



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.

11.1 AESTHETIC VALUE*

The cottage is representative of 1860s colonial architecture and is a good example of Old Colonial Georgian and Victorian Georgian architecture. (Criterion 1.1)

King's House and Shop is an integral part of the Meadow Street historic precinct comprising a series of buildings valued for their aesthetic and historic contributions to the town of Guildford. The prospect from the rear of the property takes in the adjoining former town commonage. (Criterion 1.3)

The mature lilac tree situated on the roadside verge outside the cottage and the grape walk, plantings and winter creek at the rear of the cottage, contribute to the place's aesthetic qualities. (Criterion 1.3)

The place contributes to the townscape and character of Guildford by representing an authentic example of 1860s colonial architecture. (Criterion 1.4)

11.2. HISTORIC VALUE

King's House and Shop demonstrates a working man's way of life, as his place of business and his home from the 1860s to the 1880s. It also illustrates the subsequent change in use to residential, and the changes associated with that use over time. (Criterion 2.1)

The place is important for its historical associations with early settlers, convicts, and identities of Guildford during the later half of the nineteenth century, and its associations with the King family from 1863 to 1978. (Criterion 2.2)

11.3. SCIENTIFIC VALUE

King's House and Shop has the ability to provide an understanding of life in Guildford during the later half of the nineteenth century. The site,

* 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* North Ryde NSW, Angus & Robertson 1989.

particularly in the region of the stables, has the potential to yield archaeological information to contribute to a further understanding of human occupation, which is also demonstrated by the remaining buildings. (Criteria 3.1 & 3.2)

11. 4. SOCIAL VALUE

The street front setting of *King's House and Shop* contributes to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

King's House and Shop is uncommon in that there are very few examples of the integrity, authenticity and condition of the c.1860s cottage and shop, and c.1870s stables still in Guildford or elsewhere in Western Australia, either individually or as a composite place. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

King's House and Shop is a representative example of the Old Colonial Georgian and Victorian Georgian architecture of a c.1860s workers cottage, and adaptations to comply with the working man's trade through to the late 1880s. (Criterion 6.1)

12. 3 CONDITION

King's House and Shop has been continually occupied, and maintenance has been undertaken to respond to the effects of the environment, and general caretaking. The condition of the place is generally good.

12. 4 INTEGRITY

The place has continually been used as a residence, in addition to a workplace for three decades. Change has taken place over the years to facilitate the residential function. The addition of another wing to the place reinterpreted the outdoor spaces. Although the stables have been converted for use as family accommodation and amenities, they retain a reasonable degree of integrity as their original purpose remains obvious.

12. 5 AUTHENTICITY

Interventions to the original fabric are for the most part reversible, and generally are part of the evolution of the place to facilitate 'modern' living. Recent interventions to the fabric of the stables, are for the most part is reversible, and the place demonstrates a medium to high degree of authenticity. The original c.1860s cottage and shop has a high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Laura Gray, Conservation Consultant, in association with Gillian O'Mara, Archival Researcher, who undertook the primary research. The physical evidence has been compiled by Laura Gray. The owner of the property provided copies of development plans for the stables.

13.1 DOCUMENTARY EVIDENCE

In 1852, Mary Moulton was granted Guildford Town Lot 145, which comprised two acres.¹ Lot 145 was part of lands originally included in the Guildford Church Square.² Mary was the widow of Abraham (A. M.) Moulton, a Guildford merchant and one of the chief promoters of the sandalwood trade in Western Australia. Abraham was murdered by a mutinous Malay crew in 1846 while on his way to Hong Kong.³ After her husband's death, Mary continued to operate Moulton's store and the warehouse and jetty (leased Lot 56: owner Captain Richard Meares), in Meadow Street, on the banks of the Swan River.

In the latter part of 1851, Samuel Barker took over the Moulton business. Mary may have provided a cottage for herself at Lot 145 Meadow Street but this cannot be substantiated.⁴ Mary retained ownership of the property until 1862 when it was acquired by James Louis Lambley who subsequently subdivided it into four parts.⁵ The northern portion was purchased by George King on 30 March 1863.⁶

King, a shoemaker by trade, had arrived in the Swan River Colony in 1854 as a convict, being released on ticket-of-leave in 1856 and receiving a conditional pardon in 1859. By 1858, when he married Margaret Gilmore, he was living in Guildford.⁷ After his purchase of part Lot 145, King constructed a cottage which was extended to include a shop and workroom for his trade. Between 1863 and 1876, he employed 13 ticket-of-leave men as shoemakers, bootmakers, general servants and labourers.⁸

George and Margaret King had three sons and a daughter before Margaret's death in 1867. King and his second wife, Ellen Hagan, had seven children between 1870 and 1883.⁹ The couple planted an extensive garden at the rear of the cottage, which extended to a winter creek and the town well. The plentiful produce from the garden was sold from the shop adjoining the

¹ L & S Guildford Description Book Red No 591, p.40; L & S Red No 477, p.15, 20 January 1852, and L&S Enrolment 1121, Batty Library; Ferguson, R. J. & Stephenson, G. *Survey of historic buildings in the Shire of Swan. Western Australia.* 1975, p. 91.

² 1829 Guildford Town Plan by Sutherland, Batty Library.

³ Bourke, M. J. *On the Swan. A history of the Swan District Western Australia* UWA Press, Nedlands, 1987, pp. 157, 158.

⁴ Bourke, M. J. op. cit., p.174; Ferguson, R. J. & Stephenson, G. op. cit., p. 90.

⁵ DOLA, Memorials V/530, VI/1188, VI/1406, VI/1407 & VI/1428.

⁶ DOLA, Memorial VI/1407.

⁷ Erickson, R., O'Mara, G. *Dictionary of Western Australians, Convicts in Western Australia 1850-1887* UWA Press, Nedlands, 1994 p. 319.

⁸ Erickson, R. 'Employers of Ticket of Leave Men 1850-90', WABI, Batty Library.

⁹ Erickson, R. (compiler) *The Bicentennial Dictionary or Western Australians pre-1829-1888* Vol. III, K-Q, UWA Press, Nedlands 1988, p.1750.

cottage.¹⁰ The eldest son of the first marriage, Thomas Oglesby King, drove the local doctor, Dr Waylen, on his rounds and was employed as the mail carrier between Guildford and Toodyay from 1895 to 1916.¹¹ The stables, said to be built during the 1870s, provided accommodation for the horses used in that employment.¹²

In January 1881, King advertised his property for sale, describing a six room cottage with kitchen and pantry, and a brick stables with hay loft and servant's dwelling: 'admirably suited for a gentleman's residence.'¹³ Despite the advertising, the property was not sold, and, when King died in 1905,¹⁴ *King's House and Shop* was bequeathed to Ellen for her sole use during her lifetime. In time, the place came to be locally known as 'Granny King's shop'.¹⁵ At the time of Ellen's death, the property was to be transferred by the trustee (Thomas), to Alfred Hagan King (one of George and Ellen's sons). Another property was left to be divided equally among King's other children, and Thomas inherited a separate property as sole proprietor.¹⁶

Several members of the King family lived at *King's House and Shop* over the years, including the widowed Ellen, until she died in 1913, and members of her family. Alfred, his wife Agnes, and family, settled into the cottage in 1911, when their daughter Gladys was eight years old. Gladys King lived in the cottage with her parents, until she married David John Manning in 1925.¹⁷ During the 1920s, a number of renovations were done to the cottage by 'Uncle Jack'¹⁸, John Wilburlong King, the fourth child of George and Margaret King.¹⁹

After Agnes died in 1946, daughter Gladys Manning, her husband and family moved into the cottage with Alfred.²⁰ Alfred subsequently became the registered owner of *King's House and Shop* in 1949.²¹ Alfred died in 1962, at which time Gladys was granted probate of his will. At this time, she still lived in the cottage.²²

In 1978, Gladys Manning sold the property to W. Brander, ending its long relationship with the King family. Under the new owner, a series of alterations were carried out including the removal of a damaged chimney on the south kitchen wall, the lowering of the kitchen floor and the removal of brick slabs and replacement with concrete in one of the bedrooms and on the

¹⁰ National Trust file Number 14, Correspondence Miss Ewart to National Trust, January 1979.

¹¹ Australian Archives, CRS K11/1, Vol 3, p. 239.

¹² National Trust file Number 14, correspondence Miss Ewart to National Trust, January 1979.

¹³ *Inquirer* 12 January 1881.

¹⁴ Registrar General's Office Registration 1442/1860.

¹⁵ National Trust file Number 14; Shire of Swan Guildford Town Planning Scheme No. 1 Report (undated).

¹⁶ Acc. 3436, 10/1096, Will of George Oglesby King, Batty Library; DOLA, Certificate of Title, Vol. 555, Fol. 52, date 1913.

¹⁷ Statutory declaration signed by Gladys Vera Manning, 10 October 1989.

¹⁸ Conversation - phone by Laura Gray with Mrs Gladys Manning (nee King). Memo, HCWA file 2472, 10 March 1997.

¹⁹ Information supplied by Barbara Dundas in letter dated 26 October 1997, HCWA File P2472.

²⁰ Statutory declaration signed by Gladys Vera Manning, 10 October 1989.

²¹ DOLA, Certificate of Title, Vol. 1118, Fol. 515.

²² *ibid.*

back verandah. Brander owned the place until 1982, when the Dundas family purchased the property.²³

Some alterations and renovations have taken place during the period that Mr and Mrs Dundas have owned the place, and a new wing was added in 1983. A door was inserted into the wall between the parlour and the shop and the ceiling lining removed from the former workroom. The wall was removed from between the kitchen and the workroom, and the kitchen floor was raised to suit the adjoining room. A window was added on the south wall of the shop and the external chimney has been partly removed.

A new doorway in the south corner of the west wall of the kitchen accesses the 1983 wing extension to the cottage. The cottage and shop were wired for electrical service. The grape walk was reconstructed after it collapsed prior to the Dundas family taking possession of the property in 1982.²⁴ In 1996, the stables were restored and altered to accommodate family living spaces and bathroom facilities.²⁵

13.2 PHYSICAL EVIDENCE

King's House and Shop is located on a relatively flat site which then slopes to a winter creek at the rear of the property. Situated in the southern precinct of Meadow Street in Guildford, a mature Lilac tree on the roadside verge outside the cottage contributes to its aesthetic qualities.

King's House and Shop consists of the c.1860s cottage and shop, workroom and verandahs, in addition to a detached two-storey stable structure of c.1870. The 1983 extension is not included in the assessment.

The c.1860s cottage demonstrates characteristics of the Old Colonial Georgian (c.1788-1840) style architecture, with some elements of the later Victorian Georgian (c.1840-c.1890) style.²⁶ The main characteristics of the Old Colonial Georgian style include; the human scale, rectangular shape, symmetrical facade, separate verandah, shingle roof, and the casement windows, all of which are still evident in the original cottage. Elements of the later Victorian Georgian style are shown in the construction of the cottage, characteristically, the quality workmanship and use of bricks in the construction of the building, particularly the front facade.

The cottage is a four room brick construction with considerable original fabric extant and intact. The roof was originally she-oak shingles, which have not been removed, but covered with jarrah shingles, which similarly remain in place. Both former roofs have been covered with a corrugated iron roof. Flagstones are still in place forming the verandah floor. The separate front verandah roof has not been covered with corrugated iron, and the she-oak shingles are visible. The front brick facade of the cottage is laid in a reverse tone Flemish bond. The facade is symmetrical with a central original panelled door, flanked by a set of two eight pane casement windows each side. The

²³ *ibid.*

²⁴ Conversation - on site Laura Gray with Mrs Barbara Dundas. Memo, HCWA file 2472, 10 February 1997.

²⁵ Dundas, G. S. & B. C. 'Conservation Plan for The Stables of King's Cottage, 11 Meadow Street, Guildford, WA.,' January 1995; Shire of Swan, approved plans, 7 November 1994.

²⁶ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present.* Angus & Robertson Publishers, North Ryde, 1989. pp. 25, 26, 44, 45.

window and door openings are detailed with pointed soldier brick arches. The north facade of the cottage is still exposed and shows an area of 'bee' damage, where the face of the bricks has been pitted. The two southerly walls were internalised by the addition of the shop and workroom c.1860s. The exterior walls of the cottage and shop have the remains of a bitumen material up to approximately five courses from ground level and across the ground for 140 cm or so. A Gothic picket fence replaces the original picket fence enclosing the front verandah along the boundary.

The interior of the cottage is remarkably authentic and has retained a high degree of integrity. In the parlour (main entry room) the fireplace and original mantelpiece are intact although a new metal firebox and flue have been inserted into the fireplace. The mantelpiece is finished in the original blackboy resin. The original 7" jarrah floorboards are intact, the rendered walls have been painted, and the lathe and plaster ceilings are still in place after some repairs. A doorway has been inserted into the original fabric on the east side of the fireplace, connecting into the former shop space. An original bookcase formerly owned by the Kings has been acquired and being located in its original position, it now conceals the intrusive door.

The secondary 'front' room similarly has retained the original floorboards, lathe and plaster ceilings, fireplace and mantelpiece, and walls. Wall cracks of varying degrees has been repaired. The mantelpiece is less decorative than the other front room, and has been painted.

A panel door with half glazing opens into the vestibule where the original flagstone floor is in place. The original fireplace, hanging pot chain and mantelpiece remain in place, central on the south wall. The mantelpiece is the same as for the secondary front room. The original eight pane double casement windows are in place on the rear (west) wall, and a small doorway has been inserted (same time as shop addition) next to the fireplace on the south-west corner. On the other side of the fireplace there is an original built-in cupboard. The ceiling is flat and lined with tongue and groove boards above the exposed ceiling joist structure. A trap door above the parlour door gives access to the roof space where the ceiling boards form a floor. The adjoining room has the same ceiling although the flagstone floor has been replaced with concrete and, in addition to the original eight pane double casement windows in place on the back wall, a double hung window was added on the north wall in c. 1920. Electrical services introduced in c. 1983 made a minimal intrusion to the fabric.

Shop and verandah extensions

The extensions are constructed of brick with a she-oak shingle roof which has been clad over with corrugated iron. The extension forms an 'L' shape, extending along the entire length of the south and west sides of the original cottage, and extending beyond the cottage along the south, to the front parapet wall on the front boundary line. The parapet wall is constructed of brick in a decorative Flemish bond style with contrasting header bricks, the same as the front of the adjoining cottage (like Jewell's work). However that facade has been cement rendered over those bricks. The shop front window and door remain in place. The shop and former workroom behind it were both lined with tongue and groove timber boards on the skillion rake. The former workroom and kitchen ceilings are unlined and reveal the underside

of the shingles and battens. The shop and workroom both have the original timber floor. The external chimney of the kitchen fireplace has been partly removed in height, but remains intact to just above eaves height. A double casement window on the rear wall is a replacement for a former window. The north wall of the kitchen is a double brick wall to approx 23cm high. The west area is not enclosed except for the north end where the pantry is located. It has two central pivot four pane windows, and the skillion ceiling is lined with pressed kerosene tins. The verandah roof is unlined, exposing the shingles and battens. A number of hooks and tools are still attached to the ceiling structure. The verandah floor is concrete.

A door way in the south corner of the west wall of the kitchen leads to a 1983 wing extension to the cottage. The extension encloses a space formed by the cottage to the east and the stables on the north boundary.

The stables c.1870s

The stables are a two-storey brick and timber structure with a corrugated iron roof over the original shingles. The building extends along the north boundary, with the former tack room nearest the cottage. The brick wall facing the neighbour's property is finished in a Flemish bond of c.1870s face bricks. It has been repaired, with the same bricks taken from the other two walls of the tack room which have been reconstructed with Katanning bricks of the same proportions as 1870s bricks. The stables were altered in 1996.

The double storey area is central with a skillion lean-to each end. The central section formerly had blackboy (Kingia) flooring, which had been progressively replaced with timber slabs and sleepers, has since been replaced in 1996 with 7" jarrah boards at a lower finished floor level. The bush pole structure along the front has been repaired and raised. Windows have been inserted into the former shuttered door openings in the loft which is externally clad with vertical timber boards. The interior of the loft reveals the original flooring and roof structure and battens although the purlins have been removed and raised to facilitate using the space and raising the 'ceiling' height. The interior north face brick wall has been painted with a 'gloss' paint, and the other walls have been internally clad with gyprock.

The ladder to the loft has been located in a secondary opening in place of a crude ladder structure. An additional 'trapdoor' opening indicates an early entry. The south face of the stables from floor to ceiling has been enclosed with aluminium framed sliding glass doors.

Each end of the stables has had a door inserted to facilitate entry into the former tack room at one end, and the new bathroom at the other end. The bathroom formerly had a half brick wall on the north, clad to ceiling height with corrugated iron. The remains of a fireplace have been reconstructed, and the north wall completed in brick. The other two walls are externally clad with re-used corrugated iron, with a brick rendered internal wall.

Two outhouses are extant on the west end of the stables. The brick structure with curved corrugated iron roof dates to the 1920s, and the former outhouse is timber framed and clad with vertical sheets of corrugated iron, and still has the sturdy timber frame inside for the toilet pan.

In the south-east corner of the courtyard is the original house well which has been partially rebuilt with the original bricks turned back. The 1920s pump,

which replaced an earlier windlass, remains in place. The back yard (west) extends a considerable distance to a winter creek on the rear boundary which is adjacent to the former Guildford town well. The reconstructed grape-walk extends a distance of some 30 metres and has a number of significant varieties of grapes growing. Other plantings are from various periods of development of the property.

13.3 REFERENCES

No key references.

13.4 FURTHER RESEARCH

Other plantings, besides grapes, are from various periods of development of the property and are worthy of further assessment by suitably qualified persons. The significance of the Guildford town well in relation to the place may also be worthy of assessment.