



# 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\*

*Padbury's Stores and Residence* is significant for its aesthetic characteristics, being a fine example of a contiguous group of buildings in the Victorian Free Classical, Victorian Regency, and Federation Free Classical styles, located at the bifurcation of Terrace Road and Swan Street, where it contributes significantly to the aesthetic qualities of the historic town of Guildford. The aesthetic value is enhanced by the complexity and richness of the successive stages of construction, their individual design excellence, and visual harmony as a whole. The values relate to the interiors and exteriors of each building. (Criterion 1.1)

*Padbury's Stores and Residence* is significant for the quality of design and construction of the stores (1869-71, and circa 1904) and residence (1869-71). (Criterion 1.2)

*Padbury's Stores and Residence* is significant as a landmark in Guildford since 1869-71. (Criterion 1.3)

*Padbury's Stores and Residence*, together with its gravel courtyard, is a distinctive and integral part of the townscape and the cultural environment of Guildford. (Criterion 1.4)

### 11.2 HISTORIC VALUE

*Padbury's Stores and Residence* is highly significant as a major integral part of the historic fabric of Guildford being the largest surviving combined commercial and residential building complex from the mid nineteenth to early twentieth centuries. (Criterion 2.1)

*Padbury's Stores and Residence* is highly significant in the development of Guildford at its zenith in the latter half of the nineteenth century due to Guildford's importance as an inland port, and the key role played by Padbury, Loton & Co. in these activities. (Criterion 2.2)

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\* For consistency, all references to architectural styles 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.

*Padbury's Stores and Residence* is very significant for its close association with its original owners, Walter Padbury and William Thorley Loton, and subsequent owner, William Padbury, who were significant figures in the economic and political development of Western Australia. (Criterion 2.3)

*Padbury's Stores and Residence* is exceptionally significant as an extant example of the substantial commercial buildings and adjoining substantial residences constructed in Guildford in the latter half of the nineteenth and early twentieth centuries. (Criterion 2.4)

### 11. 3. SCIENTIFIC VALUE

*Padbury's Stores and Residence* has the potential to yield information as a research site, teaching site, and benchmark site as an excellent and substantial example of late nineteenth and early twentieth centuries purpose built stores and adjoining residence constructed of the best quality local materials, and clearly demonstrating the building techniques of the period. This value is heightened by the degree of intactness of the original fabric. (Criterion 3.1)

*Padbury's Stores and Residence* is significant for the level of technical achievement demonstrated in the construction of the buildings particularly with reference to the long span timber and iron roof trusses over the first floor level of the stores. The jettied verandah is an unusual structure in the Western Australian context. (Criterion 3.3)

### 11. 4. SOCIAL VALUE

*Padbury's Stores and Residence* is highly valued by the community of Guildford and also the wider communities of the district, the region, and of Western Australia for social, cultural, and aesthetic associations, as evidenced by its inclusion in the Municipal Inventory of Heritage Places adopted by the Shire of Swan (1996), and by the concerns voiced by the community of Guildford and the wider community regarding its future preservation and conservation. It was historically the central commercial focus of Guildford and developed into a social focus for the district and region. It is still highly valued by past employees and customers, who continue to visit the place and show a strong interest in its conservation. (Criterion 4.1)

*Padbury's Stores and Residence* has contributed to the community's sense of place since the construction of the first three buildings in 1869-71, and has an integral part in the concept of the historic town of Guildford for the local community, together with that of the region. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1. RARITY**

*Padbury's Stores and Residence* demonstrates an uncommon structure in the design and proportions of the pair of stores and in particular the quality of the adjoining residence. The size, complexity, richness, and the degree of intactness of the place in relation to its place in history is particularly rare. This is a rare example of its size and type on a State and national level. (Criterion 5.1)

*Padbury's Stores and Residence* demonstrates a function and design of building commercial buildings with adjoining residence that is no longer practised. Though once a common phenomenon, the practice ceased after the Inter-War period, most surviving examples are quite small and modest. Most examples are simply small residences attached to or located over shops. (Criterion 5.2)

### **12.2 REPRESENTATIVENESS**

*Padbury's Stores and Residence* is very significant in demonstrating the principal characteristics of the Victorian Regency and Federation Free Classical styles. (Criterion 6.1)

*Padbury's Stores and Residence* is highly significant in demonstrating the principal characteristics of designs, techniques, and materials employed in Western Australia in the latter half of the nineteenth and early twentieth centuries, and also in demonstrating the functions of a very substantial purpose built group of stores and residence, and adjoining yard. (Criterion 6.2)

### **12.3 CONDITION**

The place has had minimal maintenance that has left the main structures from all the early campaigns in fair condition. The later warehouse structures have been damaged by movement in the reactive soils, suggesting that the buildings were not well founded in the first place. There are local structural problems and some deterioration of brickwork and jointing. The overall effect of the past minimal approach to maintenance is that the major spaces, which have not yet been conserved, retain an air of neglect and a richness of historic layers. Areas conserved have been done in a sensitive manner, and there is an ongoing programme of conservation and improvement by the owner. Overall the place is in fair condition.

### **12.4 INTEGRITY**

The original intention of the complex remains clearly legible. The spaces are either used for their intended purpose, or for a use that is compatible with the original intention. Subject to the approval of the Shire of Swan, the residence will be re-occupied by the owners in the near future, and used as a residence once more. The place is in reasonable condition and with the combined effect of the present uses, and the owners' commitment to conserving the place, its ongoing viability seems assured. Overall the

integrity of the place is high.

#### **12.5 AUTHENTICITY**

The extent of original and early fabric is extremely high. The shingle roof has been replaced, some lath and plaster ceilings removed, and finishes refreshed in the areas conserved by the present owners. The plan form, elevation treatment, basic construction, fabric, and finishes are of a high order of authenticity. Overall the place retains a high level 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

*Padbury's Stores and Residence* comprises residence (1869-71), two stores (1869-71) with alterations and additions (circa 1901), store (circa 1904), with attached warehouse structure (post 1904), and a walled yard (1870s), with a shed (1998). The first is a two storey brick and iron residence in the Victorian Regency style, and underground water cistern, constructed for Walter Padbury of Padbury, Loton & Co. (later Padbury & Loton) in 1869-71.<sup>1</sup> The second are a pair of two storey brick and iron stores with a large basement in the Victorian Regency style constructed for Padbury, Loton & Co. in 1869-71, with alterations and additions for William Padbury The Colonial Stores, (later Padbury's Stores) circa 1901 in the Federation Free Classical style.<sup>2</sup> The third is a brick and iron store with a small basement in the Federation Free Classical style constructed for William Padbury The Colonial Stores circa 1904.<sup>3</sup> The attached brick and iron warehouse structure extends from the rear wall of the three stores to the wall at the rear boundary of the lot, and was probably constructed over a period of years as the business required additional warehouse space. The yard is a walled courtyard with a gravel surface. The shed built of recycled materials was constructed for Franceso Alban and Moltoni Investments Pty. Ltd. in 1998.

In March 1827, Captain James Stirling explored the Swan River including the area that was later named Guildford, after his home place in England. He noted the fertile soils in the Upper Swan, and on his return to establish the Swan River Colony in 1829, he selected land in that district. In the same year, the townsite of Guildford was laid out to the plan of H. C. Sutherland, which included the bifurcation at the junction of Swan and Terrace Roads.<sup>4</sup> With streets 150 links wide, and liberal provision for parks and reserves, it was similar to an English village. By late 1829, vast tracts of land had been selected at Guildford, including all the land close to the river front.<sup>5</sup> From 1830, boats regularly plied the Swan River from Guildford to the coast.

In 1830, the first Guildford Town Lots were sold.<sup>6</sup> In part, the town was opened up in an endeavour to make provision for discharged servants of

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<sup>1</sup> 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, pp. 56-59.

<sup>2</sup> *ibid.*, pp. 46-49.

<sup>3</sup> *ibid.*, pp. 104-107.

<sup>4</sup> Gibbons, L. *Guildford 1829-1929: A Century of Progress*, Imperial Printing Company Limited, Perth for the Council of the Municipality of Guildford, Western Australia, 1929, n.p. See chapter on 'Old Guildford'.

<sup>5</sup> Paget, T. 'Early Days in Guildford. Agricultural Development 1829-1850', 1949, p. 2. Typescript in Battye Library.

<sup>6</sup> *ibid.*

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 should assist each other in a co-operative settlement.<sup>7</sup> The town boundaries were fixed in 1836.<sup>8</sup>

As additional land was opened up to agriculture to the north and north-east, roads were opened from those areas to converge at Guildford. The town developed as a thriving inland port, with water traffic via the Swan River to and from Perth and Fremantle, and road traffic to the agricultural areas.

The construction of the Perth Causeway in the early 1840s was important to the development of Guildford as it provided overland communication to the town from Perth. By 1850, the Guildford district was well settled, with land utilised for stock grazing, vine and fruit growing, and with a steam flour mill for grinding grain.<sup>9</sup> The town itself was a 'neat little village'.<sup>10</sup> With the introduction of convicts in 1850, a hiring depot was established at Guildford.

By 1864, Guildford had four large general stores operated by Henry Saw, Alfred De Leech, and Joseph Farmaner & Co., each of which had branches also in Perth, and Barker & Gull.<sup>11</sup> On Joseph Farmaner's retirement from business in 1865, his business at Guildford and Perth was taken over by Walter Padbury.<sup>12</sup> The site of his original business has not been established.

Walter Padbury (b. 1817, arr. per *Protector* 1830) became one of the most successful entrepreneurs in Western Australia in the latter half of the nineteenth century. He was involved in public life in Guildford as a member of the Guildford Town Trust, Chairman (1884-1887), and first Mayor of the town in 1887. He was also a Member of the Legislative Council for Swan (1872-1878).<sup>13</sup> In 1897, he erected Peerless Flour Mills at Guildford to provide a modern mill for local producers. He was a renowned philanthropist.

In 1867, Walter Padbury entered into a partnership with William Thorley Loton, who continued to trade from the premises established by Joseph Farmaner & Co., trading as Padbury, Loton & Co.<sup>14</sup>

William Thorley Loton (b. 1839, arr. 1863), had initially established a small general store at Geraldton, before entering into his partnership with Walter Padbury. Their partnership extended beyond their commercial enterprise to include dealings in property and finance throughout much of Western Australia. In 1876, Loton purchased 'Belvoir' at Middle Swan from Elizabeth Shaw. He was the first elected Member of the Legislative

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<sup>7</sup> *ibid.*

<sup>8</sup> *ibid.*

<sup>9</sup> Crowley, F. K. *Australia's Western Third*, Macmillan and Company, London, 1960, p. 21.

<sup>10</sup> *ibid.*, p. 80.

<sup>11</sup> Bourke, Michael J. *On The Swan: A History of the Swan District Western Australia*, UWA Press, Nedlands, Western Australia, 1987, pp. 204, and 213.

<sup>12</sup> *ibid.*

<sup>13</sup> Wilson, J. Graham *Western Australia's Centenary 1829-1929: First Century's Progress with Antecedent Records 1527-1828*. The Historic Press, Perth, 1929, p. 59.

<sup>14</sup> Bourke, *op. cit.*, p. 213.

Assembly for Swan (1890-1897); Member of the Legislative Council for Greenough (1889), for Central Province (1898-1900), and for East Province (1902-1908).<sup>15</sup> He was also Mayor of Perth (1901-1903); and a Trustee of the Anglican Church.<sup>16</sup>

As Guildford experienced a building boom in the late 1860s, Padbury and Loton determined to build a large new store, at the corner of Terrace Road and Swan Street, Guildford.

The initial buildings of *Padbury's Stores and Residence* were constructed in 1869-71 for Padbury, Loton & Co.<sup>17</sup> They were designed and built by Joseph Noonan and Brophy.<sup>18</sup> They were a two storey store, and a two storey residence, constructed of brick with a shingle roof, with cellars beneath each of them, and a large yard at the rear and to the east of the store, around which sheds were constructed for the storage of wool and sandalwood purchased by the company. A large underground cistern was located at the rear of the residence.<sup>19</sup> 'Good materials' were used: 'The bricks were made and timber grew close at hand, and was cut for building purposes, probably with a saw pit.'<sup>20</sup> Jesse Hammond, whose brother was employed on the building, wrote in 1936: 'The quality of the jarrah used is shown by the fact that all the columns, beams and girders erected in Mr. Padbury's building in 1869 and 1870 are still in good condition'.<sup>21</sup> The earliest extant photograph of the place showed the building around completion in 1871, 'during Mr. Male's occupancy in the 'Seventies'.<sup>22</sup>

Joseph Noonan and Brophy had premises in Pier Street, Perth, and Noonan was 'associated with the plans implemented for Perth Town Hall'.<sup>23</sup> He was responsible also for the design in 1881 of Wesley Chapel (1883) at Guildford.<sup>24</sup>

The substantial residence at the initial buildings of *Padbury's Stores and Residence* was occupied by Walter Padbury when he was resident at Guildford.<sup>25</sup> John Allpike was employed to manage Padbury, Loton & Co. at Guildford.<sup>26</sup> He remained in the position until 1888, when he purchased the business from Padbury and Loton.<sup>27</sup>

Subsequent to the construction of the initial buildings *Padbury's Stores and Residence*, there was an expansion of other commercial premises in the vicinity of Padbury and Loton's business. In 1870, William Graves'

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<sup>15</sup> Wilson, op. cit., p. 64, and p. 73.

<sup>16</sup> *ibid.*, p. 444.

<sup>17</sup> Hammond, J. E. *Western Pioneers: The Battle Well Fought* (Imperial Printing Company Limited, Perth, 1936; Facsimile Edition, Hesperian Press, Carlisle, W. A., 1993. p. 193.

<sup>18</sup> *ibid.*

<sup>19</sup> Nan Kraut, interview with Robin Chinnery, 14 September 1998. The cistern was extant in the early 1940s when the Devenish family resided at the place.

<sup>20</sup> Hammond, op. cit., p. 130.

<sup>21</sup> *ibid.*, pp. 130-131.

<sup>22</sup> Gibbons, op. cit.

<sup>23</sup> Hammond, op. cit., p. 193.

<sup>24</sup> Minutes of Meeting of Trustees of Guildford Wesleyan Church, 7 November 1881. PRO MN 17 Acc. 1336A Item 98.

<sup>25</sup> Bourke, op. cit., p. 229.

<sup>26</sup> *Twentieth Century Impressions of Western Australia*, P. W. H. Thiel & Co., Perth, 1901, p. 623.

<sup>27</sup> *ibid.*

store opened, followed by Henry Devenish's bakery and general store in 1871.<sup>28</sup> Other businesses were established in the latter quarter of the nineteenth century along the north side of Swan Street from Padbury and Loton's store to Barker and Gull's store.<sup>29</sup>

The Municipality of Guildford was declared in 1871, and the telegraph extended to the town in the same year, providing an additional boost to the town's commercial life.<sup>30</sup>

On 10 March 1872, a cyclone (known then as a hurricane) caused considerable damage at Guildford, including destruction of Padbury and Loton's former warehouse; it is not known whether this was a warehouse they had been using or Farmaner's original building.<sup>31</sup>

Construction of the Eastern Railway from Fremantle to Perth and thence to Guildford commenced in June 1879, and opened for traffic in March 1881. In 1883, the West Guildford bridge was constructed, after Walter Padbury MLC was able to secure sufficient support in the Legislative Council for the project.

The extension of the Eastern Railway to York in 1885 reduced the importance of Guildford as an agricultural headquarters, as it made possible the direct transport of produce and goods between the farming areas and Perth and the coast.

In 1887, the dignity of Mayoralty was conferred on Guildford, and Walter Padbury, as Chairman of the Guildford Town Trust, became the first Mayor.<sup>32</sup>

In 1888, John Allpike, manager of Padbury and Loton Company's store at Guildford, took over their business at Guildford, and the business at Perth was sold to George Snowball.<sup>33</sup> The business, 'John Allpike Merchant and General Importer. Retailer of Draperies, Clothing, Ironmongery, Groceries and General Stores. Agricultural Machinery a Specialty', also advertised 'Cash Advances made on Wool and Other Marketable Produce.', and he was the local agent for the New Zealand Insurance Company.<sup>34</sup> The initial buildings of the *Padbury's Stores and Residence* retained its original shingle roof in the 1890s.<sup>35</sup> The ground floor verandah of the residence was bounded by a painted picket fence to the street and to the stores, and a painted trellis bounded the verandah at the first storey of the residence and stores.<sup>36</sup> The yard to the east of the stores was fenced by a brick wall.<sup>37</sup>

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<sup>28</sup> Bourke, op. cit., p. 229; and Town of Guildford, Outram and Purkiss (1902); and Plan of Guildford showing subdivisions to 31 Dec. 1903, BL Collection 211C.

<sup>29</sup> Bourke, op. cit., p. 229

<sup>30</sup> Gibbons, op. cit.

<sup>31</sup> *Inquirer* 13 March 1872.

<sup>32</sup> Gibbons, op. cit.

<sup>33</sup> Battye, J. S. *Cyclopedia of Western Australia*, Cyclopedica Co., Perth, 1912-1913, p. 623; and Kimberly, W. B. *History of Western Australia: A Narrative of Her Past together with Biographies of Her Leading Men*, F. W. Niven & Co., Melbourne, 1897, pp. 50-51.

<sup>34</sup> *Wise's Post Office Directory 1894*, p. 97.

<sup>35</sup> Photo J. Allpike Stores 1897. Guildford Historical Society Collection. Note: the date of the photo may be incorrect as William Padbury took over the business in 1896.

<sup>36</sup> *ibid.*

<sup>37</sup> *ibid.*

Walter Padbury's nephew, William (b. 1865, arr. 1893), served for some years as manager of the grocery and hardware department under John Allpike.<sup>38</sup> He purchased the business with Walter Padbury's assistance when Allpike sold it due to failing health in July 1896.<sup>39</sup> William Padbury had experience as a grocer in England before emigrating to Western Australia.

It is believed that William Padbury took up residence at *Padbury's Stores and Residence*.<sup>40</sup> The business was renamed Wm. Padbury Colonial Store, and later William Padbury The Colonial Stores, then Padbury's Colonial Stores Ltd.<sup>41</sup>

William Padbury's business was 'the principal mercantile business in Guildford'.<sup>42</sup> By 1901, the premises of Padbury's Stores Ltd. covered almost two acres, and the buildings were regarded as 'an imposing feature in the town, which even the passing traveller by rail cannot fail to observe'.<sup>43</sup> As in its earlier years, the business continued to purchase wool and wheat, and to retail 'goods of every description' which comprised 'all the items incidental to the calling of a merchant storekeeper, for whom no legitimate form of business appears to be either too small or too big'.<sup>44</sup> The large area permitted the sub-division of the stock into various departments, each under a sub-manager, and the further storage of goods in warehouse rooms and the capacious cellars. The front verandah of the residence at the ground level was still bounded by the low painted fence, and the verandah above at the first storey by the painted trellis.<sup>45</sup> The shingle roof had been replaced with corrugated iron roofing, with 'W. Padbury Merchant and Importer' painted on it.<sup>46</sup>

In the early 1900s, the initial stores of *Padbury's Stores and Residence* were altered with the addition of new storefronts and the addition of a verandah to the stores at ground level, and removal of the verandah of the first storey above the stores.<sup>47</sup> It was replaced with a new facade in Flemish bond brickwork, divided into a three equal window bay treatment above each store, with a parapet wall above.<sup>48</sup>

Circa 1904, an additional store was added to the east of the two earlier stores and immediately adjacent to the yard some time after the alterations

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<sup>38</sup> *Twentieth Century Impressions*, op. cit., p. 623.

<sup>39</sup> *ibid.*

<sup>40</sup> Judy Hamersley, interview with Robin Chinnery, 1 September 1998.

<sup>41</sup> Photo of Padbury's Stores, circa 1901. Collection of Western Australian Newspapers Ltd. WAN Hist. 1373, in Bourke, op. cit., p. 215; Postcard Guildford Historical Society Collection circa 1910; and *Twentieth Century Impressions*, op. cit., p. 623.

<sup>42</sup> *Twentieth Century Impressions*, op. cit., p. 623.

<sup>43</sup> *ibid.*, pp. 623- 624.

<sup>44</sup> *ibid.*

<sup>45</sup> Photo of Padbury's Stores, circa 1901. Collection of Western Australian Newspapers Ltd. WAN Hist. 1373, in Bourke, op. cit., p. 215.

<sup>46</sup> *ibid.*

<sup>47</sup> Bourke, op. cit., p. 215; and photo Padbury's Colonial Stores Ltd. n. d. Guildford Historical Society collection. (Note: estimated date, early 1900s)

<sup>48</sup> *ibid.*

to the facade and the shopfronts.<sup>49</sup> The single storey store with a verandah was constructed of brick and iron, with timber floors, and a facade divided into three principal bays, each of which was articulated with plain pilasters.<sup>50</sup> A curved top pediment over the central bay at parapet level was inscribed with the words 'Colonial Stores Wm Padbury' in raised stucco lettering.<sup>51</sup> The yard to the east was surrounded by the earlier timber sheds which were open onto the yard, with some of the roofs replaced with galvanised iron.<sup>52</sup>

From c. 1910, William Padbury and his family resided nearby at 'Garden Hill', which had been built for Dr. Alfred Waylen in the 1890s, and he walked to the Stores along a pathway at the rear of the Terrace Road residence to a rear gate.<sup>53</sup> The residence at 118 Terrace Road was occupied for most of the years that the place was owned by Padbury, with William J. Turner in occupation 1925-1931.<sup>54</sup>

In its heyday, between about 1905 and the 1929 Depression, Padbury Stores Ltd. had about 40 employees.<sup>55</sup> Additional office staff were located upstairs above the stores as the administrative functions increased.<sup>56</sup>

In 1933, Padbury's Stores Ltd., Importers, Drapers and Hardware Merchants, was sold to Campbell & Grant Stores of Midland, trading as C & G stores.<sup>57</sup> The business was managed by Douglas Horley Campbell, who took up residence at the place.<sup>58</sup> He resided there until 1937, when he moved back to his former home at 50 Helena Street.<sup>59</sup> The residence at *Padbury's Stores and Residence* was occupied in 1937-1938 by Jeffery A. Rowell, followed by William. T. Jolley.<sup>60</sup> Through the 1930s and 1940s, the annual values of *Padbury's Stores and Residence*, per the Guildford Rate Books, were £260 for the stores and £90 for the residence.<sup>61</sup> There appear to have been few changes to the place in the period, and the verandah at the front of the stores was extant.<sup>62</sup>

The Metropolitan Sewerage Plan for Guildford Municipality, (1939), shows a driveway from Terrace Road entering the residence at 118 Terrace Road, with a verandah extending across the front of the residence; in the rear

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<sup>49</sup> Photo Padbury's Colonial Stores Ltd. n. d. Guildford Historical Society collection. (Note: estimated date, early 1900s); postcard William Padbury The Colonial Store circa 1910; and photo 5 December 1919. Guildford Historical Society collection.

<sup>50</sup> *ibid.*

<sup>51</sup> *ibid.*

<sup>52</sup> Photo Padbury Stores Ltd. in *The Golden West* 18 Christmas Number, Perth, 1918, p. 10.

<sup>53</sup> Nan Kraut, interview with Robin Chinnery, 14 September 1998. 'Garden Hill' became part of St. Charles Seminary in 1942.

<sup>54</sup> *Wise's Post Office Directories 1925 to 1931.*

<sup>55</sup> Judy Hamersley, interview with Robin Chinnery, 1 September 1998.

<sup>56</sup> *ibid.*

<sup>57</sup> *The West Australian Business Directory of Classified Trades and Professions* 1932-33, and 1934-35 (Australian Directories Ltd., Perth, 1934) p. 36, and p. 33 respectively.

<sup>58</sup> Legislative Assembly Electoral Roll 15 December 1932, and 15 October 1935; *Wise's Post Office Directory* 1933-34, p. and 1935-36, p. 175; and Guildford Rate Books 1932 to 1935-36.

<sup>59</sup> Guildford Rate Book 1937-38; and Legislative Assembly Electoral Roll 30 June 1938.

<sup>60</sup> Guildford Rate Book 1937-38

<sup>61</sup> Guildford Rate Books 1933-34 to 1947-48.

<sup>62</sup> Photo C & G Stores 1930s -1940 Meg Tanner collection, on loan to Guildford Historical Society.

yard a brick laundry adjacent to the fence on the north west, a brick and concrete closet in the north-west corner, and three structures in the north-east corner, the farthest west of brick and concrete, and the other two of galvanised iron is indicated.<sup>63</sup> The brick stores at 112 to 116 Terrace Road are shown; however, the saw tooth roof warehouse structure extending from the north of the stores to the rear boundary was not, indicating that it may be a post World War II structure.<sup>64</sup> To the east of the stores, the whole yard is covered with a galvanised iron roof.<sup>65</sup> This remained extant until it fell down or was demolished during the period of ownership by Frederick Leonard Brown, circa 1973.<sup>66</sup>

In the inter-War period the three stores each continued to serve a different function in the business. The first at the west was the grocery store, with shelves lining the walls.<sup>67</sup> Some of the shelving is extant, and in use in the current business. The second sold hardware and associated goods; and the third store at the east sold haberdashery, clothing, and drapery, with Miss Castle, the seamstress, employed in the rear section beyond the main shop.<sup>68</sup>

When William T. Jolley departed, the residence was left unoccupied, which was of concern to the owners as there was access to the Stores through a door opening from the residence into the office.<sup>69</sup> In August 1939, a chance meeting between Campbell and Mr. Devenish resulted in an agreement to lease the place to Mr. Devenish for a rental of £1 per week, upon the condition that it be cream painted throughout, and that the ceilings be replaced where necessary, namely the three rooms opening to the front verandah on the first storey.<sup>70</sup> The earlier colour scheme is largely unknown; however, the lower walls of the entrance hall were painted maroon, and above the dado were green.<sup>71</sup> After the painting was completed the Devenish family took up occupation of the place in September 1939.<sup>72</sup> The paint work in most of the residence remains as it was in 1939, although discoloured with age and neglect.

In 1939, the low painted picket fence bounded the front verandah of the residence at ground level, and the painted trellis remained on the first storey verandah.<sup>73</sup> The lower verandah fence is no longer extant. Mrs. Devenish grew various annuals and perennials in pots which she clustered along the front verandah to the fence to provide a garden at the front of the residence, whilst a sizable vegetable garden and a flower garden were established in the rear yard.<sup>74</sup> A timber frame stretched across

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<sup>63</sup> Metropolitan Sewerage Guildford Municipality, Survey January 1939, Plan 15 March 1939. PRO Cons. 4156 Sheet 3096.

<sup>64</sup> *ibid.*

<sup>65</sup> *ibid.*

<sup>66</sup> Judy Hamersley and Nan Kraut, interviews with Robin Chinnery, 1 and 14 September 1998 respectively.

<sup>67</sup> *ibid.*

<sup>68</sup> *ibid.*

<sup>69</sup> Nan Kraut, interview with Robin Chinnery, 14 September 1998.

<sup>70</sup> *ibid.*

<sup>71</sup> *ibid.*

<sup>72</sup> *ibid.*

<sup>73</sup> *ibid.*

<sup>74</sup> *ibid.*

the rear yard, supporting an old black grape vine.<sup>75</sup>

The previously bare timber staircase to the first storey was carpeted after the Devenish family took up residence; the timber boards remained uncovered on the landing; and the existing linoleum in the downstairs rooms was retained, along with the carpet squares in the main bedroom and the lounge room downstairs.<sup>76</sup> The Devenish family pulled up the carpet in the large upstairs room, formerly the main bedroom, and polished the timber floor with candle wax, so that dances could be held there for local residents during the early years of the war.<sup>77</sup> The original quality brass fittings to the staircase and the front door remained; however, they were removed at a later date, the latter 'souvenired' during the period of World War II when the place was occupied by American nurses.<sup>78</sup> An early glass lined pump served the bathroom upstairs.<sup>79</sup>

The Devenish family occupied the residence from 1939 to 1943.<sup>80</sup> They utilised most of the rooms on the ground floor as in former periods of the place, the drawing room, dining room and kitchen, with the parlour as the main bedroom; and on the first floor the small room opening from the landing, was the nursery, the bedroom to the east continued in that use, the very large former main bedroom became the living room in which the family entertained large numbers of friends and local residents, and the rear verandah from which the bathroom opened at the eastern side.<sup>81</sup> The verandah railings were extant. The other two bedrooms and the servants' kitchen on the first floor were not required by the family, and were closed during the period of their occupancy of the place, nor was the cellar in use.<sup>82</sup>

Circa 1939-1940, deep sewerage was connected to *Padbury's Stores and Residence*.<sup>83</sup> In the early 1940s, the timber floor of the downstairs kitchen required repair as a result of termite damage.<sup>84</sup>

The Devenish family vacated the residence at *Padbury's Stores and Residence* in 1943, and for a period thereafter it was occupied by American nurses who were stationed in Western Australia.<sup>85</sup> During this period, modifications were made at the rear of the first storey to provide the place with an additional bathroom, opening from the existing bathroom, which required an opening to be cut for a door to the area above the first storey, where the timber floor was overlaid with granolithic, and the requisite toilet and bathroom fittings installed.<sup>86</sup> Elements of these are extant. In the entrance hall of the residence, a small section of the eastern wall was

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75        *ibid.*

76        *ibid.*

77        *ibid.*

78        *ibid.*

79        *ibid.* The only other known pump of this type in Guildford was at a home in Market Street.

80        *ibid.*

81        *ibid.*

82        *ibid.*

83        *ibid.*

84        *ibid.*

85        *ibid.*

86        *ibid.*

used for some graffiti depicting seven fighter planes.<sup>87</sup>

The residence was occupied by Henry Joseph Frank in 1944-45, by Art Kingsbury in 1947-48, and subsequently again by Frank.<sup>88</sup> As far as is known, the Padbury residence was tenanted for some periods over the next decades, occupied at various times by a caretaker, and at times left unoccupied.<sup>89</sup>

In the post war years, the stores continued to serve as a general merchandise business, with Midland Guildford Co-operative Stores succeeding C & G in 1947-48.<sup>90</sup>

On 23 July 1965, *Padbury's Stores and Residence* was purchased by Frederick Leonard Brown, dealer, of 22 Wattle Street, South Perth.<sup>91</sup> He established his business at *Padbury's Stores and Residence*. It became known locally as 'Johnny Allsorts'.<sup>92</sup> A photograph of 1971 shows the low painted picket fence extant at the residence at 118 Terrace Road; however, it was removed in the same year.<sup>93</sup>

A mature Kurrajong (*Brachychiton populneum*) continued to grow in the rear yard close to the east wall of the store; when it caused the wall to crack, Brown refused to trim the tree, which caused additional damage to the wall.<sup>94</sup>

The National Trust of Australia (W. A.) assessed *Padbury Building (Store and Residence)* on 19 February 1976, and recorded the place on 5 April 1976.<sup>95</sup>

Brown continued to occupy the two stores (1869-71) at *Padbury Building (Store and Residence)*, selling 'Machinery Tools Furniture Surplus', advertising 'We buy and sell anything from A to Z', and the third store at the east was leased by Midland Motor Trimmers.<sup>96</sup> A steel post and galvanised wire fence erected replacing the earlier timber fence, with the verandah used for storage.<sup>97</sup> The trellis to the verandah of the first storey was in poor condition at the eastern end.<sup>98</sup>

In the mid to late 1980s, Lew Whiteman, who owned land in the vicinity, considered purchasing *Padbury's Stores and Residence* to house his

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<sup>87</sup> Site visit Robin Chinnery and Philip Griffiths 9 September 1998.

<sup>88</sup> Guildford Rate Books 1944-1945, and 1947-1948.

<sup>89</sup> Judy Hamersley and Nan Kraut, interview with Robin Chinnery 1 and 14 September 1998 respectively.

<sup>90</sup> Guildford Rate Book 1947-1948; and *The Story of Guildford 1829-1952* (Compiled by the Town Clerk to commemorate the Commonwealth Jubilee 1951, Guildford Municipality, 1952) p. 50.

<sup>91</sup> Certificate of Title, portion of Guildford Town Lot 94, 23 July 1965. Vol. 1301 Fol. 393.

<sup>92</sup> Judy Hamersley, interview with Robin Chinnery, 1 September 1998.

<sup>93</sup> Photos Padbury's Building National Trust of Australia (W. A.) collection, n. d. 1971.

<sup>94</sup> Nan Kraut, interview with Robin Chinnery, 14 September 1998.

<sup>95</sup> Letter to Manager, Brown's Auction Rooms, 6 April 1976. Padbury's Building National Trust of Australia (W. A.) *File 45*.

<sup>96</sup> Photo 112-118 Terrace Road 1970s. Guildford Historical Society collection. Photos Padbury's Store, 18 August 1995, Shire of Swan Municipal Inventory of Heritage Places.

<sup>97</sup> *ibid.*

<sup>98</sup> *ibid.*

extensive, diverse collection of artefacts.<sup>99</sup> It was an option supported by the Guildford Historical Society, which was concerned about the future of the buildings and wished to see them conserved and utilised in a way that would allow and encourage public access.<sup>100</sup> Whiteman decided not to purchase the place because of the problems of inundation and damp associated with the basement cellars, which he feared would damage his collection.<sup>101</sup>

In 1995, *Padbury's Stores and Residence* was offered for sale.<sup>102</sup> Brown's occupied the two stores (1869-71) and the third store at the east end was occupied by Guildford Canvas Products.<sup>103</sup> Concerns for the future of the place were voiced by local residents, who recognised that it was in need of major work in order to conserve it.<sup>104</sup> It was suggested that 'it might be repaired on an ad hoc basis, using each repaired section as they became available for an expanding museum, art centre, souvenir shop and cultural centre', which it was considered 'would be in keeping with the important Guildford historical precinct.'<sup>105</sup>

*Padbury's Stores and Residence* was included in the Municipal Inventory of Heritage Places adopted by the Shire of Swan on 10 July 1996. The Shire of Swan was 'most keen to facilitate the survival, recycling and conservation' of the place.<sup>106</sup>

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<sup>99</sup> Judy Hamersley and Nan Kraut, interviews with Robin Chinnery, 1 and 14 September 1998 respectively.

<sup>100</sup> Judy Hamersley, interview with Robin Chinnery, 1 September 1998.

<sup>101</sup> *ibid.*

<sup>102</sup> Letter from Charles Eadon-Clarke in *Midland Kalamunda Reporter* 19 September 1995, p. 11.

<sup>103</sup> Photos Padbury's Store 18 August 1995, Shire of Swan Municipal Inventory of Heritage Places.

<sup>104</sup> Letter from Charles Eadon-Clarke in *Midland Kalamunda Reporter* 19 September 1995, p. 11.

<sup>105</sup> *Ibid.*

<sup>106</sup> Angela Lee, Manager Strategic Landuse Planning Shire of Swan to Stephen Culley, Desert Designs Australia, 2 August 1996. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

On 31 July 1997, Francesco Angelo Alban acquired one undivided half share and Moltoni Investments Pty. Ltd. the other undivided half share of *Padbury's Stores and Residence* as tenants in common at a cost of \$450,000, with a mortgage registered on the same date to Cassa Commerciale Australia Ltd.<sup>107</sup>

On 28 October 1997, the new owners lodged an application to the Shire of Swan for approval for a restaurant at the place, which was approved on 18 November.<sup>108</sup> An application for approval to commence development for alfresco dining was lodged in February 1998, and approved by the Shire in March.<sup>109</sup> The work was carried out and the current business opened in mid 1998.

The condition of some parts of *Padbury's Stores and Residence* continued to concern the owners and the Shire of Swan, whose officers inspected the walls at the eastern yard of the place in mid March 1998. They found that a section of the front wall was 'cracked and crumbled from the weight of the gate', and directed that it should be fixed within a week.<sup>110</sup> The two main entry gates to the yard removed under this order are leaning against the eastern wall.

In May 1998, application was made for approval of the erection at *Padbury's Stores and Residence* of a single span metal clad steel shed which would be enclosed, and which would be constructed of recycled materials including 'The roof and columns' which 'formed part of the former Swan Cement premises in Burswood'.<sup>111</sup> It was planned to utilise the shed for the manufacture and repair of furniture, at an estimated cost of \$30,000, and with an estimated completion time of four weeks.<sup>112</sup> The work required the removal of a timber building at north east of the site which had 'deteriorated to the extent of becoming unsafe.', and which 'also caused water runoff to collect around the external brick wall. This has resulted in the wall beginning to lean.'<sup>113</sup> The application was approved on 10 August 1998, with five special conditions, including that 'A discrete sign is to be attached to the building, in consultation with Council, indicating where the building was originally and when it was erected on the Padbury site.'<sup>114</sup>

In 1998, *Padbury's Stores and Residence* is occupied by three businesses,

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<sup>107</sup> Certificate of Title, portion of Guildford Town Lot 94, Lot 4 on Plan 551, 20 January 1989. Vol. 1301 Fol. 393; and Transfer G544219, 31 July 1997.

<sup>108</sup> Advice of Approval for Restaurant at Lot 94 (110-118) Terrace Road, 18 November 1997. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

<sup>109</sup> Application for Approval to commence development 21/11084, 12 February 1998; and letter advising of approval, 10 August 1998. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

<sup>110</sup> Memorandum from Martin Richardson, Shire of Swan, 18 March 1998. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

<sup>111</sup> Development Application Padbury Buildings - Lot 94 Terrace Road, Guildford, 7 May 1998. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

<sup>112</sup> Letter to Rosemary Rosario with copy of Application 21/11252 from Shire of Swan, 27 May 1998. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

<sup>113</sup> Development Application Padbury Buildings - Lot 94 Terrace Road, Guildford, 7 May 1998. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

<sup>114</sup> Approval to Commence Development, 10 August 1998. Shire of Swan Padbury Buildings 112 Lot 94 Terrace Road, Swan File P 222910.

'Classic Yesterdays' in the western store, 'Padbury's Café Restaurant' in the central store, and 'Gonzalez Furnishings' in the eastern store. The owners are engaged in work on the residence and the storage areas above the stores, which they plan to return to use in the future.

### 13.2 PHYSICAL EVIDENCE

*Padbury's Stores and Residence* a contiguous group of buildings in an urban streetscape, built of brick and iron, comprising three separate stores in two different interpretations, the first two in the Victorian Regency style with Federation Free Classical overlay, and the third store in the Federation Free Classical style, and a two storey residence in the Victorian Regency style, together with utilitarian warehouses, a high walled courtyard, and metal clad perimeter fences.<sup>115</sup> Three of the major buildings in the group have extensive basements. There is a shed in the eastern yard made of structural steel, with metal cladding.

*Padbury's Stores and Residence* is situated in Terrace Road, Guildford amongst a group of historic places that make up the town centre north of the Midland Railway. Terrace Road has a late Victorian country town atmosphere, and contains many buildings from the latter part of the nineteenth century, and early twentieth century. Terrace Road has recent street treatments, including new road surfacing, kerbing, as well as plantings of mature Sugar gum (*Eucalyptus cladocalyx*). The fronts of the principal buildings are set along the back edge of the pavement. The pavements are largely made up of brick paviors, except for a section of paving in front of the mid section of the Padbury's Store, which is made up of large stone flags.

The eastern end of the complex is a large gravel surfaced yard with a high brick wall laid in English garden wall bond along the northern, southern, and eastern boundaries, with the western side of the courtyard comprising the high brick wall of the Padbury's Stores building. The boundary wall is in poor condition. The eastern wall of Padbury's Stores has scarring from an earlier saw tooth roof structure which once covered the yard, and has since been demolished. The southern wall has a pedestrian access cut into it at the western end, and a vehicular access near the eastern end. The walls are deteriorating and, in some locations, are in very poor condition. There is a Sugar gum (*Eucalyptus cladocalyx*) in the north east corner. Along the north wall for over half its length at the western end, there is a steel framed and clad joinery workshop made from recycled materials.

The buildings on the remainder of the site to the west of this yard are connected and interconnected at various points. They vary in height, bulk, and configuration.

The first building west of the yard is the Federation Free Classical style Wm. Padbury Colonial Stores building c.1904 and is set immediately adjacent to the eastern yard, on its western edge. It is a single storey retail store at the street frontage (G12) with storage to the rear (G11), and a very small area of basement connected into the building immediately to the west. It has a rectangular plan which is divided into two sections (G12 and

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<sup>115</sup> Apperly, et. al., op. cit., pp. 104-107 and pp. 56-59

G13). The construction on the street frontage is organised around a central front entry with a recessed pair of front doors, display windows, and non-original highlight windows over the gabled front wall, which allows light into the main body of the store. The painted face brick and rendered masonry elevation is treated in a mannered Victorian Free Classical style.<sup>116</sup> It is divided into three principal bays, with each bay articulated with plain pilasters. The pilasters in turn have moulded caps and orbs at their tops. The facade above the shop window line is divided into recessed panels with moulded perimeters. Over the central bay at parapet level, there is a curved top pediment which is buttressed with scrolled brackets. On the pediment and the panel immediately below it the words 'The Colonial Stores and Wm. Padbury' appear in raised stucco lettering. The entry has a pair of doors with plate glass windows set over a rendered plinth or hob to either side. Over the entry there are 4 highlight windows with 6 pane casement sashes. The only other elevation exposed to view is to the east, overlooking the yard, and this element has previously been described. The roof is gabled and sheeted out in corrugated iron. Trusses span from east to west, and these are supported on engaged piers running down both sides of the shop. Iron tie rods have been introduced between piers. The interior of the shop reflects its exterior. The ceiling is lined with plasterboard panels and cover battens, and has pressed metal ceiling vents, which connect through flumes to ridge mounted ventilators. The shop section of the building has polished 6" (150mm) board floors without skirtings. The walls are plastered and painted. The shop section has been re-decorated recently and has a good standard presentation. The front and rear of this building are separated by a brick wall and a pair of steel fire doors. In the rear section there is no ceiling lining, and the timber trusses are visible. The floors in this section are 5" (125mm) timber boards without a finish. In the gable to the external wall there are two 4 pane top hung awnings which face north. The area is used for furniture finishing and polishing. There is some bad cracking in the walls in the panels between trusses. There is a non-original opening in the western wall of the shop section which has been partially filled in; the alcove of the opening can still be read.

Immediately to the west of the c. 1904 shop is a second pair of spaces which read as two separate two storey shops in the Federation Free Classical style<sup>117</sup>; in fact it is a single store divided into two major compartments; this is a 1901 treatment of the 1869-71 building frontage. This building front is located on the back edge of pavement some 10'0" (3m) in front of the original building facade (G10). The original facade can be seen quite clearly behind the present window line. The same is true of the first floor, where the present facade is set in front of the original facade line (F11). The original facade was completely removed at first floor level. It is in front of this section that the flagstones have been set as a pavement. The pair of shopfronts is treated as a unified whole with terminating bays and a rhythm of four bays in between. The words "Wm. Padbury Colonial Stores 1869" are painted on the parapet. The shops each have a three bay elevation in Flemish bond brickwork. At ground floor level there is a

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<sup>116</sup> *ibid.*, pp. 104-107

<sup>117</sup> *ibid.*

central door to each shopfront with flanking arches into the body of the building. The shop entrance door is set in the plane of the original arched wall, and the window casements are set on the back edge of the pavement line. The first floor is simply divided into a three equal window bay treatment, with a parapet wall above, which conceals the roof from general view. In 1998, the two shop areas function as separate tenancies; the eastern side as a cafe/restaurant (G10 and 11), and the western side as a gift shop (G7-9). The upper floor is not used at present. The entry floors are laid in granolithic, and the floors to each of the shop spaces are timber, which has been cut and highly finished. There are pavement lights and remnants of pavement lights in front of the pair of shops.

The eastern section of the pair of shops has a full basement (B7) with access to the ground floor by way of a stair at the rear of the basement. The basement is built of English bond brickwork, with flagstone floors, mid-span brick piers two and a half bricks square, 8"x4" bearers (200x100mm), 12"x2" (304x304mm) joists herring bone strutting, and a timber soffit. There are pavement lights on the south side of the basement and the remains of light areas to the north; these are closed in at the top. The space is linked to the basement of the shop to the west (B6), and has a small section extending under the shop to the east. The eastern or café section (G10) has a polished timber floor. Down the centre of the space there are four 8" x8" (200x200mm) timber posts set over the brick piers in the basement with timber spreader blocks at the tops of the posts to take the floor load. The ceiling is lined with ripple iron, and the walls are painted brickwork. The one and a half course soldier brick arch to the original facade can be seen from within the window display areas. There are doors connecting this space to the adjoining space to the west, and the northern wall has been modified to suit a kitchen servery. New fittings for the kitchen and counters are set at the northern end of the space.

The first floor level over this part of the building is a single space (F11). There are two cast iron columns along the line of the original building facade, and the entire depth of the space is spanned by two very long spanning timber queen post trusses made with 12"x4" (300x100mm) members, iron straps, and tenoned and timber pegged connections. The bottom chord of the eastern truss is broken in two places and has a temporary support set under it. Each of the corners of the room is tied with diagonal timber braces built into the walls. The floors are of timber and the walls have been part rendered. There are heavy double faced timber lined doors connecting this space with the adjoining space to the west. The east wall has no openings, the south wall the three windows which can be seen in the front elevation, and the north wall has a pair of timber doors on the west end of the north wall, and two windows to the east of the doors. The doors lead onto a landing, which connects to a timber construction stair back to the ground floor. Walls other than the front or southern wall are laid in English bond brickwork, and there are three arched head windows on this elevation with the central light being a side hung casement window, and all other sashes are fixed lights. The soffit retains its sarking boards.

The western section of the pair of shops has a full basement (B4-6) with access by way of a stair at the rear of the building. The basement is built of

English bond brickwork, with consolidated earth floors, mid-span brick piers two and a half bricks square, 8"x4" bearers, 12"x2" joists herring bone strutting,, and a timber soffit. There are pavement lights on the south side of the basement and the remains of light areas to the north. The space is divided in the same manner as the rooms above. There is evidence of the space having been divided by slatted partitions and doors; one section remains in the southern half of B6. The western shop space (G1-9) is similar to the eastern section and has the same finishes and configuration, except that the rear of the shop is divided off and two rooms have been located along the northern wall (G6 and 7). The rooms have their doors set on the diagonal and fireplaces set diagonally in the opposite corners. These rooms have carpets laid over their 5"(125mm) timber floors, cast iron fireplaces and timber surrounds, plastered walls, with a lath and plaster ceiling in the western room, and a replacement plasterboard and cover batten ceiling in the eastern room. The eastern room has a door leading into the saw toothed roof area to the rear, and the western room has a window looking into the same space.

The first floor level over this part of the building is divided into two spaces (F9 and 10). There are two cast iron columns along the line of the earlier building facade which are identical to that described above. The roof trusses are partly concealed, and the ceiling finished in pressed metal panels. The floors are of timber with timber skirtings, and the walls are plastered with a painted dado, and with evidence of a variety of fixings. There are heavy double faced timber lined doors connecting this space with the adjoining space to the east and west. The east wall has access doors into the eastern rooms. There is an access door onto the adjoining residence verandah. The northern section at this level has a central fireplace in the northern wall, and flanking double 6 pane hung sash windows. The ceiling in this room has been replaced with plywood sheeting. Walls are cracked in several locations and in a poor state of repair.

North of all three sections of the shop, from the 1939 period of construction, there is a three bay deep by four bay long saw tooth roof warehouse structure (G14), which extends from the rear wall of these buildings to the rear of the property boundary. Roofs are supported on timber trusses. The walls are made of face brickwork. Floors have mostly been removed, and are made of earth with a number of areas of platform floors remaining. This section of the building is in poor condition and is in the process of being repaired.

At the western end of the site, there is a large attached residence, which is built in the Victorian Regency style.<sup>118</sup> This is the remaining third of the original building. It comprises a part basement (B1-3), ground (G1-5), and first floor(F1-8). It is made of face brickwork laid in tuck pointed Flemish bond to the front elevation and English bond elsewhere. It has a short length sheet corrugated iron roof replacing the shingle roof shown in the documentary evidence. The ground floor is set back from the back edge of pavement under the cantilevered verandah, with a carriage passageway through to the rear courtyard on the western end, and a plan of two rooms

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<sup>118</sup> *ibid.*, pp. 46-49

(G3 and 5) with a central passage (G4) adjacent to the carriage passage. The carriage passage has a metal roller shutter door on the property line. The front elevation of the house has a central panelled door with a fanlight over and flanking double hung sash window with integral shutters consistent with those shown in the documentary evidence. The verandah cantilevers over the ground floor to the back edge of pavement line and has square verandah posts, rectangular handrails, and trellis infill to the balustrade. The cantilever is achieved by the room joists simply extending through the south wall to the verandah edge. At first floor level, each of the rooms has glazed and panelled doors leading out onto the verandah. The rear elevation is simply treated with English bond brickwork, double hung sash windows, panelled doors, a corrugated iron hipped roof, and tall chimneys. The rear yard has a perimeter asbestos cement, and metal fence. The yard's surface is bitumen paved.

The basement to this section of the building (B1-3) has an earth floor and English bond brick walls. It consists of three spaces that are interconnected. Access is provided by a timber framed shallow, pitch stair. There are openings in the northern and southern walls that may have had pavement lights over light areas. The stair to the basement is located immediately below the main stair. The floors to the ground floor are exposed, and the deep timber joists and herringbone strutting can be seen.

The ground floor is symmetrically arranged at the front of the building with matching rooms (G3 and 5) either side of the central corridor (G4). The rooms are capacious, and have fireplaces in the northern wall with cast iron fire boxes, timber surrounds and slate hearths, and double hung sash windows in the southern wall; the western wall also has a window overlooking the passage to the rear yard. Windows in the south wall are ten pane double hung sashes. The corridor is a very generous width, and is decorated with a very early colour scheme with stone coloured walls with a dado and pin line, and tones of umber and brown on the joinery. Floors are of timber with deep two part moulded skirtings in the principal rooms, and smaller splay top skirtings in less important rooms. In addition to these treatments, there is a small section of World War Two graffiti with naive renderings of German and Japanese fighter aircraft. The corridor turns east at its northern end, and opens into a hall with the stair to both the first floor and basement. The stair is simply treated with a wreathed handrail and slim square balusters let into the handrail and directly into the floor. There are a door and window leading onto the northern yard. Beyond the front rooms are two further rooms, (G1 and 2); a living room and a kitchen. The living room (G2) is in close to its original state, but the kitchen (G1) has had its ceiling replaced with fibrous plaster, and the western window converted to a door. The kitchen retains two Metters ranges in the northern wall, both of different vintages; a Metters number 4 and a Metters new improved stove number 1. There is a fibrous sheeting dado in this room.

The first floor reflects the ground floor in plan quite closely, but the western end differs in that the passage to the yard has accommodation built over it. The stair terminates in a large hall (F5) with simple treatments, including arched entries to the corridors leading off the stair hall. This area retains its lath and plaster ceilings.

All front rooms have double doors leading onto the verandah. Each door has a specially made curtain rail to allow the curtains to be left drawn while the doors are being opened. Doors have eight glazed panes with a single panel under the lock rail. Internal doors are four panel doors with original rim locks. The western room (F3) is practically a double square proportion, with a tiny fireplace with a slate hearth stone on the northern wall. Floors are 6" (150mm) timber boards, except where they have been repaired. This room has a replacement fibrous plaster ceiling with a cast plaster ceiling rose. There is a small room corresponding with the location of the entrance hall (F6), and another room to the east corresponding to the room below (F7). A large room to the north has been used as a kitchen (F4). There are two further rooms to the west which are located over the western passage (F1 and 2).

There is a verandah to the north of the stair, together with a bathroom. The verandah retains traces of it having been a bathroom with elements such as granolithic overlay on the floors, a w.c. pan, cistern platforms and the like. The bathroom (F8) to the east also retains plumbing elements, such as a basin and washdown water closet pan with a concrete cistern.

Most ceilings at this level have been replaced. In one section of the house where the ceiling has been removed the sarking boards can still be seen. The roof in this section is not supported on trusses, but rather is constructed with a system of principal rafters, struts off walls, s, common rafters, and sarking boards. Principal rooms have two part moulded skirtings, and service rooms have rectangular skirtings with chamfered tops. Windows in this section of the building are eight pane double hung sashes. Much of the plaster is in poor condition. The whole of the house displays many original features and exhibits little major change since its initial construction. Indeed, the cellars, the whole of the residence, and the first floor have a considerable amount of original and early fabric and finishes. The residence section needs maintenance, but the fabric is generally in reasonable and sound condition. It would take little to bring this section back to a serviceable state, though kitchen and bathroom areas would need adaptation to suit present day usage requirements.

The sheer bulk of the building complex, its extent of original fabric, and the complexity of historic overlays make it a rare example of its type in the context of Western Australia and possibly on a national level.

### **13.3 REFERENCES**

National Trust Assessment 19 February 1976

### **13.4 FURTHER RESEARCH**

Further research may be undertaken to ascertain additional details of design and construction of the buildings. Further research could be undertaken to examine how the place fits within a national thematic framework and context, given its scale, complexity and authenticity.

Any work undertaken on the site may provide the opportunity for historical and archaeological research.