



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 place is a good example of the Victorian Regency style of architecture, with its symmetrical frontage and quality of the design detailing. (Criterion 1.1)

The vista from the rear of the property takes in the Swan River. (Criterion 1.3)

House, 25 Meadow Street, Guildford 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. (Criterion 1.4)

11.2 HISTORIC VALUE

The place is associated with the steady residential expansion of Guildford in the years following the gold boom. (Criteria 2.1 & 2.2)

The site is part of an original grant to an immigrant who came to Western Australia under the Peel Scheme. The historical connections with Captain Meares and Messrs Moulton, Barker, Gull and Sainsbury, are substantial in terms of the history and development of Guildford. (Criteria 2.2 & 2.3)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

The site is significant through its associations with various persons during the development of Guildford. (Criterion 4.1)

House, 25 Meadow Street, Guildford contributes to the community's sense of place as an integral part of the Meadow Street historic precinct. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

The place demonstrates a way of life for a certain strata of society in Guildford around the turn of the century, of which few examples remain with this degree of integrity and authenticity. (Criterion 5.2)

12.2 REPRESENTATIVENESS

The place represents a style and type of home favoured by the middle-upper classes in Guildford around the turn of the century. (Criterion 6.1)

12.3 CONDITION

The condition of the place is generally good.

12.4 INTEGRITY

House, 25 Meadow Street, Guildford is still used as a private residence and has a high degree of integrity.

12.5 AUTHENTICITY

The original c1907 place has a high degree of authenticity, with minimal refurbishment or replacement of the original fabric having taken place. The interventions are for the most part reversible, and have generally been effected to facilitate 'modern' living. The bathroom addition is intrusive, but minimal in proportion to the entire place. The place has the potential for successful conservation.

* 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.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Laura Gray (B. Arch. (hons)), Conservation Consultant, in association with Gillian O'Mara, Archival Researcher, who undertook the primary research. The physical evidence has been compiled by Laura Gray.

13.1 DOCUMENTARY EVIDENCE

House, 25 Meadow St, Guildford is located immediately to the south of Moulton's Cottage (also known as Rose Cottage) which was the original residence on the northern portion of Guildford Town Lot 56. Lot 56 has been subdivided over time, and Moulton's Cottage stands on a small portion of land adjacent to part of Lot 56 which comprises the property of *House, 25 Meadow St, Guildford*. The cadastral history of this land confirms an association with several early settlers and people identified with the development of Guildford and the Swan River Colony.

Lot 56 was one of 11 lots of land assigned to Captain Richard Goldsmith Meares and his immediate family in November 1830, with lots 56 and 57 in the Captain's name.¹ Meares, his wife and eight children were amongst early immigrants on the ship *Gilmore*, arriving in the Swan River Colony on 15 December 1829, with Thomas Peel. Meares took up the Guildford land when Peel's scheme at Clarence failed. He built a large mud walled house called 'The Bower', near the public landing place in the vicinity of Lot 56, and the family moved to Guildford in 1831.²

On the 5 August 1839, the 11 lots (Lots 56-66) were changed into the one name ownership of Captain Meares.³ In 1840, Captain Meares was elected Chairman of the inaugural Town Trust of Guildford, only the third town trust in the Colony. In 1841, a bushfire through Guildford damaged his house and large garden of fruit trees, and he moved to the Murray district soon after, leasing his Guildford properties.⁴

In 1842, Abraham Moulton was leasing the northern section of Meares' property (Lot 56) near the town landing, and established a store attached to the dwelling he built which is still referred to as 'Moulton's Cottage'.⁵ Abraham (A. M.) Moulton, was a Guildford merchant and one of the chief promoters of the sandalwood trade. During a chartered voyage to Hong Kong he was murdered by a mutinous Malay crew in 1846.⁶ The widowed Mrs Moulton continued to operate Moulton's store until the latter part of 1851, when Samuel Barker, a merchant, took over the former Moulton business and took out a gallon licence. In 1854, he moved to new premises on

¹ L & S Red book No 480, p.6.

² Bourke, M. J. *On the Swan A history of the Swan District. Western Australia.* UWA Press, Nedlands, 1987, pp.47, 48.

³ L & S Red No 477, p.3.

⁴ Bourke, M. J. op. cit., p.151.

⁵ Bourke, M. J. op. cit., pp.146, 147.

⁶ ibid, pp. 157, 158.

the corner of Meadow and Swan Streets and later went into partnership with Thomas Gull as Barker and Gull.⁷

From 1857, when Meares sold it to his son, Lot 56 passed through various owners/trustees until subdivision in July 1891, when a triangular portion of the lot was transferred to Hubert Edward Barker Gull.⁸ There is no indication that a building occupied the site at that time and the boundary would have encroached upon the present house. The current owners claim that the house was constructed in 1896⁹; however, various land records tend to refute this.¹⁰

In 1906, the property was transferred to Matilda Hamersley.¹¹ The following year, Matilda Hamersley raised a mortgage to the value of £1,400 with Sir John Forrest and Edward Hamersley.¹² It seems most probable that *House, 25 Meadow St, Guildford* was built at that time, although it appears that Matilda Hamersley did not live in it.

The Sainsbury family moved into the place c.1907 after Mrs Sainsbury sold the former family home to finance Mr Sainsbury's entrepreneurial ventures in South Africa.¹³ The Sainsbury family had been associated with Barker and Gull for many years.

Jane Liddelow purchased the property in 1916, and when she died in 1930, her estate was granted to William Henry Sainsbury, the executor of her will, who was already living at the property. The property was transferred to Frederica Ellen Sainsbury, William's wife, the same day.¹⁴

During World War Two, when Mrs Sainsbury and her daughter Elma retreated to the safety of the country, they let the house, to the Devenish family.¹⁵

In 1956, Mrs Ellen Sainsbury died, and Elma Constance Sainsbury was the beneficiary of her will. Miss Elma Sainsbury, a teacher at Perth Girls College, continued to live at the property until her marriage to Mr G. R. W. Carter in 1965, and she sold the property in 1966.¹⁶

Subsequent owners have effected varying degrees of alterations to the place. In the region of the south-west corner of the property, the current owner claims that the remains of Moulton's original jetty are still present. The owner also claims that there are two wells in existence on the property, one of which

⁷ *ibid*, p.174.

⁸ Memorials 226 dated 12 May 1857 & 533 dated 1 January 1859, BL; Certificate of Title Vol. 2, Fol. 288 dated 1877 DOLA; Memorial Book 9, No. 1449 dated 20 December 1886; Memorial Book 11, No. 170 dated 2 March 1891 & No. 548 dated 23 March 1891, BL.

⁹ Conversation - site visit by Laura Gray with Mr C McRoberts, current owner of 25 Meadow St, Guildford. Memo, HCWA file 2475, Date 24 February 1997.

¹⁰ Diagram 1597 & Certificate of Title, Vol. 291, Fol. 19, dated 1903, DOLA.

¹¹ *ibid*.

¹² *ibid*.

¹³ Conversation - phone by Laura Gray with Mr G Carter, widower of former Miss Sainsbury. Memo, HCWA file 2475 Date 24 February 1997.

¹⁴ Certificate of Title, Vol. 291, Fol. 19, dated 1903, DOLA.

¹⁵ Conversation - phone by Laura Gray with Mrs Nan Krauth (nee Devenish) formerly of Devenish Real Estate Memo, HCWA file 2475 Date 24 February 1997.

¹⁶ Certificate of Title, Vol. 1200, Fol. 651, dated 1957, DOLA.

was said to be a watering place for the camel teams trekking to the goldfields in the 1890s.¹⁷

13.2 PHYSICAL EVIDENCE

The one-storey Victorian Regency style dwelling is partly concealed behind a boundary line brick fence on the western side of Meadow Street on the southern approach to Barkers Bridge. The property is immediately south of 'Moulton's Cottage' and another dwelling is located south of number 25. The 'L' shaped property adjoins 'Moulton's Cottage' on two sides, and the entire property was formerly part of 'Moulton's'.

The long rear boundary adjoins the former Guildford Town Lot 57, which was reclaimed as part of the Swan River flood plain in c.1996. A large gum, comparable to those forming an avenue opposite Stirling Square south in Meadow Street, is situated at the rear of the property where the land slopes away onto the river flood plain.

The house shows evidence of at least two periods of development. The original dwelling has remained relatively intact with additions to the south side and rear, and a detached garage has been constructed on the south boundary. Both house and additions are constructed in brick and iron. The main house was probably built in c.1907, and the additions, including the detached garage, occurred in c.1975. There is evidence to suggest that the kitchen and pantry portion of the house may have been a structure on the site prior to the c.1907 house. The kitchen is in close proximity to 'Moulton's Cottage', and may have been store rooms associated with that house or the merchant activities conducted there. Timber framed stables and servants' rooms were still in place on the property in 1972, but have since been demolished. The stables were in the vicinity of the 'jetty'.

House, 25 Meadow Street, Guildford demonstrates a number of style indicators of the Victorian Regency style of architecture. The symmetrical frontage of the cottage has a central front door and sidelights with a curved fanlight, flanked by faceted bays either side. The front door sidelights and fanlights have c.1970s, amber glass in the glazed panels. The house has a bullnose verandah around the faceted bays, and the main roof is several brick courses higher, and hipped.

The front facade is laid in Flemish bond and finished in tuck-pointing. Each faceted bay has a sash window central in each facet. The windows have an arched head, and a decorative moulded cornice links across the frontage including the front door and arched fanlight. The verandah columns are square timber posts with a capital detail supporting the wrought iron lace brackets. A header of lace runs the perimeter of the verandah. The verandah floor is one step above ground level, and replacement 3" boards running the length of the verandah, complete the floor.

The front door opens into a wide central hallway with a room each side. The hall and two front rooms have a 15" timber skirting. The north room has

¹⁷ Conversation - site visit by Laura Gray with Mr C McRoberts, current owner of 25 Meadow St, Guildford. Memo, HCWA file 2475 Date 24 February 1997.

retained the original lathe & plaster ceiling, decorative rose and moulded cornice. An open fireplace and jarrah mantelpiece remain in place in both front rooms, although in 1970, a 'wonderheat' was fitted into the south front room fireplace. The south room is slightly smaller than the other room, and like the hallway, the ceilings and cornices have been replaced with gyp rock in c.1950. A decorative pilaster archway signals the more functional area of the house, and hallways extend ahead and to the left.

The three other original rooms under the main roof have plain timber skirtings; the ceilings have been replaced, although the original windows, doors and hardware are still in place. A back-to-back fireplace is still in place in the north side room, but the south back-to-back fireplace has been removed during renovations. The c.1970s alterations involved the conversion of the bedroom on the rear south side into a kitchen and the addition of the bathroom.

The central hallway extends to a rear external door opening onto a former verandah which is several steps down from the main house floor level. The verandah, which was enclosed c.1970s, adjoins the former kitchen and pantry, all under a skillion roof. The open fireplace has been retained in the former kitchen, although a flat ceiling has replaced the original skillion raked ceiling. Behind the former kitchen, towards the rear of the property, is the pantry, to which access is currently blocked. The pantry and kitchen are brick constructions with a parapet to the north side and rear (west), concealing the skillion roof which slopes down to the south. A brick toilet structure is located at the back of the pantry, and the door opens on the west side.

The former verandah extending along the south of the former kitchen and pantry, and west across the back of the house, has been for the most part enclosed, and an extension has been constructed adjoining the south rear of the building. The area has been roofed with timber constructed pergolas as has the area immediately to the rear of the pantry. A brick bathroom extension, on the front/south facade, has a separate roof lower than the main roof and is mostly concealed by strategic shrubbery.

The external brickwork on the south facade comprises extensions either side of the original central room. The entire wall is completed in a stretcher bond, although it is apparent where bricks of different quality and age have been used. The north wall is a combination of a stretcher bond towards the front, changing to a Flemish bond with a soft and smaller brick at the former kitchen and pantry wall.

The detached c.1975, garage is a brick construction with an open front, and a monitor roof clad with corrugated iron, and clear corrugated sheets on the monitor walls.

13. 3 REFERENCES

BOURKE M. J. *On the Swan. A history of the Swan District Western Australia.*
Nedlands, UWA Press, 1987.

13. 4 FURTHER RESEARCH
