



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 *

Fmr Moulton's House, built of local clay bricks, exhibits aesthetic characteristics of harmony and proportion common to the Victorian Georgian style of architecture in Western Australia. (Criterion 1.1)

Although the streetscape value of the place has been diminished by the partial concealment of its facade due to its front boundary fence, *Fmr Moulton's House* forms a distinctive part of the Meadow Street streetscape and makes a positive contribution to the character of the area because of its Victorian Georgian style of architecture. (Criteria 1.3 & 1.4)

11.2. HISTORIC VALUE

Fmr Moulton's House, located in close proximity to the Swan River, is associated with the early establishment and importance of Guildford as an inland port. (Criterion 2.1)

Fmr Moulton's House, built in c.1841, has historic value as one of the oldest remaining houses in Guildford. (Criterion 2.2)

Through its name, *Fmr Moulton's House* has a continuing association with (James) Abraham Matthews Moulton, an early Guildford merchant and settler. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Fmr Moulton's House is part of the remnant building stock which made up the original Guildford township and as such it contributes to the community's

* 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.

sense of place as a reminder of the early settlement of Guildford. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Fmr Moulton's House is important as a demonstration of the lifestyle of early settlers and it is believed to be one of the earliest examples of a settler's cottage in Guildford. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Fmr Moulton's House is representative of an early European settler's cottage built prior to the evolution of the building industry in the Swan River Colony. (Criterion 6.2)

12.3 CONDITION

Overall, *Fmr Moulton's House* appears in fair condition. Some of the fabric requires conservation or replacement. The roof and roof flashings, gutters, downpipes and sections of the fascia are in fair to poor condition. Rising damp, poor soil drainage, inappropriate slope of ground toward the facade, and poor sub-floor ventilation is causing dampness and floorboards have rotted, especially on the south side of the building. Rising damp has also affected the walls around the chimney stack and there is evidence of dampness to the wall and ceiling in Room 4. There is water ingress from under the slate tiles in the dining room (Room 6). The cement rich render on exterior walls, and the concrete verandah abutting the exterior walls are also contributing to problems of rising damp.

The outbuilding is generally in fair to poor condition. Much of the external linings require replacement or securing and some fabric is missing. Some internal linings are cracked and sections missing.

12.4 INTEGRITY

The original function of *Fmr Moulton's House* remains and the place retains a moderate degree of integrity.

12.5 AUTHENTICITY

Despite the high degree of additions and alterations carried out to the place, much of its original form and fabric is discernible. There has been a moderate degree of inaccurate reconstruction work carried out to the interior of the cottage with unauthentic plaster mouldings, an arched wall opening and infill work to fireplaces. However, much of the original fabric is evident.

The rear additions are reasonably sympathetic, in its similar height and proportion to the original building without replicating or diminishing the original cottage.

Fmr Moulton's House retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Kelly Aris: 'Moulton's Cottage Conservation Plan', (prepared for the Shire of Swan, July 1997).

13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence refer to Kelly Aris: 'Moulton's Cottage Conservation Plan', (prepared for the Shire of Swan, July 1997).

13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence refer to Kelly Aris: 'Moulton's Cottage Conservation Plan', (prepared for the Shire of Swan, July 1997).

13.3 REFERENCES

Kelly Aris: 'Moulton's Cottage Conservation Plan', (prepared for the Shire of Swan, July 1997).

13.4 FURTHER RESEARCH
