. 1896-97.²⁰ Cottesloe limestone was used for the footings, and timber was supplied from Guppy's own mill, including the 8ins. wide beams for the basement.²¹ The residence comprised six major rooms arranged around a central passage at the main level, which was raised about three feet above ground level from Victoria Street, and an extensive semi-basement. There were wide timber verandahs on all sides, with a bullnose roof. The main roof was relatively steeply pitched, with decorative gables of distinctive design. On completion, William Guppy and his family took up residence at the place, which was named *Rohais*.²² Local knowledge maintains that tradesmen employed by Guppy worked in the basement area of the house at some period, and that as well as his saddlery business and timber interests, he owned an undertaking business for some period.²³

15 Memorial 10/737A; and Certificate of Title XLIX Fol. 341.

16 Certificate of Title Vol. XLIX Fol. 341.

17 Certificate of Title Vol. XLIX Fol. 341.

18 *The West Australian Craftsman*, 8 July 1939, p. 15.

19 Certificate of Title Vol. XLIX Fol. 341. The notation '£600' is unclear on the Certificate of Title

20 Apperly, Richard, Irving, Robert, and Reynolds, Peter A *Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1878 to the Present* (Angus & Robertson, North Ryde, 1989) pp. 132-135.

21 Ken Wells, former owner, telephone conversation with Robin Chinnery, 6 March 2003.

22 Prohibition Poll, Voters at Guildford, 17 March 1925.

23 Foothills School House, Shire of Swan Municipal Heritage Inventory, revised 5 February 1996, p. 3.

In 1898, William Francis Guppy was recorded as saddler at Mangles Street, Guildford, and timber merchant, of Victoria Terrace (as it was known at this date), Guildford.²⁴ On 5 December 1898, a further mortgage was made to secure the sum of £861 14s 4d and further advances and interest as therein.²⁵ As well as his timber mill in the hills, Guppy established a sawmill in James Street, thus his new residence was convenient to his business.²⁶

Circa 1900, Guildford was well established, with wide roads and footpaths, a town in which the urban residents had allowed ample room around 'their comfortable homes.'²⁷ With beautiful surroundings, and facilities that included a State school, a Roman Catholic school, a library, hospital, courthouse and post office, and convenient rail transport to Perth, the town attracted a number of residents who commuted daily to the city.²⁸

In 1901, the Electoral Roll recorded William Francis Guppy, sawmill owner, and his wife, Edith Ann, at Victoria Terrace, Guildford. Other residents of the street were William Traylen, gentleman, and his wife, Mary Ann, Peter Anthony Guger, Clerk of Court, and his wife, Belinda, and the Trye family, including, Henry, a wheelwright, and David Robert Jemison, railway employee, and his wife.²⁹ In mid 1901, Guppy expanded his business interests when he took over J. B. Kline's saddlery in James Street.³⁰

In September 1904, a plan of Guildford showing sub-divisions to 31 December 1903, with the various lots on which houses had been erected and the number of rooms to each house, shows 18 Victoria Street as an eight room house.³¹

In 1910, *Wise's Post Office Directory* recorded the street as Victoria Street, and the residents from Johnston Street to Market Street, were William Traylen, J. P., at The Pines, William F. Guppy, Walter H. Davies, and Peter A. Guger, Clerk of Courts, Midland Junction. In 1912, Guppy was also listed as a J. P.³²

In 1912, Guildford was regarded as 'the prettiest little town in the coastal area ... celebrated for the quality as well as the quantity of roses grown there', with tree planted streets.³³ In December 1914, a photograph of Rohais, with the caption 'A GUILDFORD GARDEN', shows the well established front garden, enclosed by a low timber fence at the front boundary, with a single gate leading to the front entrance. The original distinctive timber fretwork is painted white, as are the timber verandah posts.³⁴

²⁴ *Wise's Post Office Directory* 1899, p. 140.

²⁵ Certificate of Title Vol. XLIX Fol. 341.

²⁶ Ken Wells, op. cit. Note: This mill was located at 57 James Street. The site is now occupied by Rossis Salvage.

²⁷ *Twentieth Century Impressions of Western Australia*, (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) p. 622.

²⁸ *ibid.*

²⁹ Commonwealth Electoral Roll, Voters at Guildford, 1901.

³⁰ *The Swan Express* 1 June 1901, p. 2.

³¹ Plan of Guildford Showing Subdivisions to 31 December 1903, compiled by G. A. Harris. (C. H. Evans, Estate Agent, Claremont, January 1904) in GWS 917 House Plans of Bayswater, Guildford, Midland Junction, Mundaring, Sawyers Valley, Lion Mill, Chidlows Well and Smiths Mill, November 1904. SROWA Acc. 1648, p. 8.

³² *Wise's Post Office Directory* 1910-1912.

³³ Battye, J. S. *The Cyclopaedia of Western Australia*, (The Cyclopaedia Company, Perth, 1912-13) Vol. 1, p. 556.

³⁴ *The Swan Express*, Christmas issue, 18 December 1914.

In May 1915, Eva W. Guppy, the only daughter of W. F. Guppy, married Charles S. Doddmead, of Penfolds Ltd., Perth, at St. Matthew's Church, Guildford, followed by a 'dainty wedding tea' at the Guppys' residence.³⁵

On 10 September 1926, the mortgages of 1896 and 1899 were discharged, and the place was mortgaged to Sidney Charles Marriott, investor, and Mildred Alice Marriott, married woman, to secure the sum of £875.

Through the 1920s and 1930s, the Guppy family continued to reside at the place, and during this period William's occupation was recorded as timber merchant. Whilst the name of the place continued to be recorded as Rohais, it was generally known in Guildford simply as *Guppy's*.³⁶

William Guppy was active in community life. He served at various periods as a Councillor of the Guildford Municipality and Chairman of the Darling Range Board, and as President of the Justices Association of Western Australia, of which he was made a life member. After his death (on 6 April 1939), it was reported that 'The large crowd who assembled at his graveside was an eloquent testimony of the high esteem in which he was held.'³⁷

On 19 December 1936, an Order of Foreclosure was issued, and the place was vested in the Marriotts, and the Certificate of Title in Guppy's name cancelled.³⁸ On 8 January 1937, a new Certificate of Title was issued, which recorded the area of the Lot as three roods 27 and two-tenths perches. The Marriotts had financed Guppy's mortgage as an investment, and held the place as an investment through the late 1930s.³⁹

In 1939, a Sewerage Plan shows *Guppy's*, of brick construction, with verandahs on all four sides, a portion of which is indicated as enclosed on the western side extending to the north-west corner. There are steps leading to the front verandah, and at the rear, near the rear door, steps lead down to the basement. There is a brick water closet to the north of the house.⁴⁰

On 11 October 1940, the transfer of the place to Frederick William Alston Deshon, Estate Agent, of Perth Road, Bassendean, was registered.⁴¹

On 26 April 1949, the transfer of the place to Elvie Smith, married woman, of Broadway, Bassendean, was registered. She continued to own the place until her death on 26 April 1962. On 15 October 1962, Letters of Administration of her Estate were granted to Len Ernest Smith of Collie.⁴²

On 4 March 1964, the transfer of the place to Kenneth Robert Wells, baker, of Belmont, was registered.⁴³ At this period, the place had been condemned, as although there was provision for sewerage it had not been connected. Ken Wells bought the place in partnership with his father to establish a rest home, for the large rooms could easily accommodate four people. The Wells organised for the sewerage connection, and carried out various works to convert the place for its new use, including enclosing the verandah on the

³⁵ *The Swan Express*, 21 May 1915, p. 5.

³⁶ Electoral Rolls Legislative Assembly, 1921-37; and Mrs. Hamersley, telephone conversation with Robin Chinnery, 11 February 2003.

³⁷ *The West Australian Craftsman*, op. cit.

³⁸ Certificate of Title Vol. XLIX Fol. 341.

³⁹ Certificate of Title Vol. 1051 Fol. 501.

⁴⁰ Metropolitan Sewerage Municipality of Guildford, SROWA Cons. 4156 Item 3114, March 1939, surveyed December 1938.

⁴¹ Certificate of Title Vol. 1051 Fol. 501.

⁴² Certificate of Title Vol. 1051 Fol. 501.

⁴³ Certificate of Title Vol. 1051 Fol. 501.

western side and works to the basement to provide an additional two rooms at that level. In due course, the place was opened as Wells' Rest Home, with accommodation for up to 30 people.⁴⁴

In the post World War Two period, numerous rest homes and convalescent homes, operating under a 'C' class licence, were established in a number of the older suburbs of Perth. Often they were established in larger residences converted to this use, as their spacious rooms could accommodate three or four single beds, and if on larger sites, there was also the opportunity for additions to further increase their capacity. Rest homes and convalescent homes such as Wells' Rest Home provided an important facility for the aged in the community.⁴⁵

On 6 October 1969, the transfer of the place to Charles Samuel Eckert, insurance consultant, and Hazel Eileen Eckert, married woman, both of Applecross, as joint tenants, was registered.⁴⁶ Having purchased the place as an investment, they appointed a matron, and continued to operate it under the name Wells' Rest Home for about two years, before it was closed for about 18 months, and then re-opened, still under the same name.⁴⁷

On 15 December 1976, the transfer of the place to Faraday Pty. Ltd., of Claremont, was registered.⁴⁸

On 10 December 1981, the transfer of the place to The Foothills School Inc., was registered. Thereafter the alternative secondary school operated at the place through into the early twenty-first century. The school received considerable support from the Federal Government through the 1980s.⁴⁹ At various periods, the place was mortgaged, including the mortgage to the Minister for Education, which was registered on 19 February 1991.⁵⁰

In February 1984, the place was assessed by the National Trust of Australia (WA), and the former residence was considered to be 'representative of the large residences built during the Gold Boom period. ... a handsome example of the Federation style, generously and handsomely proportioned with exuberant and inventive detailing' to verandahs and gables.⁵¹ The assessment noted that the major elevations and rooms were substantially intact, following the adaptation for school purposes. The service areas of the original residence had been altered 'as the first stage of a series of additions, which while varying in quality, are a good example of sympathetic adaptation and growth of the building.'⁵² It was considered that the most recent addition, the eastern wing, complemented the original building, and 'reinforces its contribution to the streetscape and views from the flood-

44 Ken Wells, op. cit.

45 *ibid*; and Robin Chinnery, personal knowledge.

46 Certificate of Title Vol. 1051 Fol. 501.

47 Ken Wells, op. cit. The reasons for the closure were not made clear and it is likely that enquiries of Health Department files would reveal the reasons.

48 Certificate of Title Vol. 1051 Fol. 501. No information relating to the use of the place while owned by Faraday Pty Ltd has been located.

49 News cutting, no source details, vertical file Foothills School, City of Swan Library Local Collection, 13 September 1990.

50 Certificate of Title Vol. 1051 Fol. 501.

51 Foothills School National Trust of Australia (WA) Assessment, 13 February 1984, p. 2.. Note: the approximate date of construction was noted as late 1880s on p. 1, and as late 1890s on p. 3.

52 *ibid*.

plain.⁵³ The plan that accompanies this assessment shows the wall between the first and second rooms on the east of the hall as intact.⁵⁴ To date, it has not been ascertained at what date they were removed, leaving the chimney and fireplace in situ.

On 30 May 1984, Guildford was classified as an Historic Town by National Trust of Australia (WA). On 3 September 1984, the place, at that time known as The Foothills School, was classified by National Trust of Australia (WA).⁵⁵

In May 1986, Alan J. Davies, Architect, drew plans for further development of the place, including re-roofing with corrugated zincalume, a new balustrade with cross struts to the front verandah a ramp with similar balustrade at the east.⁵⁶

In January 1987, plans were drawn for additions to The Foothills School, including a new classroom to the north-west of the original residence, and extension of the existing classroom which was located at the north-east. They were to be connected by a new pergola, and the existing amphitheatre to the north again was to be retained.⁵⁷ In 1987, the place was included in Hocking & Blackwell's 'Guildford Streetscape Data Base' for the Shire of Swan, as a very significant place.⁵⁸

In March 1988, The Foothills School was successful in its application for assistance under the Swan Valley Policy Heritage Programme. A loan of \$5,000 was made available from the R & I Bank for restoration works on *Guppy's House* front verandah as per plans drawn by Allan J. Davies.⁵⁹ The works implemented included re-flooring the verandah, balustrading with vertical timber balustrades, and placing capitals on the verandah posts, using detailing from the mouldings surrounding the front door, by Peter Betty, carpenter; re-roofing and replacement of guttering and down-pipes to the verandah by Eljan Holdings; and painting of the verandah by Mark Green. On 5 September, the work to the front verandah was completed at a total cost of \$10,138.67.⁶⁰

On 18 April 1989, Guildford was listed as an Historic Town on the Register of the National Estate on an interim basis.⁶¹

In 1990, the Foothills School received a capital grant of \$95,000 through the Federal Government's capital grants programme towards the building of a manual arts and technical drawing facility at an estimated cost of \$165,000. The balance was to be provided by means of a loan from the State Government under the low interest loan scheme to no-government schools, and the school was to provide \$20,000 from its building fund. At this period,

53 **ibid.**

54 **ibid.**

55 **ibid.**

56 Allan J. Davies, Phase Five Development and Revised Master Plan for Foothills School, 18 Victoria Street, Guildford, May 1986.

57 Working Drawings Phase Five The Foothills School 18 Victoria Street Guildford W. A., courtesy City of Swan, January 1987.

58 Shire of Swan Municipal Heritage Inventory, op. cit., p. 3.

59 Michael Betham, Secretary, Australian Heritage Committee, to M. Hughes, The Foothills School, 14 March 1988; Allan J. Davies, Phase Five Development and Revised Master Plan for Foothills School, 18 Victoria Street, Guildford, May 1986.

60 Matthew Hughes, School Co-ordinator, The Foothills School, to Mr. Michael Betham 30 November 1988.

61 HCWA Database Guildford Historic Town.

100 students were enrolled at the school.⁶² A brass plaque at the east of the front door to *Guppy's House* commemorates the provision of funds to assist in the re-development of the school by the Commonwealth Government Schools Commission Non-Government Schools Capital Grants Programme.⁶³

On 24 January 1991, the Shire of Swan issued a building licence for proposed additional classrooms, designed by architect W. M. Barton. The site works required included removal of the school's existing amphitheatre to make way for the new classrooms for manual arts and technical drawing, which were duly built.⁶⁴

On 21 June 1994, a new Certificate of Title was registered, with the Diagram showing the area as 3723 square metres.⁶⁵

In 1995, the place was included in the City of Swan's Municipal Heritage Inventory, with the recommendation that it be afforded the highest level of protection, and it was recommended for entry into the State Register of Heritage Places.⁶⁶

In May 1998, plans were drawn for proposed alterations and additions to The Foothills School, mostly to the east wing addition of the early 1980s. The plan shows that at *Guppy's House* (1897) a double door opening had been made at an earlier date from the front room on the east to the adjoining room on the north; however, the wall between these two rooms to the west side of the fireplace was extant at this date.⁶⁷

On 8 January 2001, the place was transferred from The Foothills School Inc. to Jonathan Aldridge and Shelley Antoinette Halen Aldridge, as joint tenants, and the mortgage to the Minister for Education was discharged.⁶⁸ It has not been established whether the Foothills School ceased operations entirely, or relocated.

Jonathan Aldridge and Shelley Antoinette Halen Aldridge have continued to occupy the place as their residence through into 2003, and are currently renovating the place.⁶⁹ Long time residents of Guildford continue to refer to the place as *Guppy's House*.⁷⁰

13. 2 PHYSICAL EVIDENCE

Guppy's House comprise the original two-storey house constructed in 1897 in brick, with an iron roof in the Federation Queen Anne style, with later additions associated with The Foothills School constructed between 1982-1991.

Guppy's House is located west of Stirling Square on the north side of Victoria Street on a lot that extends from the street to the floodplain to the north, with views to the Swan River beyond and Caversham to the north of the river. Victoria Street is separated from Guildford's main street, James Street, by the

⁶² News cutting, no source details, vertical file Foothills School, City of Swan Library Local Collection, 13 September 1990.

⁶³ Site visit, Philip Griffiths and Robin Chinnery, 18 February 2003.

⁶⁴ Proposed Class Rooms for Foothills School Inc. 18 Victoria Street, Guildford, Phase 6, courtesy City of Swan, Building Licence 1799/90, 24 January 1991.

⁶⁵ Certificate of Title Vol. 2001 Fol. 854.

⁶⁶ Shire of Swan Municipal Heritage Inventory, adopted 10 July 1995.

⁶⁷ Proposed Alterations and Additions to The Foothills School for The Foothills School Inc. 18 Victoria Street, Guildford, courtesy City of Swan, May 1998, received 1 September 1998.

⁶⁸ Certificate of Title Vol. 2001 Fol. 854.

⁶⁹ Site visit, Philip Griffiths and Robin Chinnery, 18 February 2003.

⁷⁰ Judy Hamersley, op. cit.

railway line. The street is bituminised, with narrow grass verges and plantings of Queensland Box Trees as street trees, together with a number of Chinese Tallow Trees.

Guppy's House is located on the west side of the lot adjacent to the front boundary, with an attached extension to the north of the house and large extension to the east of the house. There is a swimming pool to the north of the rear extension, and to the east of the pool, former manual arts and technical drawing classroom block. There is a fence along the rear of the lot and the floodplain extend from just below the fence line. There is a Poplar (*Populus nigra*) planted close to the house, together with a Paulownia (*Paulownia spp.*), with what might be remnant eucalypts beyond the building line. In the front garden there are Bottlebrushes (*Callistemon spp.*) and an Agapanthus (*Agapanthus africanus*) border. Extensive use is made of brick paving in the grounds.

Guppy's House is a grand Federation Queen Anne style⁷¹ house in the context of Guildford. The house is raised well above street level, giving it an imposing presence, with a two-storey design to accommodate the slope of the block. The upper level presents to the street as a single-storey residence. Although a simply planned house, the elevations are treated in the complex manner that is typical of the Federation Queen Anne style. It has a complex main house roof made up of hips, prominent gables, and engaged roofs to the bay widows that are part of the two principal front rooms. The gables are further emphasised by their sunburst motif fretwork over roughcast render backgrounds, and finials attached to the apex of the gable. The roof is now covered with zincalume custom orb sheeting, through which tall brick flues rise. There are ogee gutters. The house walls have a stucco plinth, with the main walls being laid in Flemish bond with tuck-pointing. The front door is a 6-panel door with plain glazed sidelights and hopper light. Doors to the principal rooms are glazed French doors and the remaining original windows are single pane double hung sashes. The verandah is a distinctive feature and once surrounded the whole of the house. The front and eastern verandahs remain in place, while the western verandah has been filled in to become rooms and the northern verandah removed to accommodate additions. The verandah has a limestone foundation wall, replacement timber floors, stop chamfered posts, and a handrail with vertical balusters, which appear to be replacement material as noted in the documentary evidence. The posts retain their fillets near the post tops, but brackets have been removed. The verandah has a distinctive ogee profile that gives it a strong emphasis.

The plan is organised around a central corridor and at the main house level there are three remaining original rooms to the west of the corridor and two to the east, while the third room to the east has been opened up to form part of the current rear verandah space. The entrance hall has 6" (150mm) timber board floors, moulded skirtings, a lath and plaster ceiling, run cornices and a ceiling rose. The two principal rooms at the front of the house are similar and share the same features as the corridor. Room 1 has a corner fireplace, though the firebox, surround, and mantle have been removed. A door in the north wall links this room with the adjacent Room 5. A former opening in the west wall, a later adaptation, has been bricked in. Room 3 has a complete fireplace in the centre of its north wall. Openings have been made either side

⁷¹ 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, pp132.135.

of the fireplace to link the room with Room 4 adjacent to the north. Internal room doors have been removed.

Room 5 is similar to Room 1; however, its double hung sash windows has been removed and replaced with a sheet of clear acrylic and skirtings are missing. Room 4 is a secondary room and although it shares the same treatments as other rooms, it has no fireplace, cornice or ceiling rose.

Room 4 was the kitchen and is plainly treated, with the only distinguishing feature being the range breast. The window that was located in the north wall has been blocked in. Room 7 has been removed leaving only a corner pier and its window to the exterior blocked in.

There are a further four rooms under the main floor level. These rooms were created by a combination of raising the main house floor level above the natural ground level on the south side of the lot and the land slope away to the north. These rooms are set under Rooms 4-7 and comprise two bedrooms and two service rooms. The two rooms on the western side of the house are part of the original construction. The two rooms on the eastern side were formed during Wells period of ownership and include new floors, a window and two sets of French doors with access to the verandah space. The two western rooms that serve as service areas have had minor alterations, but are simply fitted out to perform laundry and clothes sorting functions, while the eastern rooms are carpeted and plastered and fitted out as comfortable bedrooms.

Some of the space under the verandahs has been adapted for use as storage.

Extensions

The west verandah has been removed and replaced by two rooms that are constructed in light timber framing and lined with plasterboard, with vinyl covered floors and melamine faced shelving. A large room has been added to the north of the house and this also is constructed in light timber framing with a gang-nail truss roof, plasterboard ceilings and walls, fixed, sliding and awning windows, vinyl covered floors and perimeter benchwork. The rear glazed verandah is similar in construction.

The eastern extension is two storeys high and comprises bedrooms and bathrooms and three teaching spaces on the upper floor, toilets and ablutions on the lower floor. One of the teaching spaces was in use as a bedroom at the time of inspection. There is a verandah on the north side and timber stairs link the verandah down to ground floor. A large space has been created between the original house and ablutions to create an undercroft or assembly area.

All of these extensions are designed simply and reflect practices and design motifs that were common during the 1970s and 1980s.

Manual Arts Block

This is a freestanding building to the north of the house and its additions. It is constructed in face brickwork laid in stretcher bond with aluminium joinery and a Colorbond custom orb roof. The interiors of the two former teaching spaces are very simply treated with concrete floors, unplastered walls, and an unlined soffit. These areas are currently used for office and storage.⁵

13.3 COMPARATIVE INFORMATION

The Federation Queen Anne style was the dominant style for residential architecture in Western Australia between 1890 and 1915, especially on larger town lots, and was the style adopted for houses for people of means. The simple plan of rooms arranged around a corridor, with irregular variations to the plan, such as bay windows, or projecting rooms were characteristic of the style. Even more important was the generous verandah, and richly varied roofscape. The verandahs were generally elaborate and decorated with turned or stop chamfered posts, decorative balustrades, post fillets, brackets and valance boards between post.

There are currently 23 Federation Queen Anne residences entered into the State Register of Heritage Places, of which 14 are single-storey and 9 are two-storey.

The more common form of late nineteenth and early twentieth century residence in Guildford is the Federation Bungalow, which is a much simplified version of the Federation Queen Anne style, stripped back to its basic elements and generally rendered with simple decorative motif.

One of the finest Federation Queen Anne style residences in Guildford is *Riversleigh* at 132 Swan Street, on the north side of Stirling Square, which the City of Swan Municipal Inventory recommends for entry into the State Register . It employs the full range of devices that are characteristic of the style, including a corner tower with candle-snuffer roof.

Numerous large older residences were converted to use as rest homes and convalescent homes in the Inter-War and post World War Two period, in a similar way to how *Guppy's House* was converted to operate as Wells' Rest Home in 1964. Other examples included Victoria Convalescent Hospital in Victoria Avenue, Claremont; Harrow, Heytesbury Road, Subiaco; Strathalbyn, Roberts Road Subiaco; and St. Luke's Nursing Home in Rokeby Road, Subiaco, which is one of a small number that continue in operation in 2003, for following changes to regulations for 'C' hospitals in the late twentieth century, many of these places ceased operation. Wells' Rest Home was a very late example of this kind of large house adaptation and was one of a large number to close during the early to mid 1980s. In common with many other nursing homes, *Guppy's House* has subsequently resumed a residential function.

The conversion of *Guppy's House* for The Foothills School reflects a practice that was not uncommon in the nineteenth century and continued for most of the twentieth century, of establishing a small school in a former residence or as part of a residence. From the 1960s, a number of new small independent schools were established in Perth and the metropolitan area and an earlier residence with large rooms such as those at *Guppy's House* readily served their needs. For a number of years, Moerlina School operated at a converted residence in West Perth, before re-locating to a purpose built school in Claremont, as did the Quintillian School that was previously located in Kings Park Road. The large site at The Foothills School allowed for further development of purpose built school buildings on the same site, which was uncommon.

13.4 KEY REFERENCES

Foothills School, National Trust of Australia (WA), 13 February 1984

13.5 FURTHER RESEARCH

Further research may reveal additional information about the designer of the place and its early history.