



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Register Entry

1. **DATA BASE No.** 10181
2. **NAME** Bebo Moro, Guildford c1837, c1845, 1890, c1940, c1957
OTHER NAME Bebe Moro (a common misspelling)
3. **LOCATION** 224 Swan Street, Guildford
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Lot 800 on Deposited Plan 72855 being the whole of the land in Certificate of Title Volume 2793 Folio 576
5. **LOCAL GOVERNMENT AREA** City of Swan
6. **OWNER AT TIME OF DECISION**
Catholic Homes Inc.
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Registration 06/01/2017
Registered 27/11/2019
 - National Trust Classification: 05/04/1976
 - Town Planning Scheme: -----
 - Municipal Inventory: 10/07/1976
 - Register of the National Estate: 18/04/1976
 - Aboriginal Sites Register: -----
8. **ORDERS UNDER SECTION OF THE ACT**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Bebo Moro, Guildford a detached single storey masonry and iron Residence in the Federation Queen Anne style (1890) with possible earlier sections dating from c.1845, and adapted c.1957 as an aged care facility, with a freestanding Store &

stone Cellar (1837) located on the west bank of the Swan River in Guildford, has cultural heritage significance for the following reasons:

the place includes a rare example of a freestanding intact cellar with an associated Store dating from the early colonial period in Western Australia;

the Residence is a good representative example of a substantial house in the Federation Queen Anne style that retains some of its original river setting;

the place is an example of a residence designed by prominent Perth architect J J Talbot Hobbs for the elite colonial merchant class;

the place 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 place has potential to yield through archaeological excavation information on the domestic material culture of the colonial elite; and

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

The Physio Suite (c1970s/1980s) and new Aged Care buildings constructed from 2016 onwards, are considered to be intrusive.