

**DOCUMENTATION OF PLACES
FOR ENTRY IN THE
REGISTER OF HERITAGE PLACES**

1. **DATA BASE No.** P2915
2. **NAME** Guildford Historic Town
FORMER NAME (or OTHER NAMES) Mandoon
3. **LOCATION** Bounded by the Swan River to the north and west, the Helena River to the south and southeast, with the northeast corner following a line north-south from the cadastral boundary between Lot 13949 P027474 and Lot 302 P047452 in the north through to the south west corner of Lot 801 P060796, excluding a small portion of Rail Freight Corridor and Great Eastern Highway Road Reserve as shown on HCWA Curtilage Map P2915-B.
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
(Land information is available on the Department of Planning, Lands and Heritage website)
5. **LOCAL GOVERNMENT AREA** City of Swan
6. **CURRENT OWNERS**
(Land information is available on the Department of Planning, Lands and Heritage website)
7. **HERITAGE LISTINGS**
Register of Heritage Places

Individual Places:

P10181 <i>Bebo Moro, Guildford</i>	Interim	06/01/2017
P02460 <i>Guildford Town Hall & Library</i>	Permanent	13/05/2005
P02462 <i>Wesley Church and Manse (fmr)</i>	Permanent	14/05/1999
P02463 <i>Guildford Hotel</i>	Permanent	31/12/1999
P02463 <i>Johnson's Complex</i>	Permanent	14/05/1999
P02466 <i>Fairholme Group</i>	Permanent	22/01/2002
P02469 <i>Garrick Theatre</i>	Permanent	07/10/1997
P02472 <i>King's House and Shop</i>	Permanent	27/11/1998
P02473 <i>Lieutenant Du Cane's House</i>	Permanent	02/09/1997
P02474 <i>Mechanics' Institute Guildford</i>	Permanent	29/09/1998
P02475 <i>House, 25 Meadow Street, Guildford</i>	Permanent	07/04/1998
P02476 <i>Moulton's House (fmr)</i>	Permanent	29/09/1998
P02477 <i>St Charles Seminary</i>	Permanent	07/04/1998
P02478 <i>Stirling Square</i>	Permanent	24/03/1998
P02479 <i>Guildford Court House and Gaol (fmr)</i>	Permanent	10/10/1995
P02480 <i>Guildford Post Office</i>	Permanent	31/12/1993
P02481 <i>Rose and Crown Hotel</i>	Permanent	07/10/1997
P02482 <i>St Matthews Church</i>	Permanent	20/10/1995
P02487 <i>Guildford Grammar School Chapel</i>	Permanent	07/04/1998
P02489 <i>Guppy's House</i>	Permanent	16/12/2003
P03275 <i>Residence (fmr Independent Chapel)</i>	Permanent	02/09/1997

P04088 <i>Guildford Primary School</i>	Permanent	09/01/1998
P04099 <i>House, 4 Scott St, Guildford</i>	Permanent	20/12/1998
P04105 <i>Padbury's Stores & Residence</i>	Permanent	14/05/1999
P06120 <i>Spring Reserve</i>	Permanent	15/05/1998
P08806 <i>Guildford Fire Station & Quarters</i>	Permanent	23/01/2004
P14558 <i>Guildford Road Bridge (part)</i>	Permanent	22/11/2005
P18879 <i>House, 53 Helena Street, Guildford</i>	Permanent	05/10/2007
National Trust Classification:	Classified	30/05/1994
Town Planning Scheme:		
(LPP Guildford Conservation Precinct)	Adopted	22/09/1992
Municipal Inventory:	-----	-----
Register of the National Estate:	Permanent	18/04/1989
<i>Aboriginal Heritage:</i>		
3536 Swan River	Registered	
3545 Helena River West	Registered	
3609 The Meadows	Registered	
3617 Stirling Square	Registered	
3758 Helena River	Registered	
20142 Guildford Gaol & Courthouse Precinct	Registered	

8. ORDERS UNDER SECTION 38 OR 59 OF THE ACT

9. HERITAGE AGREEMENT

10. STATEMENT OF SIGNIFICANCE

Guildford Historic Town, established in 1829 on the confluence of the Swan and Helena Rivers on Whadjuk Noongar land whose people maintain a continuing cultural connection to the place, and comprising a central church square and a grid street pattern lined with mature street trees, a core of civic and commercial buildings with surrounding residential areas, and river front lots primarily developed in the Colonial, Convict, Gold Boom and Federation eras through to the Inter-War period, all encircled by openly wooded undeveloped riverine floodplain, has cultural heritage significance for the following reasons:

the highly authentic built fabric of the place illustrates at least five key periods in the State's history, with simple Georgian buildings of the foundation of the Colony, brick public buildings of the Convict era, imposing and opulent buildings of the Gold Boom, and fine examples of residential and civic buildings of the Federation and Inter-War periods, all of which together form a cohesive precinct;

as one of three towns established in 1829 in the Swan River Colony, including the seaport (Fremantle) and the administrative centre (Perth), Guildford was central to the agricultural and horticultural development of the Colony, as the first (and only) inland port in Western Australia, providing an essential transport node, firstly by river and then by rail, linking the Colony's seaport to the hinterland;

the place is an excellent representative example of a highly intact nineteenth-century town, designed on the regulated British colonial town planning model, that includes a purpose-designed public square containing the town's main church, and which retains its original grid street layout aligned to cardinal points and its public reserves;

the place contains remnant long, narrow ribbon grants perpendicular to the banks of the Swan and Helena Rivers which are tangible evidence of agricultural land allocation envisioned by the founders of the Swan River Colony to provide each settler with access to water and the richer alluvial soils;

the town plan of the place is notable for incorporating one of the earliest purpose-designed public squares in Australia, and is rare for remaining clearly evident;

the place is unique in the metropolitan area for retaining a strong sense of being a distinct town, separate from the surrounding suburbs, as a result of its encirclement by the openly wooded, undeveloped riverine floodplain along the banks of the Swan and Helena Rivers;

much of the place's character derives from its highly picturesque combination of low scale residential areas that have remained largely unchanged since the Inter-War period, and the variations between the wide streets with large lots, many with mature street trees and a variety of housing types from simple Colonial era cottages to the grander homes of the Gold Boom and Federation eras, and the narrower highly uniform streets of small-scale cottages on smaller lots;

the place has a high degree of potential to reveal archaeological evidence relating to the history and occupation of the area from its foundation to the early twentieth century, most notably for the early settlement period;

the place retains many original plantings, including a large number of mature Sugar Gums that were planted throughout Guildford from the late 1890s to early 1900s as part of a tree planting program, many of which comprise formal avenues;

the place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well renowned Government and private architects; and,

the place is highly valued by the local and wider community, including the Whadjuk Noongar people who know it as Mandoon, and who maintain a continuing cultural connection to the place, the Swan Guildford Historical Society as evidenced by their work since 1962, and the Guildford Association since 1975, both of which were formed to preserve the history and character of the area, and by the classification of the place by the National Trust of Australia in 1984.

Elements of secondary significance, or those considered intrusive, are noted in the zones of significance diagram for *Guildford Historic Town*.

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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4 Migrating
- 2.5 Promoting settlement
- 3.3.4 Looking for land with agricultural potential
- 3.8.4 Making economic use of inland waterways
- 3.8.6 Building and maintaining railways
- 4.4.1 Selecting township sites
- 4.6 Remembering significant phases in the development of settlements, towns and cities
- 7.1 Governing Australia as a province of the British Empire

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 106 Workers (including Aboriginal, convict)
- 201 River and sea transport
- 308 Commercial services and industries
- 403 Law and order
- 404 Community services and utilities
- 407 Cultural activities
- 408 Institutions
- 602 Early settlers

11.1 AESTHETIC VALUE*

Guildford Historic Town retains the quintessential characteristics of a nineteenth-century Australian country town, retaining an open feel through its naturally occurring riverine floodplain, retention of its public meadows and reserves, open planted central square, rectangular grid street pattern aligned to cardinal points, planted with mature street trees, its wide streets with large lots and river frontages shared in long ribbon allotments, and its narrower highly uniform streets. (Criterion 1.3)

Guildford Historic Town is unique in the metropolitan area for retaining a strong sense of being a distinct town, separate from the surrounding suburbs, as a result of its encirclement by openly wooded, undeveloped riverine floodplains along the banks of the Swan and Helena Rivers. (Criterion 1.3)

Guildford Historic Town is highly picturesque, with much of its character deriving from its intact, pleasing nineteenth and early twentieth-century residential areas

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997. *It should be noted that the architectural styles referred to in this publication are based on Eastern States terminology.

with their variety of housing types from simple Colonial era cottages, to the grander homes of the Gold Boom and Federation eras, its distinct commercial area, and its nineteenth-century civic buildings, which together remain largely unchanged since the Inter-War period. (Criterion 1.4)

Guildford Historic Town illustrates the design principles of the highly regulated British colonial town planning model adapted to cater for its riverine surrounds, as a townsite containing an attractive purpose-designed public square, with a church at its centre, which is a landmark in the centre of the town. (Criterion 1.1)

Guildford Historic Town includes many substantial individual buildings of high design excellence that are visual landmarks within the town, including P2463 *Guildford Hotel* (1885; RHP), P2480 *Guildford Post Office* (1897; RHP), and P2460 *Guildford Town Hall & Library* (1900-1937; RHP). (Criteria 1.2 & 1.3)

Guildford Historic Town retains many original plantings, including a large number of mature Sugar Gums that were planted throughout Guildford in the late 1890s to early 1900s as part of a tree planting program, many of which comprise formal avenues of street trees that contribute to the character of the town. (Criterion 1.4)

11. 2. HISTORIC VALUE

Guildford Historic Town contains remnant long, narrow ribbon grants perpendicular to the banks of the Swan River, which are tangible evidence of the agricultural land allocation envisioned by the founders of the Swan River Colony in response to the poor quality of the land, and the need to provide each settler with access to water and the richer alluvial soil along the river banks. (Criteria 2.1 & 2.2)

In its highly intact built fabric, *Guildford Historic Town* illustrates at least five key periods in the State's history, from the simple Georgian buildings of the foundation of the colony, the brick public buildings of the Convict era, the imposing and opulent buildings of the Gold Boom, and fine examples of residential and civic buildings of the Federation and Inter-War periods, which together form a cohesive precinct. (Criterion 2.2)

Guildford Historic Town is one of three towns established in 1829 in the Swan River Colony, including the seaport (Fremantle) and the administrative centre (Perth), and was central to the agricultural and horticultural development of the Colony, as the first (and only) inland port in Western Australia, providing an essential transport node, firstly by river and then by rail, linking the Colony's seaport to the hinterland. (Criterion 2.2)

Guildford Historic Town was an integral part of the nineteenth century convict history of Western Australia as the site of a Convict Hiring Depot established in 1851, which provided convict labour for public works that contributed greatly to the growth of Guildford and the Swan Valley. (Criterion 2.2)

Guildford Historic Town demonstrates the physical displacement of local Noongar people around the Swan River, with family groups living in fringe camps at the edge of the town area until at least the 1950s. (Criterion 2.2)

The ongoing cultural connection of Noongar people to the area is demonstrated in the story of *Guildford Historic Town*, with Aboriginal families both resisting, and working with the British colonists during the settlement's history. (Criterion 2.2)

Guildford Historic Town is associated with many significant individuals, including Governor James Stirling, Assistant Surveyor, H.C Sutherland, Lieutenant Edmund Du Cane, early pioneers and merchants, such as Charles Harper and Walter Padbury, and well renowned Government and private architects, such as Eales, Cohen and Fizhardinge and J.J. Talbot Hobbs. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Guildford Historic Town has a high degree of potential to reveal archaeological evidence relating to the history and occupation of the area from its foundation to the early twentieth century, most notably from the early settlement period. (Criterion 3.1)

11. 4. SOCIAL VALUE

Areas within *Guildford Historic Town* are valued by the Noongar community as traditional meeting places, and as part of a larger area connected by the Swan (Derbarl Yerrigan) and Helena Rivers which provided resources, living areas and has a high degree of cultural and spiritual significance for Noongar culture. (Criterion 4.1)

The place is highly valued by the local and wider community, including the Whadjuk Noongar people who know it as Mandoon, and who maintain a continuing cultural connection to the place, the Swan Guildford Historical Society as evidenced by their work since 1962, and the Guildford Association since 1975, both of which were formed to preserve the history and character of the area, and by the classification of the place by the National Trust of Australia in 1984. (Criteria 4.1 & 4.2)

Guildford Historic Town is highly valued by many members of the local community who have campaigned on many levels to preserve its historic character. (Criteria 4.1 & 4.2)

The sites of former fringe camps at the edges of *Guildford Historic Town* contribute to the Noongar community's sense of place, with local families in the area remembering those who lived there. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Guildford Historic Town is notable for containing one of the earliest purpose-designed public squares in Australia, and is rare for this element remaining clearly evident. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Guildford Historic Town is an excellent representative example of a highly intact nineteenth century town, designed on the regulated British colonial town planning model, that includes a purpose-designed public square containing the town's main church, and which retains its original grid street layout aligned to cardinal points and its public reserves. (Criteria 6.1 & 6.2)

12. 3 CONDITION

Guildford Historic Town is overall in good condition. Most buildings are in regular use and are well maintained. Many residences have been conserved in keeping

with the character of the place and comprise well maintained gardens and landscaping which are appropriate to the overall character of the place. Many of the early civic buildings have been conserved and have new functions and are well maintained.

12.4 INTEGRITY

Guildford Historic Town has a high degree of integrity. Many of the earlier civic buildings dating from the Colonial era have been modified for new uses but the original function of these buildings is still evident through interpretive measures. From the 1880s, Meadow Street no longer functioned as the town's main street, and James Street became the main commercial and retail centre of the town, and remains in use as such in 2018. Despite alterations to shopfronts over the years, parapets and shop signs indicate the original use and dates of the buildings. Some larger stately homes, such as P10181 *Bebo Moro, Guildford* (RHP) and Fairholme (P2466 *Fairholme Group*; RHP) have been modified for institutional use. Overall, the built fabric of the place still presents as a highly intact nineteenth-century town.

12.5 AUTHENTICITY

Guildford Historic Town has a high degree of authenticity. The town retains its original grid pattern layout aligned to cardinal points and based around a central square, and has a highly intact collection of predominately nineteenth-century buildings. Many residential areas are largely intact. Lot sizes are either original or early twentieth-century sub-divided lots, with little recent subdivision and infill. Over the years, many buildings have been altered to suit contemporary styles and living standards. Despite their diversity, residential areas exhibit a strong sense of cohesion in terms of retaining original roof lines, setbacks, and fencing. Many original plantings, such as avenues of mature street trees, are still evident.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment compiled by the Department of Planning, Lands and Heritage, with amendments and/or additions by the Department of Planning Lands and Heritage and the Heritage Council's Register Committee.

13.1 DOCUMENTARY EVIDENCE

Guildford Historic Town, known as Mandoon to the Whadjuk Noongar, was established in 1829 on the confluence of the Swan and Helena Rivers, and comprises a central church square and a grid street pattern aligned to cardinal points, lined with mature street trees, a core of civic and commercial buildings with surrounding residential areas and river front lots, primarily developed in the Colonial, Convict, Gold Boom and Federation eras, up until the Inter-War period, encircled by openly wooded undeveloped riverine floodplain.

Aboriginal History

Noongar people living around the Swan Valley in the pre- and early contact period can broadly be described as comprising small family groups moving through the landscape in response to seasonal change, utilising a toolkit of wooden and flaked stone tools and grinding stones, notably of quartz, dolerite and chert. The artistic culture of the Noongar people was expressed in painted and engraved art in a wide variety of forms, relating to a complex spiritual worldview that incorporated a connection to the natural world, and the remembrance or ongoing influence of ancestral and spiritual figures.¹ The Swan River itself, known to the Noongar as the Derbarl Yerrigan, was of central significance to these families as a source of food and water, location for trade and meetings, and as a home for the Waggyll, the spiritual serpent associated with social law, new life and fresh water.² Archaeological evidence for Aboriginal occupation of the Perth Metropolitan area at least 38,000 years before present has been found at Upper Swan, approximately 12 kilometres to the north of Guildford.³

The Noongar groups living in and around the Perth area were collectively known as the Whadjuk, while the family groups living more specifically around the Guildford area were known as the Ballaruk.⁴

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- 1 Crawford, I M, 'Aboriginal cultures in Western Australia', & Hallam, S, 'The First West Australians', in *A New History of Western Australia*, C T Stannage (ed.), UWA Press, 1981, pp.16-20, 56-66; Meagher, S & Ride, W D L, 'Use of natural resources by the Aborigines of south-western Australia', & Berndt, R M 'Aborigines of the South-West', in *Aborigines of the West: Their Past and Present*, R M Berndt & C H Berndt, (eds.), UWA Press, 1908, p. 76-77, 81-86; Vinnicombe, P, 'Goonininup: a site complex on the southern side of Mount Eliza: an historical perspective of land use and associations in the old Swan Brewery area, Western Australian Museum', 1989, pp.8-9; Strawbridge, L, *Aboriginal Sites in the Perth Metropolitan Area: A Management Scheme*, Department of Aboriginal Sites, Western Australian Museum, 1988, pp. 10-16.
 - 2 Australian Interaction Consultants, 'Spring Reserve Lot 144 Helena Street, Guildford Reserve No. 6449 Conservation Plan', City of Swan, 2005, Appendix II; Vinnicombe 1989, op cit., pp. 8-10, 19-20; Strawbridge, 1988, op cit., pp. 25-26.
 - 3 Bourke, M, *On the Swan: A History of the Swan District Western Australia*. University of Western Australia Press for the Swan Shire Council, 1987, p.9; Quartermaine, G, 'Report on a Preliminary Archaeological Investigation of Aboriginal Sites, Caversham Structure Plan'. Prepared for Koltasz Smith by Gary Quartermaine, November 2005, p. 3.
 - 4 R & E. O'Connor Pty Ltd, 'Report on an Aboriginal Heritage Survey of the Proposed Swan Valley Dual-Use Path', City of Swan, 2007, pp. 5-9.

Colonial Era (1829-1849)

In 1826 Captain James Stirling, a British naval officer, was instructed to take a supply of currency to Sydney, after which he was to find an alternative location for the Melville Island Garrison to better defend the Pacific against French colonisation. After persuading the British government to allow him to examine the west coast of Australia for a suitable site for another garrison or settlement, Stirling began his exploration of the Swan River region in March 1827.⁵ Stirling's account of his journey through the Swan Valley differed greatly from that of the French and Dutch navigators that preceded him. Instead of seeing a sterile, forbidding and inhospitable land, Stirling noted the fertile soils of the Upper Swan, and saw a rich and romantic country describing it as 'Land which of all that I have seen in various quarters of the world, possesses the greatest natural attractions'.⁶

In September 1829 Stirling returned to the Upper Swan, accompanied by Surveyor General J.S Roe and a group of British colonists who had been granted the first rural land grants in the Colony. These were a series of long thin 'ribbon' grants along the banks of the Swan River each with a small amount of river frontage giving them access to the more fertile soils.⁷

By the end of 1829, the townsite of Guildford had been surveyed by Assistant Surveyor H.C Sutherland, and was named after the English town represented by Stirling's father in law, James Mangles, who sat in the House of Commons. At this time, Stirling was assigned a 4,000 acre land grant adjoining Guildford, which he named Woodbridge after his wife Ellen's birth place in England.⁸

One of the effects of the colonists settling along the river was to take up land, access to water, and resources that were relied upon by the local Noongar people. Initially, the Noongar and the colonists treated each other with a high degree of caution, endeavouring to avoid any contact. However, escalating tension over the spearing of livestock led to a climate of distrust, fear and hostility,⁹ and ultimately led to much violence and many deaths, including that of senior Whadjuk man Midgegooroo, and later his son Yagan, who had led a number of raids in resistance against the colonisers.¹⁰ Flaked glass artefacts at the Guildford Gaol suggest that Aboriginal people were being incarcerated in Guildford during this period,¹¹ whilst evidence indicates they were definitely held there in later periods.¹²

5 James Stirling, Naval Captain (1791-1865), Museums Victoria Collections. <https://collections.museumvictoria.com.au/articles/2110>; Accessed 25/7/2018.

6 Bourke, 1987, op cit., p.11.

7 Ibid, p.30.

8 Ibid, pp.33-34.

9 Burke, Shane, 'The Material Basis of the Settlement Process: The Historical Archaeology of the Swan District', Western Australia, 1827 to 1860, Unpublished PHD Thesis, UWA, 2004, pp.59-61.

10 Green, N 'Aborigines and White Settlers', in *A New History of Western Australia*, C T Stannage (ed.), UWA Press, 1981, p. 82; Carter, B, *Nyungah Land: Records of Invasion and Theft of Aboriginal Land on the Swan River 1829-1850*, Black History Series, 2006, pp. 95-98.

11 Big Island Research, 'Ethnographic and Archaeological Heritage Assessment Final Report, Metropolitan Area Indigenous Groups, Guildford Heritage Precinct Conservation', City of Swan, 2013, pp. 8-9, 13; Department of Planning, Lands & Heritage: Heritage Services (fmr Department of Aboriginal Affairs) Site File 20142 *Guildford Gaol & Court-house precinct*, open file.

12 See for example 'Guildford' *The Inquirer and Commercial News*, Perth, WA, Friday 28 October 1898, p.5., and 'Two Escape from Lockup – One is Caught', in *Sunday Times*, Perth WA, Sunday 2 September 1951, p.2.

Guildford was designed on the highly regulated British colonial town planning model, using a regimented grid pattern plan aligned to cardinal points which was considered the most economical, efficient and flexible. The standard grid plan allowed for a frontage on the main streets to as many allotments as possible, and was aligned to cardinal points, with the plan for Guildford adapted to cater for its riverine surrounds. In 1829, with the major expansion of urban settlement in New South Wales, this plan was standardised across the Australian colonies to codify big square blocks and wide streets, with an emphasis on uniformity, regularity and rectangularity, which remain the physical characteristics of Australian country towns today.¹³

Guildford was one of the earliest townsites in Australia to include the siting of the town's main church in a central public square. This square (P2478 *Stirling Square*; RHP) was surrounded by substantial areas reserved for the construction of civic and government buildings.¹⁴

Plans for the Guildford townsite also included a school, library, large meadows on the river foreshore (Kings Meadows), and a bridge over the Swan River.¹⁵ The original town plan shows the town square stretching from Swan Street in the north to Helena Street in the south. However, in the 1840s, the town square was halved forming the current *Stirling Square*, which was bisected by James Street. The remaining southern allotments were sold privately, except for an area enclosed by Johnson Avenue and Helena Street, which remained as public open space.¹⁶ In the 1840s, the original large ribbon grants on the western side of the Swan River opposite Bridge Street, were subdivided into 26 smaller lots in an area that became known as West Guildford.¹⁷ This area does not form part of *Guildford Historic Town*.

The primary function of the town of Guildford was that of an inland port, where farm produce and other goods from neighbouring and outlying agricultural districts could be shipped down river to Perth and Fremantle. In February 1831, a proclamation was made to hold a weekly market in Guildford each Friday. Markets were also established at Perth and Fremantle at this time.¹⁸ Originally, an area of land to the northwest, opposite the Swan River and Bennett Brook, was reserved for a marketplace with sections identified for the sale of livestock, fish and vegetables. However, due to its position on low lying land, and its tendency to flood, the market was not successful and gradually the land reserved for this purpose was sold off, with a small section retained for use as a cattle market. However, by 1842, this land had also been sold off, and the market ceased to function.¹⁹

The failure of Guildford to develop as a market town due to a lack of suitable infrastructure resulted in the early hinterland settlers developing their own commercial enterprises and services usually associated with a market town. Private

13 Freestone, Robert, *Urban Nation: Australia's Planning Heritage*, Published by the CSIRO, in association with the Department of the Environment, Water, Heritage and the Arts, and the Australian Heritage Council, 2010, pp. 10-11.

14 Ibid, pp. 106-107.

15 Ferguson, R.J. & Stephenson, G, *Survey of Historic Buildings in the Shire of Swan*, Western Australia, 1975. p. 4.

16 Rosario, Rosemary, 'Guildford Precinct Study' (no date) prepared for the National Trust's Presentation to Council (Dec. 1983).

17 Chauncy, P.L. c.1842 'Plan for Townsite of Guildford'. State Records Office Cons 3868, Item 173.

18 Bourke, 1987, op cit., p. 42.

19 Burke, 2004, op cit., pp. 234 & 442-443.

grain mills, stores and areas for selling goods were established in the outer Swan district which, when combined with poor transport and the need for settler self-sufficiency, contributed to the demise of Guildford as a market town.²⁰

The church in *Stirling Square* was the true focal point for the new town. The original church, constructed in 1836, was replaced by a new church in 1860. However, this was destroyed by a hurricane in 1872 and the current church (P2482 *St Matthews Church*; RHP) was constructed in the same year.²¹ Other notable buildings constructed in the town around this time include P2481 *Rose and Crown Hotel* (c.1840; RHP), P2479 *Guildford Courthouse and Gaol [fmr]* (1841, 1866; RHP), Welbourne House (c.1840s) part of P2466 *Fairholme Group* (RHP) and the former Commissariat Store and Quarters (P2469 *Garrick Theatre*, c.1854; RHP).

As Guildford developed as an inland port, it became a stopping point for transport on the Swan River, as well as the converging point of early roads from Northam, York, Toodyay and the Victoria Plains District to the north. Wool, sandalwood and timber from these districts were loaded onto vessels at the Meadow Street wharf for transport down river to Fremantle. Guildford merchants began operating mail order services for settlers in York and Toodyay, constructing stores and warehouses near the wharf, and near the horse ferry across the Swan River at Bridge Street.²² By 1833, the only properly cleared road to Guildford was the Fremantle to Guildford Road, on the west side of the river, and between Fremantle and Canning on the east side. On the west side a road ran from Perth to the ferry landing at West Guildford along the approximate route of the present-day Guildford Road. Therefore, the ferry from West Guildford was a vital transport link for the town.²³

From its early days, Guildford became an important centre for agriculture and horticulture for the Colony. The Agricultural Society of Western Australia was founded in 1831, and the first agricultural show in Western Australia was held in November 1834 at the Cleikum Inn opposite the Bridge Street ferry in West Guildford.²⁴ A Vineyard Society was established in 1842, and experiments growing various types of wine grapes were carried out on the Swan south of Guildford. Thomas Waters, a trained botanist was one of the first to establish a vineyard in the district. The land granted to Waters is the current location of P18879 *Olive Farm Cellars, South Guildford* (RHP) which continued to operate as a winery until 2005.²⁵ However, life for many colonists remained difficult due to their lack of agricultural knowledge, particularly when applied to Australian conditions, isolation due to poor transport links, and scant food supplies. By August 1830, bad press back in England saw immigration to the Colony almost cease, and many of the first arrivals had either returned to England, or moved to other Australian colonies.²⁶

20 Ibid, p. 299.

21 Fitzpatrick, Lorraine, & Bridges, Paul, Museum Consultants, 'Significance Assessment of the Swan Guildford Historical Society's Museum Collection', March 2010, p. 22.

22 'Bebo Moro Dwelling (former) and Store & Cellar, Guildford Conservation Plan' prepared for Catholic Homes Incorporated by Hocking Planning & Architecture, Laura Gray, Heritage & Conservation Consultant and Irene Sauman, Historian in October 2001, p.10.

23 Chauncy, P.L. c.1842 'Plan for Townsite of Guildford'. State Records Office Cons 3868, Item 173; Bourke, 1987, op cit., p. 90.

24 Bourke, 1987, op cit., p. 95.

25 'HCWA Assessment Documentation, P18879 *Olive Farm Cellars, South Guildford*', April 2014, p. 10.

26 Burke, 2004, op cit., p. 300.

The 1830s also saw an escalation in conflict between Noongars and colonists in the Swan Valley due to the impact of European farming practices reducing the ability of Noongar people to hunt and gather in their traditional manner. Violent confrontations increased, and a public meeting was held at Guildford in June 1832 to discuss the 'Aboriginal issue'. As a result of this meeting, and another held at Upper Swan, a decision was made by Governor Stirling to establish a Corps of Mounted Police to address the colonists' concerns.²⁷

Despite these tensions, some Noongars worked for the colonists on their farms as labourers or domestics during this time, as well as performing roles such as mail delivery or tracking.²⁸ Unfortunately much of this work was sporadic or seasonal, and the introduction of convict labour in the 1850s meant there was less work for Noongar people in the area.²⁹ A number of Noongar children were taught at a government funded school in Guildford from 1841, and despite a number of deaths from influenza at the school, it continued to operate into the 1850s.³⁰

Stirling resigned his position as Governor of the Swan River Colony in October 1837. Under the term of his administration, the Swan River Colony had failed as a commercial and agricultural enterprise, and by this time his relationship with despondent settlers, whom had failed to reach significant numbers, was severely strained. Stirling returned to England in 1839.³¹

Convict Era (1850-1881)

Convict transportation to the Swan River Colony commenced in 1850 to assist the failing Colony. The town of Guildford, which had prospered in its early years, was being deserted by many of its residents in favour of Perth and Fremantle where there were more business opportunities. Subsequently, convict labour was used to improve conditions for the people of Guildford by providing labour for public works, which in turn improved economic conditions.³²

The release of convicts into the public domain, once they had received their ticket-of-leave or had served their prison sentences, was also of enormous benefit as this provided a labour force for the settlers. This was an important step in the rehabilitation of the convict, providing them with the ability to earn private wages and own property.³³

In 1851, a Convict Hiring Depot was established at Guildford, under the control of twenty-one year old Lieutenant Edmund DuCane of the Royal Engineers. DuCane arrived in the Colony in December that year with a party of 65 Sappers and Miners and their families and was assigned to design and supervise the construction of convict works in Guildford.³⁴ Subsequently, convict labour was used to construct

27 Bourke, 1987, op cit., pp.71-74.

28 Tillbrook, L, *Nyungar Tradition: Glimpses of Aborigines of South-Western Australia 1829-1914*, UWA Press, 1983, pp. 20-21; *Inquirer*, 12 September 1849, p. 3; *Inquirer*, 25 February 1852, p. 3; *Inquirer*, 21 November 1849, p. 4

29 Tillbrook, op cit., p. 22.

30 Burke, 2004, op cit., pp. 252-258.

31 James Stirling, Naval Captain (1791-1865), Museums Victoria Collections. <https://collections.museumvictoria.com.au/articles/2110>; Accessed 25/7/2018.

32 'HCWA Assessment Documentation, P2473 *Lieutenant Du Cane's House*'. September 1997, p.3.

33 Bush, F, 'The Convict's Contribution to the Built Environment of Colonial Western Australia between 1850-1860', Unpublished PhD Thesis, Curtin University, 2012, p. 209.

34 'HCWA Assessment Documentation for P2473 *Lieutenant Du Cane's House*', September 1997, p.3.

roads and bridges in the district, contributing to the growth and prosperity of the area. The Depot, constructed along Meadow Street on a Government reserve facing the church square (*Stirling Square*), originally included accommodation for fifty ticket-of-leave men, and a cottage for a warder. By 1852, the Depot also included an office, stables, two wells and a cookhouse. Around this time, John Wenbourne opened a new hotel called the *Stirling Arms* (P4085), in Meadow Street opposite the Convict Depot, which was also built with ticket-of-leave labour.³⁵

By the end of 1854, a Commissariat Store and Quarters (now known as the *Garrick Theatre*) had been built as part of the Guildford Convict Depot. However, the largest infrastructure project undertaken during DuCane's appointment was the construction of a new bridge at the end of Meadow Street. This also required the construction of a new road to link the bridge with the existing West Swan Road. Tenders for the provision of timber were called in March 1852, but were not finalised until October that year. The bridge, which had a total length of 480 feet, took two years to construct, and was generally referred to as *Barker's Bridge* (P3532) due to the location of a nearby store of the same name.³⁶

In the late 1860s, a robust programme of public works saw Guildford experience a further building boom, which was also supported by the construction of a number of new commercial buildings, such as P4105 *Padbury's Stores & Residence* (RHP) on Terrace Road, and by 1876 the population had risen to 1,151.³⁷

With the extension of the railway from Fremantle to Guildford in 1881, and then to York by 1885, Guildford became a desirable place to live due to rail access to the city. Large elaborate houses were constructed along the riverside for the colonial elite, including P10181 *Bebo Moro, Guildford* (RHP) designed for local merchant Bertie Gull by renowned Perth architect J J Talbot Hobbs.³⁸ The establishment of the railway also saw the development of James Street as Guildford's commercial centre, with prominent buildings such as the double-storey *Guildford Hotel* constructed in 1885/86, and *Guildford Post Office* in Stirling Street in 1897.

By the late nineteenth century, starvation, disease and marginalisation had taken a heavy toll on the population and cultural traditions of Noongar people, further exacerbated by government policies that removed children from their families.³⁹ In spite of this, the Noongar people of the Guildford area continued to practice their cultural traditions, and *Stirling Square* continued to be a meeting place for Aboriginal people.⁴⁰

Gold Boom era

Guildford's prosperity continued with the Gold Boom of the 1890s. By this time the town was well established with wide major roads, and facilities that included a state school, hospital, courthouse, post office, and a library. Further developments at this time included the establishment of Guildford Grammar School (P2470) in 1896, by

35 Bourke, 1987, op cit., pp.171-174.

36 Ibid, p.181.

37 Ibid, pp. 213-218.

38 Hocking, Gray, Sauman, op cit., p. 10.

39 Berndt, R M, *Aborigines of the South-West*, in *Aborigines of the West: Their Past and Present*, (R M & C H Berndt), UWA Press, 1980, pp. 86-87; Carter 2006, op cit., pp. 129-148.

40 McDonald, E M, 'Aboriginal Camps in the Swan-Guildford Area', Special project Report, Document 13' (Unpublished), 1978, p. 3.

Charles Harper on his Woodbridge Estate, and the Peerless Roller Flour Mill in 1898.⁴¹

The population surge caused by the Gold Boom saw fewer work opportunities for local Noongar people, many of whom continued to live in small camps at the fringes of Guildford or on vacant lots within the town.⁴² The southern end of Barker's Bridge was used as a campsite, with others at 'Meadows' south of Helena Street, and in the vicinity of the Guildford Road Bridge.⁴³ Other fringe camps located along the Swan River included one at Success Hill further north, and Allawah Grove to the south. Fringe camps were also used by Aboriginal workers employed on a seasonal basis on local vineyards.⁴⁴

In the mid-1890s, the Guildford Municipal Council embarked on a tree planting program in order to beautify the town. On advice from the Department of Agriculture, it was decided that the most suitable trees for street planting would be Sugar Gums (*Eucalyptus cladocalyx*), which were native to South Australia, and seedlings were ordered from Newman and Sons Nursery in Adelaide.⁴⁵ In 1896, 450 Sugar Gums were planted in Victoria, James, and Meadow Streets, and Terrace Road, and in 1897, further avenues of Sugar Gums were planted in celebration of Queen Victoria's Diamond Jubilee. By this time, John Ednie-Brown, Conservator of Forests in Western Australia had developed a State tree nursery near Guildford which provided seedling trees to schools and councils. *Guildford Historic Town* received 60 trees from this nursery for its school children and 200 for its Jubilee celebrations.⁴⁶

Among the new residents of the area during this period was a burgeoning class of colonial elite brought in by the Government to administer the public service which was expanding rapidly as a result of the economic boom. Consequently, grand houses were constructed for notable public figures including the double-storey P128 *Earlsferry* (RHP) for J.T. Short, Commissioner of Railways, and P127 *Daylesford* (RHP) for the Director General of Education, Cyril Jackson, both located in the former West Guildford (now Bassendean). Garden Hill was also constructed at this time for the Colonial Surgeon, Dr Waylen, in Meadow Street (now part of P2477 *St Charles Seminary*; RHP).⁴⁷

Guildford's residential areas were also expanding as the town became a desirable place to live for people choosing to commute to Perth by rail for work, attracting not only the elite but the middle classes. While Market and Helena Streets contained

41 'HCWA Assessment Documentation, P2480 *Guildford Post Office*', December 1993, p. 2.

42 'Native Troubles', *The West Australian*, 29 December 1900, p. 7; 'A Camp Raid', *The Daily News*, 23 December 1903, p. 6; 'Venus in Ebony', *Sunday Times*, 18 September 1904, p. 5.

43 McDonald 1978, op cit., p. 3; Makin, C F, 'A Socio-Economic Anthropological Survey of People of Aboriginal Descent in the Metropolitan Region of Perth, Western Australia', Unpublished PhD Thesis, UWA, 1970, p. 83; Brown, S H, 'A Survey for Aboriginal Sites – ethnographic investigations relating to some proposed highway and road developments in the Perth Metropolitan Area', Main Roads Department, 1983, pp. 20, 22.

44 O'Connor, R, Bodney, C, Little, L, 'Preliminary Report on the Survey of Aboriginal Areas of Significance in the Perth Metropolitan and Murray River Regions', Department of Aboriginal Sites, Western Australian Museum, 1985, pp. 45-61, 73, 94-98; McDonald 1978, op cit., p. 3; Makin 1970, op cit., pp. 84, 96.

45 Dundas, B, 'Heritage Assessment for Sugar Gum Trees – Guildford', prepared for the Guildford Association Inc. by Barbara Dundas, December 2009, pp.12-13.

46 Ibid, pp.12-13.

47 Bourke, 1987, op cit., p. 264.

the stately homes of early successful pioneering families, streets such as Hubert and Olive were characterised by more modest cottages.⁴⁸

However, by the turn of the century, Guildford's role as a commercial centre had begun to diminish. The original plan for Guildford to serve as the southern terminus of the Midland Railway was abandoned in favour of Midland Junction, and in 1905, the Government Railway Workshops were relocated from Fremantle to Midland, further boosting the industrial expansion of that town and its commercial centre, which began to rival Guildford.⁴⁹ However, by 1909, the population of Midland Junction had only reached 4,500, well below the expected estimate of twenty thousand. Although more than 1,200 people were employed at the Railway Workshops at this time, many chose to live in Guildford and the newly developing suburbs of West Guildford and Bayswater.⁵⁰

With the growth of Midland Junction, Guildford became more residential in nature. By 1900, the population of the town was a mix of the wealthy, and the middle and working classes. Although the council had been established for more than twenty years, it did not have its own accommodation, having previously convened in both the Courthouse (P2479 *Guildford Court House and Gaol [fmr]*; RHP) and the *Mechanics' Institute* (P2474; RHP). In April 1900, the foundation stone for the new Guildford Municipal Council Chambers in James Street was laid by the Premier, Sir John Forrest. The building was completed in July that same year, and the first annual ratepayers meeting was held there in November.⁵¹

After the turn of the century, development in Guildford slowed significantly, and it was considered small in comparison with the growth of other metropolitan areas, with the semblance of a sleepy country town. In 1912, J.S. Battye described Guildford as being the 'prettiest little town in the coastal area', frequently likened to an 'old-time hamlet in the country of its founders.' With its village green, tree-guarded church, and its quaint old time buildings, Guildford 'smacked of the Old Country'.⁵²

With the outbreak of WWI, the South Guildford Remount Depot became the headquarters for the 8th Battery of Gunners, and the grounds were used for training by the WA 10th Light Horse Regiment. Following the end of the war, the Guildford Council decided that the most appropriate way to honour its residents who had fallen in war, was with the construction of an obelisk in *Stirling Square*.⁵³ Designed by notable sculptor, Pietro Porcelli, the stone monument was unveiled by the Governor of Western Australia, Sir Francis Newdegate on 6 November 1920, with Mayor Farmer of Guildford stating that 71 men had paid the supreme sacrifice.⁵⁴

48 Rosario, Rosemary, 'Guildford Precinct Study' (no date) prepared for the National Trust's Presentation to Council (Dec. 1983).

49 'HCWA Assessment Documentation for P2463 *Guildford Hotel*', December 1993, pp. 2-3.

50 Bourke, 1987, op cit., p. 271.

51 'Guildford Town Hall and Library (fmr. Council Chambers), James Street, Guildford: Conservation Plan', Prepared for the City of Swan, by Heritage and Conservation Professionals in June 2001, pp. 19-21.

52 Battye, J.S., *The Cyclopaedia of Western Australia, Vol. 1*, facsimile edition, Hesperian Press, Perth, 1912, p.556 in 'Guildford Town Hall and Library (fmr. Council Chambers), James Street, Guildford: Conservation Plan', Prepared for the City of Swan, by Heritage and Conservation Professionals in June 2001, p. 22.

53 'Heritage assessment. Stirling Memorial Gates, Stirling Square Guildford', prepared for City of Swan, by Bruce Callow and Associates Pty Ltd: Architects & Barbara Dundas Historical Researcher, March 2012, p. 14.

54 *Swan Express*, Midland Junction, WA, Friday 12 November 1920, p.5.

The first Anzac Day service was held at the memorial in April 1921, and was an annual event thereafter.⁵⁵

Inter-War Period

In the Inter-War period, the population of the Swan Valley steadily increased as both immigrants and returned soldiers chose to settle in the area. The character of the area had begun to change with the subdivision of agricultural land and the growth of orchards and vineyards. This type of development progressed rapidly with the first influx of post-war European immigrants into Western Australia. In particular, migrants from the former Yugoslavia, most notably those from Croatia, were employed in large numbers to work in the vineyards and they were to greatly influence the future of the winemaking industry in the Swan Valley.⁵⁶

New residential estates sprang up on the old original estates around Guildford, including Herne Hill, Caversham and Sandalford. Remaining vacant land was gradually taken up in *Guildford Historic Town*, but further expansion of the town was limited by its natural barriers of the Swan and Helena Rivers. However, the advent of the Great Depression hindered progress and it was not until the 1930s that Guildford began to slowly recover economically.⁵⁷ This period saw a brief revival of the gold mining industry in Western Australia, which had been in steady decline since the turn of the century, and boosted the State's economy until 1939 when the production of gold fell again.⁵⁸

A sign of Guildford's prosperity during this period was evident in the construction of the town's first purpose-built Town Hall in 1938 (P2460 *Guildford Town Hall & Library*; RHP). Located adjacent to the existing Council Chamber's on James Street, the Town Hall was designed in the Inter-War Art Deco style, by prominent architectural firm Eales, Cohen and Fitzhardinge, and was capable of accommodating 600 people. The Council Chambers was also remodelled at this time in keeping with the architectural style of the Hall.⁵⁹

Other buildings constructed during this period include the Inter-War Functionalist style P8806 *Guildford Fire Station & Quarters* (1934; RHP) in Meadow Street. Prior to this, the Guildford Volunteer Fire Brigade occupied the former convict built Commissariat Store.⁶⁰ In 1932, the Garrick Theatre Club was established, and in 1934 moved to the former Commissariat Store and Quarters of the Guildford Convict Depot.⁶¹ *Garrick Theatre* continues to operate in 2018, and is the longest continually running amateur theatre group in metropolitan Western Australia.⁶² Also during this period, the government removed a number of Aboriginal camps in

55 Bourke, 1987, op cit., p. 295.

56 Heritage and Conservation Professionals, 2001, op cit., p. 22.

57 Ibid, p. 22.

58 'An Economic History of Western Australia Since Colonial Settlement, 175th Anniversary of Colonial Settlement 1829-2004, Research Paper, December 2004', for Department of Treasury and Finance, Government of Western Australia, p. 23. [https://www.treasury.wa.gov.au/uploadedFiles/1593-econhistory-5a\(1\).pdf](https://www.treasury.wa.gov.au/uploadedFiles/1593-econhistory-5a(1).pdf) Accessed 5/7/2018.

59 Heritage and Conservation Professionals, 2001, op cit., p. 25

60 'HCWA Assessment Documentation, P8806 *Guildford Fire Station & Quarters*', October 1997, pp. 5-6.

61 The Garrick Theatre Club Inc. 'History' <http://garricktheatre.asn.au/the-club/>. Accessed 24/7/2018; 'HCWA Assessment Documentation, P2474 *Mechanics' Institute, Guildford*', October 1997, p. 5.

62 The Garrick Theatre Club Inc. 'History' <http://garricktheatre.asn.au/the-club/>. Accessed 24/7/2018.

Guildford, however fringe camps continued to exist at the edges of the Guildford area into the post-WWII period.⁶³

In March 1942 Guildford became involved in the war effort when the United States Medical Corps requisitioned all the buildings and grounds at Guildford Grammar School for the purpose of converting the place into a military hospital staffed by an American medical unit. A large red cross was painted on the roof of P2487 *Guildford Grammar School Chapel* (RHP) to signal to potential enemy airmen that the building was serving as a hospital as per international practice. Following the departure of the Americans in September that year, the hospital was taken over by the Australian Medical Corps.⁶⁴

Post-WWII

Following WWII, the State's population increased rapidly due to post-war immigration, and a baby boom, which resulted in a housing construction boom. New State Housing Commission estates sprung up around Midland Junction and private estates were established in Swan View, Greenmount, parts of the Helena Valley and around Midland. However, while other municipalities were experiencing post-war growth, Guildford did not share in this expansion and instead entered a period of decline.⁶⁵ By the 1950s, the decrease in the local population was impacting on the viability of the James Street shopping precinct, and an increase in non-rateable properties, such as private hospitals and nursing homes, meant that the municipality was in need of revenue. Consequently, in 1960 the Guildford Municipality and the Swan Roads Board merged to form the Shire of Swan-Guildford. In 1970 the Shire amalgamated with the Town of Midland to form the Shire of Swan.⁶⁶

The 1950s also saw the first attempt by State and Commonwealth governments to provide housing to Aboriginal people. In 1954, Aboriginal housing was provided north of Guildford at Eden Hill via the Federal Native Housing Scheme, with more houses built at Bassendean the same year.⁶⁷ From this point onwards occupants of Aboriginal fringe camps began to be slowly moved into government housing.

In 1962, the Swan Guildford Historical Society was formed by a group of individuals seeking to preserve the history of the area. The Society is the custodian of a collection of historical artefacts, photographs, machinery and documents that represent the history of Guildford and the Swan Valley, many of which are on public display in some of the town's historic buildings.⁶⁸

In May 1975, the Guildford Association was established by a group of local residents committed to the preservation of Guildford's 'rural character' and its

63 *The West Australian*, 22 December 1922, p. 23; 'Native Camps'; *The West Australian*, 9 March 1938, p. 21.

64 'Guildford Grammar School Chapel (Chapel of St Mary and St George), Conservation Plan', prepared for Guildford Grammar School, by Rosemary Rosario Pty Ltd, Phillip McAllister Architect Pty Ltd, & Robin Chinnery Historian, February 2014. p.65.

65 Bourke, 1987, op cit., p.302.

66 Heritage and Conservation Professionals, 2001, op cit., p. 26-27.

67 Menck, C, 'A Thematic History of Government Housing in Western Australia', Department of Housing, 2014, pp. 362-363.

68 'Significance Assessment of the Swan Guildford Historical Society's Museum Collection', Prepared by Lorraine Fitzpatrick and Paul Bridges, Museum Consultants, March 2010, <http://www.swanguildfordhistoricalsociety.org.au/wp-content/uploads/2014/12/SGHS-Significance-Assessment.pdf>. Accessed 23/4/18.

historic buildings.⁶⁹ One of the group's first tasks was to lobby the local government to clean up the roads, footpaths and verges, some of which still had wooden kerbs. In the 1970s the Association successfully opposed a rubbish dump being established on Kings Meadow Oval, and in the 1990s they supported the development of the Guildford Conservation Policy and contributed to the development of the Guildford Building Design Guidelines. In recent years, the Association has lobbied for the protection of significant trees within Guildford, and the conservation of the *Guildford Hotel*.⁷⁰

In 1984, the National Trust of Australia (WA), classified *Guildford Historic Town*, describing it as:

...a rare and comparatively intact nineteenth century town within a relatively undisturbed topographical setting. The basic character and structure of the town remains as it has been since the period of railway development. It is relatively unimpaired from encroachment of the metropolitan Perth.⁷¹

In April 1989, *Guildford Historic Town* was permanently entered on the Register of the National Estate (RNE closed 2007).⁷²

In 1992, the City of Swan adopted the *Guildford Conservation Policy* for the Guildford Conservation Precinct under the City's Town Planning Scheme, which states that residential density codes for Guildford are R5. In 2006, this policy was expanded to include Design Guidelines to provide more detailed guidance for future development in line with the principles of the Policy.

Further development control policies have been introduced that allow for the protection of the riverine floodplains surrounding *Guildford Historic Town*, which are reserved for Parks and Recreation.⁷³ The ceding of land for the creation of foreshore reserves when a subdivision is proposed abutting a water course is supported by the WA Planning Commission (WAPC).⁷⁴ WAPC can also impose other conditions on the subdivision of land along the floodplain that result in this land being vested in the Crown.⁷⁵

Following the gutting of the *Guildford Hotel* by a fire in September 2008, members of the Guildford community formed a 'Save the Guildford Hotel Action Group'. The group ran a lengthy campaign urging the owners to save and restore the hotel.

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- 69 'A short history of the Guildford Association', <http://www.guildford.asn.au/historyga.html>. Accessed 24/07/18.
- 70 Ibid.
- 71 Dundas, B, 'The Socio Cultural Significance of Historic Guildford', 2009, <http://www.guildford.asn.au/documents/HCWA.pdf>. Accessed 24/07/18.
- 72 Department of the Environment and Energy, Australian Heritage Database, 'Guildford Historic Town'. http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=place_name%3Dguildford%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=10753. Accessed 24/07/18.
- 73 Department of Planning, Lands and Heritage, 'Metropolitan Region Scheme – Perth, Western Australia. Map Sheet 16, Perth Airport'. Accessed 24/7/2018. https://www.planning.wa.gov.au/dop_pub_pdf/MRS_Map16_25000_Perth%20Airport_update.pdf
- 74 Department of Planning, Lands and Heritage, Western Australian Planning Commission, 'Policy DC 2. 3 Public Open Space in Residential Areas 2002', https://www.planning.wa.gov.au/dop_pub_pdf/DC_2.3.PDF. Accessed 24/7/2018.
- 75 *Planning and Development Act 2005*, s.152, Western Australian Legislation, State Law Publisher, pp. 117-119.

After a complex restoration program, which included the reconstruction of the belvedere, the hotel was re-opened in May 2016.⁷⁶

In 2017, many Guildford residents campaigned to prevent a fast food restaurant being constructed at the rear of the refurbished *Guildford Hotel*. More than 5,000 people signed a petition opposing the proposal, partly on the grounds that it would diminish the character of the town.⁷⁷

In 2016 the *Noongar (Koorah, Nitja, Boordahwan) (Past, Present, Future) Recognition Act* was passed, to recognise the Noongar people as the traditional owners of the lands of the south-west of the State, including Guildford.⁷⁸

In 2017, the City of Swan conducted a survey of owners and tenants in Guildford to determine the level of support for the nomination of *Guildford Historic Town* to be included on the State Register of Heritage Places.⁷⁹ Following overwhelming support from the community, the City formally nominated *Guildford Historic Town* to the Department of Planning Lands and Heritage in March 2018.

In 2018, there are 28 places within *Guildford Historic Town* entered on the State Register of Heritage Places.

13.2 PHYSICAL EVIDENCE

Introduction

Guildford Historic Town is located at the confluence of the Swan and Helena Rivers, approximately 15 kilometres north east of the Perth CBD, and covers an area of approximately 288 hectares which is encircled by openly wooded undeveloped riverine floodplain. Largely developed during the Colonial, Convict, Gold Boom and Federation eras, through to the Inter-War period, the place comprises a highly intact collection of built fabric, plantings, and archaeological deposits dating from these periods.

The town was laid out using the grid pattern aligned to cardinal points common to British colonial administration, with amendments to accommodate the geographical constraints of the site, which is still clearly evident today. Working outwards from a central public square on which the main church is situated (*St Matthews Church*), the grid street pattern aligns with cardinal points in a north-south/east-west alignment for one to two blocks.

Surrounding this rectangular grid, adaptations have been made to cater to the place's riverine surrounds, with a diagonal street (Market Street) truncating the south west corner in alignment with the Helena River, and another small truncation in the south east (north end of East Street), also in alignment with the Helena River.

⁷⁶ ABC News webpage, 'Guildford Hotel re-emerges from the ashes eight years after blaze gutted interior' 13 May 2016, <http://www.abc.net.au/news/2016-05-13/guildford-hotel-restoration-finally-complete/7411752>. Accessed 24/7/2018.

⁷⁷ Perth Now webpage, Sunday Times, <https://www.perthnow.com.au/news/wa/guildford-residents-score-victory-in-battle-to-stop-mcdonalds-restaurant-opening-ng-9d1a563e2324253054adee8f42c09412>. Accessed 27/4/18.

⁷⁸ Noongar (Koorah, Nitja, Boordahwan) (Past, Present, Future) Recognition Act 2016. Western Australian Legislation, State Law Publisher, p.1.

⁷⁹ City of Swan, 'Guildford heritage listing information', <https://www.swan.wa.gov.au/In-around-Swan/History-heritage/Guildford-heritage-listing-information>. Accessed 17/7/2018.

To the north east of the central square, along Swan Street, lots have narrow street frontages and are elongated to take their length to the river's edge.

Lot sizes across *Guildford Historic Town* vary, with many retaining the dimensions shown on the original survey. Others have been defined by subdivisions which mainly occurred in the early twentieth century. Very little further subdivision has occurred since that time. The original survey indicates that most standard town lots were approximately 1.5 hectares (10,000 sqm), with a smaller number being half this size (5,000 sqm). Ribbon lot dimensions around the town's outskirts also varied. However, on average these were approximately 10,000 square metres, albeit narrower and longer than those closer to the centre of town. Many of these original lots remain, particularly between Swan and Victoria Street, in the vicinity of Meadow Street, and the ribbon grants along the river's edge.

Subdivisions c.1900-1915 resulted in the majority of standard town lot sizes being between 400-700 square metres, particularly in the eastern portion of the town, and the area south of the railway station. These subdivisions can be seen today in the numerous intact Federation era streetscapes, with narrower streets, relatively small lot sizes, and small-scale modest cottages.

The spine of the town is Meadow Street which runs in a north-south direction through its centre. In the portion north of James Street and the railway line is a core of civic buildings all situated to the east of a large grassed central square which is openly planted with mature Sugar Gums along the boundaries (*Stirling Square*).

Along James Street, perpendicular to Meadow Street, is the town's historic commercial centre with Guildford Railway Station Precinct (1881; P17684) located opposite. In 1881, the railway cut through the town's central axis, and largely defined the location and extent of its current commercial core.

The overall character and built fabric of *Guildford Historic Town* varies across the precinct, largely being defined by key periods of development, expansion and occupation up until the Inter-War period, after which only limited development has occurred. The early Colonial era, with its large lot sizes, substantial estates, and notable commercial and civic built fabric, has resulted in a solid built core, and an openness and high degree of greenspace, particularly in and around the central square area and the areas directly adjacent to the river.

Street tree planting has occurred throughout Guildford, whilst its boundary of largely un-occupiable floodplain has resulted in the retention of much greenspace which defines the town's boundaries. Together, these elements contribute to a sense of this being a country town rather than a metropolitan suburb.

Whilst the architectural fabric varies across *Guildford Historic Town*, reflecting the periods of development, there is an overall character to the place which is influenced by:

-) Regular road grid aligned to cardinal points with central square
-) On north-south streets, dwellings at intersections with major streets address the east-west street
-) Use of red bitumen on many non-main roads
-) Intimacy of many residential streets due to size of lots and building close to front lot lines

-) Houses are largely detached
-) Concentration of houses from the Colonial to Inter-War eras in a largely intact state, including both grand mansions and small cottages
-) Scale and form of the built fabric, which is generally single or double-storey detached dwellings and commercial buildings
-) Low built form and open spaces under an open sky
-) Limited material and colour palette, appropriate to the eras of construction
-) Traditional architectural detailing appropriate to the eras of construction
-) Concentration of commercial and civic buildings around *Stirling Square* and along James Street
-) Gardens, street tree plantings, openly wooded river flood plains and remnant bush
-) Street plantings and boundary fences

Riverine Floodplain

Although utilised in the past for a range of functions, including grazing, the floodplains along the Swan and Helena Rivers are now largely devoid of development. Many sections are now designated reserves.

Detailed information about the floodplain can be found in the *Swan River System Landscape Description* by the Department of Biodiversity, Conservation and Attractions.⁸⁰ The following brief description is based on this document. Overall the landscape character of the floodplains is a mixture of rural, natural, suburban and recreational.

North of the junction with the Helena River, the natural Flooded Gum (*Eucalyptus rudis*) woodland along the Swan River has been mainly cleared from the flat fluvial plain, however a few magnificent specimens still remain, and there is a section of remnant woodland at the Fish Market Reserve. The understorey is mostly a range of exotic grasses that reflects the historical use of the land for grazing and the invasion of exotic species. On the higher land there are remnants of a Marri woodland (*Eucalyptus calopbylla*) with a few trees dotting the empty blocks. Other prominent species include Peppermint (*Agonis flexuosa*). Key modified landscape features in this section are the Kings Meadow Reserve, the clearing at the centre of the Fish Market Reserve, and Moulton's Landing adjacent to the West Swan Bridge.

The floodplain along the Helena River has similarly been largely cleared of its original vegetation, giving this area an overall open woodland appearance. The dominant species are Flooded Gum (*Eucalyptus rudis*) of which some large specimens remain, and Swamp Paperbark (*Melaleuca raphiophylla*). On the higher ground, there are areas of open woodland comprising Marri (*Eucalyptus calopbylla*), Wandoo (*Eucalyptus wandoo*) and Jarrah (*Eucalyptus marginata*), with rare occurrences of Salmon White Gum (*Eucalyptus lane-polei*). Again, the understorey is typically a mixture of introduced grasses. The main modified

⁸⁰ Department of Biodiversity, Conservation and Attractions, Parks and Wildlife Service, Swan Canning River Park, About the River System, 'Landscape description' <https://www.dpaw.wa.gov.au/management/swan-canning-riverpark/about-the-river-system/landscape-description>. Accessed 2/8/2018.

landscape features here are the Perth Polo Club fields, which retain only a thin line of riparian vegetation.

Street Trees

The many mature trees along the streets of *Guildford Historic Town* make a significant contribution to its character. Most were planted but it is possible that some individual examples are remnant vegetation. Most street tree planting schemes do not appear to have actively selected species that were endemic (native) to the Guildford area.

Guildford retains examples of trees that date from many of the early schemes, most notably from:

-) the 1870s Cape Lilacs (*Melia azedarach*)
-) the 1890s American Ash (*Fraxinus Americana*); Sugar Gum (*Eucalyptus cladocalyx*); and Fig (*Ficus sp.*)
-) the 1930s Plane trees (*Platanus x acerifolius*); Brush Box (*Lophostemon confertu*), and Flame trees (*Erythrina variegata*)⁸¹

Other species are features in individual streets.⁸²

The most distinctive plantings in *Guildford Historic Town* are the Sugar Gums that feature in many streets, often in rows, but also as individual specimens.

Streetscapes

Due to the large number of individual buildings, the physical evidence will discuss *Guildford Historic Town* in terms of individual streets or areas, and will provide a general and brief overview of each noting any significant individual elements. Streets are listed in alphabetical order.

Allpike Street

Allpike Street is a continuation of Swan Street, and is a narrow red bitumen road extending north-east to Terrace Street. There are four houses located on the western side of the street on large lots, a Federation Bungalow and Federation Queen Anne dwelling both in brick and iron, and a timber and iron Federation cottage, and one late twentieth-century single-storey residence. The later residence is designed to complement the Federation era buildings.

On the eastern side of Allpike Street at the intersection with Terrace Road is a double-storey Inter-War period building accommodating the Guildford Grammar School administration building. There are school sports courts on both sides of the street taking up the remaining land.

The street is lined with mature trees of various species planted on a wide grassed verge with a brick paved footpath along the western side of the street. All houses have timber fences, and all but one fence is a timber picket style. The wide road and verges, combined with the extensive playing fields and mature trees combine to create a feeling of a small country town.

⁸¹ Blackwell & Associates Pty Ltd, 'Draft Guildford Street Tree Master Plan' V1.1 n.d., p. 12.

⁸² Richards, O. 'The Trees of Guildford and Conservation Study Stirling Square Guildford, Western Australia', Sharon Swan and State Planning Commission, Perth 1986, as cited in Blackwell & Associates Pty Ltd, op. cit.

Attfield Street

Attfield Street runs north-south between James and Helena streets and is a wide street which includes a mix of modest dwellings, the Swan Bowling Club and St Mary's Catholic Church (P2461), a brick and iron church in the Inter-War Gothic style on the north-east corner. Lot sizes are wide, and houses are set back a small way from the lot line.

On the western side of the street, houses are generally simple single-storey Inter-War framed cottages, clad in timber weather boards or compressed fibre cement with tiled roofs, displaying simplified characteristics of the California Bungalow style. There is one late twentieth-century double-storey brick, weatherboard and iron dwelling at the northern end. There is an unpaved car park between nos 7 and 15, behind which is the Swan Bowling Club, a single-storey compressed fibre cement and iron pitched roof building. On the south-west corner at 16 Helena Street is a substantial rendered masonry and iron Federation Queen Anne dwelling with elaborately detailed verandah joinery, known as Turner's House (P4089), set in a large garden with mature trees and shrubs.

On the eastern side of the street, St Mary's occupies the entire northern block, with paved parking to James Street, and an open grassed space to the rear. There are three single-storey weatherboard Inter-War bungalows, and a late twentieth-century brick and iron duplex on the corner of Helena Street.

The street is lined with trees, mostly low scaled, planted on wide grassed verges. Houses have timber picket fences. Attfield Street has the wide open feel of a country town due to the wide road, limited street trees, larger lots and open spaces for the Bowling Club and Church.

Bertie Street

Bertie Street runs north-south between Swan and Stirling streets and is a wide street containing a mix of single-storey Victorian, Federation and mid to late twentieth-century residences on smaller lots, with a mix of setbacks from the front lot line.

On the western side of the street early housing stock includes a brick and iron Federation Bungalow (no. 5), timber weatherboard and iron Inter-War cottage (no. 17) and timber weatherboard and iron Federation Bungalow (no. 19). Remaining housing is post-WWII and late twentieth-century, the latter in brick and iron reflecting the Federation buildings.

On the eastern side of the street early housing stock includes a substantially modified brick cottage (possibly Victorian Georgian, no. 2), a timber weatherboard and iron Victorian Georgian cottage (no. 4), a Federation cottage (no. 8), a small timber and iron cottage which has been externally modified (no. 16), and a brick and tile Federation Bungalow (no. 20). The remaining housing stock are single-storey late twentieth-century brick dwellings which reflect the Federation buildings.

Bertie Street has narrow grassed verges with limited street trees. Most dwellings have fences, including brick and timber, timber picket, brick, and hedges, all contributing to an open country like character.

East Street Area

East Street extends northeast from the eastern end of Helena Street, terminating at a cul-de-sac just before it intersects with James Street, and then extends north from the eastern end of James Street.

East Street (South)

The southern portion of East Street (below James Street) is a wide street with broad grassed verges, a concrete footpath on the western side, and a brick paved footpath along the eastern side.

On the western side of the street there is a mixture of housing, with those south of Sweeting Street comprising a rendered masonry and iron Victorian Colonial cottage, a compressed fibre cement and tile post-WWII cottage, an elaborately detailed tuck-pointed brick and iron Federation Bungalow, and a late twentieth-century brick and iron building in a Victorian Colonial replica style. North of Sweeting Street on this side are three late twentieth-century dwellings which reflect the Federation buildings, and one house completely obscured behind a brick fence and heavily planted yard.

On the eastern side of the street at the southern end is a late twentieth-century brick and iron single-storey grouped dwelling in a Federation style. Notable housing includes no. 16, a single-storey rendered masonry and iron Victorian Colonial cottage, and no. 22, a substantial single-storey brick and tile Federation dwelling. Remaining housing stock includes a modified masonry and tile post-WWII cottage, and two small cottages, one a detailed timber and iron reproduction of Federation Queen Anne style (no. 18), and the other a single-storey cottage which appears to have been altered and extended over time.

The wide street and verges with single-storey dwellings and low street trees combine to create an open, country-like feeling.

East Street (North)

East Street in this area appears to be a continuation of James Street, terminating at the intersection of Great Eastern Highway and Terrace Road. It is a main road with a dual carriageway, and central median strip planted in part with young gum trees. Houses are built on larger lots, generally close to the front lot line, many behind solid brick fences.

The western side of East Street, north of James Street, comprises a mix of single-storey dwellings, including a brick and iron Federation Bungalow, a timber and iron Federation Queen Anne cottage, two post-WWII cottages, and a late twentieth-century brick and iron dwelling.

On the western side, north of Swan Street, East Street contains a unified row of single-storey brick and iron Victorian Georgian dwellings (nos 51, 55A, 57, 61, 63, and 65) with the exception of no. 59, an Inter-War bungalow. The Victorian cottages have hipped iron roofs and separate verandah roofs.

The eastern side of East Street, north of Water Street, is lined with small single-storey dwellings, including Victorian Queen Anne, Georgian, and Federation Bungalow styles, some partially obscured by solid brick fences. A Victorian Regency style shop is located on the northeast corner of East and Swan streets. A box canopy cantilevers over the footpath.

The double-storey brick and iron Woodbridge Hotel (c.1910; P2486), a substantial Federation era hotel, is located at no. 50 East Street, at the intersection with Water Street. South of this are two single-storey shop fronted buildings, the northern one is a masonry and iron Federation era store with re-entrant entry and verandah over the footpath supported on timber posts; the second has a modified shop front and tuck-pointed brick façade with simple rendered moulding band to the parapet, and cantilevered box canopy.

Houses line the rest of the street, including a brick and iron Federation Bungalow (no. 38, once the home of former Western Australian Premier John Scaddan), post-WWII cottages in brick and compressed fibre panels, and late twentieth-century dwellings in replica Federation style. Many houses on this portion of the street are obscured by brick fences and thick garden plantings.

Despite the dual carriageway and median strip, there is a country town feeling, contributed to by the wide road, low scale and form of the housing, and the large corner Federation hotel.

Ethel Street

Ethel Street runs north-south between James and Helena streets. It is a wide street with buildings along both sides on varying lot sizes, with varying setbacks from the front lot line.

On the western side of the street housing stock includes single-storey Victorian Georgian and Federation Bungalow, in brick and iron and timber and iron. Late twentieth-century dwellings are designed to complement the Federation dwellings. No. 9 is a simple, symmetrical Victorian Georgian brick and iron cottage dating from the 1870s, and most dwellings in the street are of a similar scale.

On the eastern side of the street are a mix of single-storey Victorian Georgian and Federation Bungalow dwellings in both brick and iron and timber and iron. There are also post-WWII and late twentieth-century dwellings, modestly scaled to complement the heritage buildings.

At the northern end of the street, there is a row of Victorian era shops on the eastern side, and a single-storey brick and tile Federation Bungalow set back from the pavement on the western side. At the southern end of the street, there are two substantial houses on the corner of Ethel and Helena Streets, a large Federation Bungalow (c.1910) at no. 104 Helena Street, and a large Californian Bungalow at no. 110 Helena Street, both of which are on large lots facing P4088 *Guildford Primary School* (RHP).

Street verges are quite narrow, with limited street plantings. Most houses have fences, a mix of timber picket, timber and wire, brick with infill panels, and hedges, all contributing to create a picturesque streetscape.

Fauntleroy Street

Fauntleroy runs north-south between Swan Street East and James Street, and is a narrow street with a park/public open space on the eastern side, which was the site of the annual show held by the Agricultural Society from 1883 to 1904. It is lined by rows of mature street trees, including some very large Sugar Gums (*Eucalyptus cladocalyx*), which contribute to the sense of the streetscape being one of a country town.

There is housing only along the western side. No. 7 is a single-storey brick and iron Federation era dwelling set at the rear of a double lot in a thickly planted front garden. The remaining houses in this street are small single-storey late twentieth-century brick dwellings in styles that reflect the Federation housing stock of the area.

Street verges are wider on the eastern side, with no street plantings along the western side. All houses have fences, mostly timber picket, but also hedges and a compressed fibre cement panel fence. Combined with the open park on the eastern side, the street has a distinct air of a country town.

Guildford Railway Station Precinct

The Railway State Precinct includes the brick and iron Railway Station Building (1898), timber and iron Goods Shed (1898), the site of the first Railway Station (1881), platform (1898, 1975), and adjacent railway reserve. The station comprises a simple rectangular brick and iron shelter with enclosed spaces either side of an open waiting area. The Goods Shed, a timber framed and metal clad double-gabled workshop, is one of two remaining Goods Sheds in the metropolitan area. A twentieth-century metal framed footbridge provides access to the platform. The railway station and associated buildings are set in a large open area, largely consisting of car parks.

Later alterations, including the car parks and footbridge, are intrusive, and detract from views of the Railway Station, which is a modest building.

There are three mature Flooded Gums (*Eucalyptus grandis*), planted in the 1890s, located at the entrance to the Railway Station car park from James Street.

Helena Street

Helena Street is one of the two major parallel east-west roads on the original 1829 town plan, and is a wide street running east-west from East Street to the intersection of Hill and Market streets.

Houses are generally set back from the street on various sized blocks, some of which are one hectare lots, with houses on the southern side having views of the floodplains and river.

On the southern side of the street there is open space from Johnson Street to the east of Meadow Street, from which point houses line the street, with a mix of Victorian, Federation and mid to late twentieth-century dwellings. Houses vary widely from small single-storey cottages to grand double-storey dwellings, and are constructed in both timber and masonry.

Notable houses on this side of the street include no. 35, 'Carinya' (P14333), a large double-storey brick and iron Federation house built in Flemish bond, and 'Strathalbyne' (P4091) at no. 63 which is an imposing double-storey brick and iron Federation Bungalow constructed c.1910, overlooking the Helena River.

No. 49 is one of the earliest surviving houses in Guildford (P4090 Jeck's Cottage), a single-storey rendered brick and iron Victorian Colonial cottage (c.1840s). No. 53, a former Pensioner Guard Cottage, (P14344 *House, 53 Helena Street, Guildford, 1872*) is a single-storey rendered and painted masonry and iron roof Victorian Colonial cottage.

Spring Reserve is located on the western end of the northern side of Helena Street. Housing on the northern side of the street form an almost completely intact late nineteenth to early twentieth-century streetscape (nos 16, 20, 22, 24, 26, 28, 30, 32, 36, 40, 42, 50, 60, 62, 64, 66 and 74). Nos 20 to 28 comprise an attractive row of modest single-storey weatherboard cottages constructed c.1920s. Nos 30 and 32, a pair of simple Victorian Georgian cottages are one of only three pairs of Victorian semi-detached dwellings in Guildford. Remaining houses in this area include Federation Queen Anne cottages, Federation Arts and Crafts cottages, and Federation Bungalows.

No. 16 is an ornate, substantial brick and iron Federation Bungalow style residence, constructed in 1910, with a decorative timber verandah with curved timber fretwork returning around the northern and western sides of the house. The house is located on a large landscaped corner block with mature plantings and a croquet lawn.

Guildford Primary School, a Victorian brick and iron school complex from 1870, is located at no. 125 Helena Street, on the western corner of Johnson Street, overlooking the riverine floodplain.

Helena Street is a wide, imposing street with substantial grassed verges and footpaths to either side of the street, with many large houses on either side. There are mature street trees on both verges. Most houses have fences, predominantly timber picket, but also brick, and metal railings.

Hill Street

Hill Street is a wide street running southwest from the junction of Helena and Market streets, and terminating at Kings Meadow Reserve. There are few houses on the street, all of which are late twentieth-century dwellings, except no. 1 which is a substantial brick and iron Victorian era dwelling on a large block bordered by floodplains and Kings Meadow Reserve.

The street has a distinctly rustic feel contributed to by the wide, partially grassed verges without footpaths, row of mature Sugar Gums (*Eucalyptus cladocalyx*) along the southern side of the street, and the vista along the road towards the river. Most dwellings have fences, generally timber pickets.

Guildford Primary School oval is located at the eastern end of the street on the southern side overlooking the riverine floodplains.

Hubert Street

Hubert Street is a narrow red bitumen street running north-south between James and Helena streets, lined on both sides with small, single-storey cottages in a variety of styles, set close to the footpath, with small front gardens mostly behind timber picket fences. Styles vary from simple Victorian Georgian styled cottages to more elaborately detailed Federation Queen Anne cottages. Houses are brick and iron, or timber and iron, and are all small in scale and form, creating a strong sense of uniformity.

At the southern end of the street, addressing Helena Street, there are more substantial Victorian dwellings on both corners of the road.

Verges are narrow with brick paving and grass and there are only a few small street trees. Most houses have fences, predominantly timber picket, but also masonry

and iron and brick and timber picket. The consistency of low form and scale, and architectural styles, proximity of houses the front fences, combined with the openness of the street, contribute to the rustic charm of the street.

Hugh Street

Hugh Street runs north-south between Swan and Stirling streets and is a narrow street lined on both sides with small Victorian Colonial cottages, Federation Bungalows, and Queen Anne cottages set close to the street.

At the northern end of the street the substantial double-storey brick and iron Colonial Georgian *Rose and Crown Hotel* complex takes up a large portion of land on the western side, and a Victorian Regency style shop, with house behind, which addresses Swan Street extends a substantial distance down Hugh Street. There is an old, weathered painted advertisement for Bushell's Coffee on the side wall of the shop.

Verges are narrow with brick paved footpaths on both sides of the road. There are some small mature street trees, both deciduous and native, and several younger deciduous specimens. Most houses have fences, predominantly timber picket, but also masonry and iron picket, and metal picket styles. The street has an intimate feel, contributed by the narrow street, housing stock towards the front lot line, and tree canopies extending over the road.

James Street Commercial Area

The portion of James Street, which runs east-west, between Stephen and Olive streets forms the main commercial and retail centre of the town, and comprises single and double-storey brick and iron Victorian commercial buildings constructed to the lot boundaries along the southern side of the street, the northern side containing the railway station area. The buildings predominantly have parapets concealing roofs, and verandahs or box awnings. There are also a small number of Federation Bungalow styled former residential buildings converted to commercial premises, and an Inter-War Functionalist building at no. 215. There is a mix of roof types, parapets and shop signs which indicate the original use and construction date of the buildings. Many of the buildings have been modified over the years to suit new uses and, whilst retaining much original fabric, there is little sense of unity along the commercial strip, the result of inconsistent developments and differences in the form and scale of buildings.

Towards the eastern end of this commercial strip are *Guildford Town Hall & Library* designed in the Inter-War Art Deco style, (1937) and the adjacent Council Chambers (1900) which was also remodelled in 1937 in keeping with the architectural style of the Hall; *Guildford Hotel* (1886) – an imposing two-storey hotel designed in the Federation Free Classical style, which was badly damaged by fire in 2008. The restoration of the place was completed in 2016 and included the reconstruction of the belvedere.

Other notable buildings in this street include P4093 Brockman House (fmr) (no. 143), an early single-storey residence (c.1860) in the Victorian Georgian style constructed of locally made bricks; P14829 Shops & House (no. 205), a single-storey rendered masonry Victorian Regency styled shop with decorative parapet and pediment; and P3614 Slovenian Hall (1926), a single-storey rendered masonry building with characteristics of the Inter-War Free Classical style, originally constructed as the Regent Theatre (P14816).

James Street, in this area, is a single carriageway with wide median strip with trees and low plantings. The southern verge is wide and brick paved, the northern verge is grassed with a concrete footpath.

James Street East

East of the commercial strip James Street continues to East Street, with the railway line parallel to the road until Scott Street where it heads in a north-easterly direction. James Street in this vicinity is a dual carriageway with wide brick paved median strip planted with mature trees. There are narrow verges and concrete footpaths on both sides of the road, with mature trees along the northern verge.

Along the northern side there is the railway reserve, open space east of Market Street, and a nursery in a new building with a large carpark. East of this is further open space, and a commercial strip, including large metal framed and clad sheds, and a strip of pre-cast concrete and iron shops with bullnose verandahs. Between this commercial strip and East Street is a small residential area with Fauntleroy Park in the middle.

Housing stock between the commercial strip and Fauntleroy Park is modest, single-storey asbestos and iron Inter-War cottages, and a brick and tile late twentieth-century dwelling. Beyond Fauntleroy Park the housing stock is earlier, and includes two single-storey brick and tile Federation cottages, the double-storey Victorian Colonial brick and iron former Liverpool Arms Hotel (P4092), a single-storey brick and tile gabled post-WWII church, and a single-storey brick and iron Victorian Georgian cottage, with a range of setbacks from the lot line.

On the southern side, James Street is lined with houses from Olive Street to Scott Street, with the exception of a single-storey shop at no. 83 which has a simple parapet wall, and box canopy extending over the footpath. Houses are largely obscured by brick fences, many with plants growing over, but appear to be modest, single-storey Federation era dwellings. East of 75 James Street the houses address Howell Court, and are obscured by a face brick fence. A large double volume flat roofed warehouse with carpark occupies the block between Scott and Wellman streets. On the block between Wellman and Attfild streets there are houses addressing James Street on each corner, with houses addressing Brittain Mews and the bowling green of the Swan Bowling Club between.

On the corner of James and Attfild streets is the brick and tile Inter-War Gothic St Mary's Church, with brick and tile post-WWII presbytery, set in a large bituminised carpark. Housing lines the remaining stretch of the street, including a single-storey late twentieth-century group dwelling, and modest single-storey dwellings including a Victorian Georgian cottage and Federation Bungalows, built close to the lot line and close together.

James Street has a mixed character, leading from the leafy western end at the river to the twentieth-century commercial strip towards its eastern extent, and is a major road leading into and out of the town.

Johnson Street

Johnson Street extends north from the Helena River, terminating at James Street, and is a wide dual carriageway which is a major access route to the town centre with a single carriageway timber bridge over the Helena River at its southern extent. Beyond this the road is Great Eastern Highway.

The southern portion of the street crosses the river and is flanked by riverine flood plains almost to Helena Street. *Guildford Primary School* – a Victorian brick and iron school complex from 1870, is located on the western side of the street on the corner of Helena Street. Opposite the school, on the eastern side of the street, are six small single-storey buildings, including Victorian Colonial, Federation Queen Anne cottages and post-WWII dwellings. These houses are constructed close to the lot boundaries, with several having solid brick fences, and a shop building having a verandah extending over the footpath.

North of Helena Street, the street is lined with houses, with a service station on the southeast corner with Helena Street, *Guildford Hotel* on the southwest corner with James Street, and a contemporary commercial building on the opposite (southeast) corner. The houses are single-storey, predominantly masonry, and set close to the lot line, and include Victorian Georgian, Federation Bungalow and Queen Anne cottages and late twentieth-century dwellings. Most dwellings have fences, predominantly brick, obscuring views of the buildings.

Notable buildings on Johnson Street include P2465 *Johnson's Complex* (RHP; nos 32 and 34), which includes Johnson's Mill (c.1850s) to the rear, and the associated residence (c.1890), a substantial Federation Queen Anne house. The landmark *Guildford Hotel* is located on the corner of Johnson and James Street.

Johnson Street is a wide street with wide verges and concrete footpaths on both sides of the road, and some large street trees along portions of the street, as well as in gardens close to the front boundaries. The street has a distinctly rural feeling with its wide riverine floodplain, wide road and verges, and large corner hotel.

Johnson Avenue (Spring Reserve Area)

The original Guildford Town Plan of 1829 showed the town square running from Swan Street in the north to Helena Street in the south. This area was halved in the 1840s forming the present *Stirling Square*. The current Spring Street Reserve retains an area of public open space enclosed by Johnson Avenue, Bank Street, Helena Street and Meadow Street (with the rear of houses facing the reserve), and may be the last remaining section of the original town square. This public open space contains an artesian bore (1898) that was town's main water supply prior to 1906.

Housing on Johnson Avenue and Bank Street include two Federation timber and iron Queen Anne cottages, and contemporary dwellings constructed in styles that reference the Federation housing in the area.

A narrow grassed verge runs along the western side of the street. Houses at the southern end of the street have garages at street level, which is lower than the houses. Front boundary treatments include the garages, brick fences and timber picket fences.

Johnson Avenue, with few early buildings and a large open public space lacks the charm of many of Guildford's streets, and does not contribute substantially to the heritage significance of *Guildford Historic Town*.

Market Street – North

Market Street forms the western boundary of the town, running southeast from Swan Street West to Helena Street, divided by the railway into two sections at James Street.

The northern section is residential in nature and is a wide street with large residential lots that include both very early structures dating from the 1840s, substantial residences dating from the 1890s, and substantial open gardens and empty lots, with various species of mature street trees. Dwellings are set back behind very wide street verges, with most having timber picket fences. Notable buildings on the western side of the street include Fairholme (no. 41) which includes a substantial homestead in the Federation Queen Anne style (c.1900s); Old Fairholme (1870), a single-storey brick and iron Victorian Georgian style dwelling; and Welbourne House (c.1840s), a single-storey cottage with some elements of the Victorian Georgian style [which together form P2466 *Fairholme Group* (RHP)]; all within a landscaped area with views to the floodplains and the river.

The eastern side of the street is lined with substantial single-storey houses from the Federation era, including Queen Anne and Georgian styles, and a modest timber and iron cottage, and a post-WWII asbestos and iron dwelling in a simple Modernist style.

Market Street is a particularly picturesque street with its western side lined with historical residences set in large open gardens, and a wide street with extensive grassed verges and mature street trees of various species.

Market Street – South

Market Street South extends southeast from James to Helena streets, and is a wide red bitumen street with some of Guildford's largest stately homes on large blocks on the western side, with lots stretching down to the floodplains and river. The street has wide grassed verges, with regular, close placed street tree plantings, and paved brick footpaths.

Many dwellings on the western side are located behind high fences with large gardens. Views to the houses are largely obscured. Most date from the Gold Boom era to the turn of the century, and are elaborate Victorian or Federation dwellings. Of note are Fermoy House (no. 21; c.1890s), a single-storey brick, shingle and slate Victorian Georgian cottage that still retains part of the original slate roof on the front verandah, and no. 27 Market Street, an imposing double-storey brick and iron Federation Queen Anne dwelling with a decorative timber detail to the front projecting gable.

The eastern side of the street comprises single-storey modestly scaled Inter-War bungalows and late twentieth-century dwellings constructed to reflect the Federation era dwellings.

Market Street South has a particularly stately feeling with its wide street and verges with thick tree plantings, and grand homes set in large gardens.

Martha and Almond Streets

Martha and Almond streets are located in the north-eastern section of the town, with Martha Street extending eastwards from the northern end of Gibbons Avenue. Together they form an L shaped street with a cul-de-sac at the end of Almond Street. The street is narrow, with narrow grassed verges (with brick paved footpath on the south), and regular street tree plantings of small trees. Lots vary in width, with some original lots having been subdivided and developed. Houses are mostly built close to the lot line.

The three dwellings on the eastern side of Almond Street are single-storey timber weatherboard Federation cottages, and are set back from the street, the middle house behind a thickly planted garden. On the western side is a large, two-storey, late twentieth-century masonry, timber and iron residence, constructed to reflect the Federation Queen Anne style.

The southern side of Martha Street comprises five single-storey houses, three of which are early housing stock and include single-storey masonry and iron Federation cottages at nos 5 and 7, and a timber weatherboard and iron Federation Queen Anne cottage at no. 9. The two single-storey brick and iron dwellings at 5A and 9A appear to be late twentieth-century construction, built to reflect Federation Bungalows.

On the northern side the street is lined with single-storey houses, of which nos 8 and 10 are possibly the only early houses. No. 10 is a modest rendered and painted masonry and iron Victorian Georgian cottage with bullnose verandah. No. 8 is a timber weatherboard and brick Federation cottage, set well back in the corner of the street. The remaining houses are late twentieth-century, one in timber and iron, and the remainder in brick and iron, designed to reference Federation dwellings.

Gibbons Avenue provides rear access to properties on East, Turton and Martha streets, and the entry to Martha Street. The three streets have an intimate, country town flavour, created by the narrow streets, thick tree plantings, and narrow lots on the south side of Martha Street.

Meadow Street – Stirling Square

Meadow Street runs north-south from the Swan River, terminating at the polo grounds on the Helena River meadows. North of the river it becomes West Swan Road.

This area contains a number of civic buildings that are individually entered in the State Register. These include the *Mechanics' Institute* (1865), a single-storey brick and iron Victorian Gothic building resembling a church; *Stirling Square*, a flat open square with formal plantings; *St Matthews Church* (1873), a brick and tile Victorian Academic Gothic church; *Guildford Post Office* (1897), a substantial rendered double-storey masonry building with corner tower in the Victorian Italianate style; and *Guildford Court House and Gaol (fmr)* (1841, 1866), both simple brick and iron Colonial Georgian buildings.

The northern section extends to the traffic bridge over the river, and comprises residential dwellings on the western side, and *St Charles Seminary* (formerly Garden Hill, c.1890s; 1903; c.1918), a complex of Federation buildings located in a riverside setting not far from the former Guildford Town Wharf on the eastern side. This includes a large, ornately detailed, Federation Queen Anne residence overlooking the river.

On the western side of Meadow Street, opposite to *St Charles Seminary*, is an intact row of Victorian and Federation era houses, including bungalows and Queen Anne cottages, some of which are substantial residences on large lots. A notable residence is P2476 *Moulton's Cottage* (RHP; c.1842), a brick and iron Victorian Georgian dwelling, one of the earliest examples of a settler's cottage in Guildford.

Meadow Street north of the railway is a wide street with central median strip planted with small trees. The verge along the eastern side is grassed, with a paved brick

footpath. North of Swan Street the road narrows as it approaches the bridge, with paved verges.

The southern section of Meadow Street is residential in nature, with no buildings south of Helena Street, and including buildings associated with Guildford's convict history. These include *Garrick Theatre* (1854), a brick and iron Colonial Georgian style building which was formerly the Commissariat Store and Quarters; and P2473 *Lieutenant Du Cane's House* (RHP; 1852), a brick and tile Colonial Georgian style dwelling.

On the eastern side of the street is *Guildford Fire Station & Quarters* (1934), designed in the Inter-War Functionalist style and Inter-War California Bungalow style respectively.

On the western side of Meadow Street is P2472 *King's House and Shop* (RHP; c.1860s and 1870s), an early residence in the Colonial Georgian style and shop in the Victorian Georgian style. The original shingles have been overlaid with corrugated iron to the main roof, but are exposed on the verandah roof. Dwellings on this side of the street are on wide lots, set back from the street behind wide street verges. Houses include Federation Bungalow and Queen Anne dwellings, and Inter-War bungalows.

Meadow Street south of James Street is a narrow street with very wide grassed verges planted with mature trees. Fences include timber pickets, brick and metal railing, metal railing and hedges.

Meadow Street has a mixed character, traversing as it does from the river in the north, through the original town centre (now bisected by the railway), and terminating at Kings Meadow Reserve on the Helena River, now home to the Perth Polo Club.

Meares Street

Meares Street is a short street running north-south from Swan Street West to Victoria Street West, with the riverine floodplain and the Swan River to the north of the street.

There is one double-storey late twentieth-century dwelling on the western side of the street, and four houses on the east including a unified row of three Inter-War timber, compressed fibre panel cottages with tiled roofs, displaying characteristics of California Bungalow style at nos 6, 4, and 8.

Meares Street is narrow, with wide grassed verges and substantial verge trees on the western side of the street giving it an open, rustic feel. The houses on the eastern side do not have front fences, whilst the fences on the western side have rear and side fences in a variety of materials.

Olive Street

Olive Street runs north-south from James to Helena streets immediately east of Meadow Street. At both ends of the street dwellings address the intersecting street. Houses addressing Olive Street are generally on small lots and set close to the lot line. Most houses have street fences, predominantly timber picket fences, with some brick fences.

Dwellings are largely Federation Bungalows and Queen Anne cottages, with some Inter-War dwellings, including an Inter-War Functionalist influenced dwelling at no. 16.

Four residences (nos 5, 7, 17, 19) were built by one builder, and nos 5 and 7 have large cellars which were originally the clay pits used to make local bricks.

Olive Street is narrow, with a concrete footpath along the western side, and narrow grassed verge with brick paved footpath along the eastern side, with an intimate feeling created by the narrowness and houses built close to the lot line. There are small street trees on the eastern side, and some substantial garden trees along the western side.

Peel/Piercy Streets

Peel Street runs south from Swan Street and is a wide residential street with a broad grassed central median strip planted with mature Jacaranda trees (*Jacaranda mimosifolia*), that ends in an eastward extending cul-de-sac at Piercy Street.

Dwellings are largely single-storey Federation style cottages. Block sizes are identical and houses are set back at the same distance from the street with low timber fences, where they exist. All houses are timber (mostly weatherboard) and iron, except for a rendered masonry Federation bungalow at no. 6, and a brick and tile late twentieth-century dwelling at no. 9.

Piercy Street, a cul-de-sac, has one house at no. 11, a timber weatherboard and iron Federation bungalow. The remainder of the street contains the rear yards of houses on East and James streets, some with large open yards and mature trees.

The wide streets, open yards, consistency of house styles and scale, and cul-de-sac contribute to a quiet, bucolic feeling.

Scott Street

Scott Street runs north-south from James to Helena streets. At the northern end of the street is the entrance to a new housing development on the western side via Howell Court. The rear of an industrial commercial lot fronting James Street is located on the north-eastern side of Scott Street, and extends approximately half way along the length of the street.

Housing stock includes single-storey Victorian Colonial and Federation Queen Anne cottages, largely timber weatherboard and iron, with some masonry and iron dwellings, including a Victorian Georgian brick and iron bungalow with Flemish bond brick coursing (no 5). Adjacent to Howell Court are three small single-storey red brick and iron late twentieth-century dwellings reflecting Federation era housing.

Scott Street is a wide red bitumen road, with narrow grass verges and red brick footpaths along both sides of the street. There are some street trees along the southern portion of the street, with two very mature trees on the eastern side. Most houses have fences, predominantly timber picket, but also brick and metal railing, and metal railings. The street has a very open feeling, largely contributed to by the lack of street planting and extensive fence to the commercial property.

Shenton Avenue

Shenton Avenue is a short street running north-south from the open space behind the *Guildford Hotel* to Helena Street.

The eastern side of this narrow street mainly provides rear access to the garages and gardens of houses on Johnson Street.

Lining the western side of the street are three small framed Victorian Georgian cottages (nos 1 - 5), one clad in corrugated iron, and two small Federation framed cottages, one clad in timber weatherboards.

Shenton Avenue is narrow, with paved footpaths to either side. There are mature street trees to the north end of the street, and a verge vegetable garden on the eastern side, all contributing to a sense of intimacy. All houses have fences, a mixture of low and high brick, and a corrugated compressed fibre fence at no. 7.

Station Street

Station Street terminates in a dead end, running north from Swan Street almost to Terrace Road. Dwellings are set close to the lot line behind a variety of timber fences, on lots that are comparable in street frontage.

Dwellings include Victorian cottages, many brick and iron Colonial style, timber framed and clad Federation bungalows, and a number of late twentieth-century houses designed to reflect the Victorian and Federation dwellings.

Of particular note is the former Masonic Hall (P14699) at no. 10, a small brick and iron hall in a simple Classical style, which contributes to the historical working class nature of the street. All houses are single-storey and modestly scaled and detailed.

Station Street is a wide street with grassed verges and brick paved footpaths. Street tree plantings are largely restricted to the eastern side of the street, several of which are very large and overhang the street, contributing to its rustic charm. Most houses have street fences, predominantly timber picket, but also some metal framed chain link mesh fences.

Stephen Street

Stephen Street runs north-south between James and Helena Streets, with double-storey brick and iron Victorian commercial buildings at the northern end, addressing James Street. The street is lined with small single-storey dwellings, including Victorian Georgian cottages, Federation Bungalows and Queen Anne cottages, and some late twentieth-century dwellings. Houses are built close together and to the lot line, creating an intimate feeling to the street.

Stephen Street is a narrow red bitumen street with brick paved footpaths to both sides and no street tree plantings, although there are substantial trees in some front gardens. Houses have a variety of fencing types, predominantly timber picket, and brick and timber pickets. No. 18, set behind a high stone wall, was originally a bakery.

Stirling Street & Stirling Square

Stirling Street runs east-west from Waylen to Johnson Street, and is the southern boundary of *Stirling Square* (see also *Meadow Street & Stirling Square* above).

Stirling Square is a rectangular area of public parkland modelled on an English village green with *St Matthews Church* (1873), a brick and iron Victorian Gothic church, at the centre. The Square contains three memorials including a Soldiers' Memorial, Stirling Centenary Gates, and the Memory Gates. The Square has numerous mature trees and shrubs, and is surrounded by avenues of mature Sugar Gums (*Eucalyptus cladocalyx*) on all sides, planted at various stages since the 1870s. *Stirling Square* is bounded by Stirling Street to the south, Meadow Street to the east, Swan Street to the north and Johnson Street to the west. The railway line is parallel to the south of the Square, and there are no houses on this length of Stirling Street.

There are houses on the northern side of Stirling Street between Meadow and Waylen streets, with *Guildford Post Office*, an ornate two-storey Victorian Italianate style public building with clock tower, on the corner adjacent to the park. Dwellings are generally single-storey, built close to the lot line, and include Federation bungalows and Inter-War California bungalows.

The railway line runs along the southern side of Stirling Street.

Stirling Street is a wide street with a grassed verge and brick paved footpath along the northern side. A cycleway runs along the railway line, and this side of the street has mature street plantings. Most houses have fences, including timber picket and solid brick. Stirling Street and Square have a country town feeling, contributed to by the town square, open street, mature trees and railway line running along its southern extent.

Swan Street

Swan Street runs east-west for most of the width of Guildford from East Street to Fishmarket Reserve, and is divided into Swan Street, Swan Street West, and Swan Street East, which is east of the railway line.

Swan Street West

Swan Street West runs from Fishmarket Reserve to Meares Street, beyond which point it is an unsealed track. The road is narrow, with houses largely along the northern side of the street, and a large contemporary dwelling on the south side, no. 45 Market Street, addressing the corner of both streets. On the northern side are a variety of single-storey dwellings, including modest timber and iron Federation cottages, an Inter-War Californian Bungalow, and some late twentieth-century dwellings in styles that reference the heritage buildings.

Bebo Moro, Guildford, a large brick and tile Federation Queen Anne former dwelling designed by J.J. Talbot Hobbs, and now part of a nursing home complex, is accessed via Swan Street, but is not visible, being located on the river's edge. An earlier small brick and iron store and cellar (1837) remains extant, situated close to the house.

This portion of Swan Street is quite narrow, with a strong rustic feeling, contributed to by the narrow street running down to the river, open space, and substantial trees, particularly along the southern verge.

Swan Street (Central)

Swan Street continues east from Johnson Street to Allpike Street and is a wide street with substantial verges planted with mature Sugar Gum trees (*Eucalyptus cladocalyx*).

On the north side of Swan Street, opposite *Stirling Square*, is a modest single-storey weatherboard and iron Victorian Georgian cottage, and a double-storey brick and iron Victorian Georgian residence (c.1870), both set amongst mature gum trees on a large lot stretching to the floodplains. Next door is Riversleigh (1896; P2485 Crossland House [fmr]), an ornate brick and iron Federation Queen Anne residence with a decorative turret on a large lot with landscaped gardens located at no. 132 Swan Street. There is a small brick and tile Federation Queen Anne dwelling located at no. 130 Swan Street, and a brick and tile Federation bungalow at no. 128 in a well-manicured garden. A large contemporary house is being constructed at no. 136 Swan Street.

Swan Street includes some early buildings dating from the 1850s, including P3275 *Residence (fmr Independent Chapel; RHP)* at no. 49, a single-storey brick and iron building which was originally constructed in 1852 and has been in use as a residence since 1872. The large double-storey *Rose and Crown Hotel*, a brick and iron hotel in the Colonial Georgian style, is located at no. 105 Swan Street (c.1840-1880s) and is a landmark in the street. No. 124 Swan Street is the location of the double-storey *Barker's Store & Warehouse* (1854; P2483).

There is a small commercial strip on Swan Street, extending eastwards from Meadow Street into Terrace Road. The buildings along the northern side are largely late twentieth-century, in simple Federation and Victorian era styles, with a small, single-storey brick and iron Victorian era store with simple decorative parapet, re-entrant doorway and skillion verandah over the footpath, opposite the *Rose and Crown Hotel*.

Housing in this portion of Swan Street is located between Terrace Road and Station Street, and includes Victorian Georgian cottages, Federation Bungalows, Queen Anne style cottages, and Inter-War bungalows. Houses are on various sized blocks with differing setbacks. The street is wide, with broad verges and brick paved footpaths, with mature street plantings combining to create in this portion of the street a sense of overall unity.

Swan Street East

Swan Street East extends from the railway line to East Street, ending in a cul-de-sac, and is a wide street with a row of mature Sugar Gums (*Eucalyptus cladocalyx*) on the northern side, and broad grassed verges on both sides of the street.

There is open space to the western end of the street on both sides of the road, and houses set close together line the remainder of the street. Houses are built close to the lot line and include Federation and Inter-War bungalows, most with timber fences. Housing stock is single-storey, and of a similar scale. Despite the modesty of housing, the street has a striking presence, due to the width of the street and scale of street plantings.

Sweeting Street

Sweeting Street is short, running east-west from East Street to Attfield Street. The street is narrow, with broad grassed verges and mature street trees on the south

side, narrow grassed verges and a brick paved footpath on the northern side, and the large grassed open space at the rear of St Mary's Catholic Church on the north side at its western end.

Sweeting Street contains mostly post-WWII and late twentieth-century housing, except for a timber and iron Victorian Georgian cottage (no. 2), and a small timber and iron cottage (no. 6). A large brick and iron Federation Bungalow at no. 15 East Street occupies the large corner lot where Sweeting and East streets meet, with the house and its mature landscaped gardens contribute to the rustic feeling of the street.

Terrace Road

Terrace Road extends in a north-easterly direction from Swan Street to Great Eastern Highway, and is one of Guildford's earliest business districts. The street is divided by a wide central medium strip planted with mature London Plane trees (*Platanus x acerifolia*). The western end of the road includes a range of buildings dating from the 1860s, including *Padbury's Stores & Residence* (1869-71 & c.1901), a group of double-storey commercial buildings in Victorian Regency and Federation Free Classical styles. There is also a large contemporary three-storey brick and iron mixed use commercial/residential building adjacent to *Padbury's Stores and Residence*.

A bakery dating from the 1870s is located at no. 93 Terrace Road in a single-storey brick and iron Victorian Georgian building, now a residence. Housing in this portion of Terrace Road is predominantly single-storey, built close to the lot line on narrow lots, and includes Victorian Georgian, Federation Queen Anne and Inter-War cottages, with some late twentieth-century dwellings designed to reference the heritage housing stock.

The eastern part of Terrace Road includes Guildford Grammar School; a large school complex which includes *Guildford Grammar School Chapel*, an austere Federation Gothic church building, and associated buildings which occupy most of the southern side of the road. Opposite the school is a row of cottages including Victorian Colonial, Federation Bungalow and Queen Anne styles. Two of the cottages date from the 1860s, and are constructed of local brick in Flemish bond brickwork. An imposing double-storey brick and tile Inter-War Georgian Revival building on the eastern corner of Terrace Road and Allpike Street houses Guildford Grammar School administrative functions. A section of Terrace Road on the northern side has uninterrupted views of the Swan River and floodplains.

Terrace Road is a wide, with a grassed median strip, grassed verges and footpaths to both sides of the street. Street tree plantings become larger in the vicinity of Guildford Grammar School, forming an impressive leafy canopy over the street during spring and summer. Closer to the town centre, where the scale of buildings diminishes and there are no open spaces, the road has a more picturesque feel than the grander streetscape in the vicinity of the school.

Turton Street

Turton Street runs east-west from the Helena River floodplain to East Street, and is a narrow street lined with single-storey Victorian Colonial, Federation Queen Anne and Federation Bungalow style dwellings. Houses are generally small but are interspersed with a few larger residences which are mostly built close to the lot line.

Of note is no. 1, a single-storey Flemish bond brick and iron (1897) Federation Bungalow, and no. 2, a fine example of a c.1900 Federation Queen Anne residence (P14730 Cora Lynn) on a 1609 sqm lot.

No. 7 appears to have been subdivided with the original house retained at the front, and a new house constructed at the rear.

Turton Street is wide, with narrow concrete footpaths to either side. Many houses have mature trees in the front garden close to the fence. The street has a charming feel, with many early dwellings close to street, most behind timber picket fences, and front garden plantings instead of street trees.

Victoria Street

Victoria Street runs east-west from Market Street to Johnson Street, north of and parallel to the railway line and the Guildford Railway Station. There are no houses on the southern side of the street, which fronts the railway station complex.

Housing lines the northern side of the street, with most houses built close to the lot line. Housing stock includes Colonial Georgian, Victorian Queen Anne and Federation Bungalows, mostly masonry and iron construction. There are also several late twentieth-century dwellings. Houses are mostly single-storey and generally of similar, medium scale.

Of note are no. 12, a Colonial Georgian brick and iron cottage (c.1860); P2489 *Guppy's House* (1897; RHP) at no. 18, a large decorative brick and iron double-storey Federation Queen Anne style dwelling with contemporary additions; and nos 20 and 24, both large brick and iron Federation Queen Anne residences dating from c.1890. No. 24 is rendered and painted.

Victoria Street is a wide, with grassed verges and mature street plantings on the south side, and a grassed verge with brick paved footpath along the north side of the street, which has smaller street trees than the south side. Most houses have fences, in a wide variety of materials including timber pickets, stone, brick, masonry with infill timber or iron pickets and hedges. With the open railway reserve on the south, the mature street trees, and many early dwellings, Victoria Street has a definite country charm.

Waylen Street

Waylen Street runs north-south from Terrace Road to Stirling Street. The northern section of the street, above Swan Street, contains small brick and iron Federation Queen Anne and Bungalow style dwellings dating from the 1890s. They include a pair of semi-detached cottages, constructed in 1862 (nos 18 - 20), which are one of only three pairs of semi-detached cottages in Guildford. Houses are built close to the lot line, and many have white picket fences. There are also a number of late twentieth-century dwellings.

In contrast, the southern section of Waylen Street contains larger homes, mostly Federation Queen Anne and Bungalow style dwellings, with most built close to the lot line, and close together, all behind fences, predominantly timber picket.

Waylen Street is a wide red bitumen street with grassed verges and brick paved footpaths to both sides of the street. There are street trees on both sides of the street, larger on the southern portion, which combine with the narrow setbacks and proximity of the houses to each other to create a quiet, country town feeling.

Water Street

Water Street extends eastward from Great Eastern Highway, in line with the termination of Swan Street, and is a wide street on the eastern boundary of *Guildford Historic Town* that crosses the Helena River, where it becomes Bushmead Road. Woodbridge Hotel, a substantial double-storey brick and iron Federation era hotel is located on the southern corner of East and Water Streets, and is a landmark in the area.

Houses on both sides of the street are set well back from the street with very wide verges which are planted with mature Flame trees (*Brachychiton acerifolius*). On the southern side of Water Street, decorative single-storey masonry and iron Federation Queen Anne dwellings on large blocks still remain at nos 1, 5, and 9.

The northern side of Water Street includes an intact row of substantial single-storey masonry houses from the Federation and Inter-War periods giving the street a strong sense of uniformity. Nos 8, 10 and 12 were constructed c.1930 and no. 6 c.1927.

Water Street is a narrow street with very wide grassed verges and concrete footpaths to both sides of the street. There are mature street trees planted on both verges, and the street leads to the riverine floodplain and remnant bush at the river, giving the street a distinctly country feeling.

Wellman Street

Wellman Street runs north-south from James Street to Helena Street. The eastern side of the street comprises new houses, with Tauman Loop and Brittain Mews leading off the eastern side of the street to new housing developments.

At the northern end of Wellman Street on the western side is a car park, with houses lining the remainder of the street in a mix of weatherboard and iron and brick and iron largely in simple Federation Queen Anne styles, on small lots set close to the lot line (nos 1, 5, 7, 11, 13 and 17).

Wellman Street is a narrow red bitumen street, with narrow verges with brick paved footpaths and few street plantings, with the air of a quiet country town.

Post-1950s Housing and Construction

The following streets contain post-1950s housing, including housing estates:

-) Bank Street (except for No 3)
-) Brittain Mews
-) Claymore close/Chestnut Street
-) Gum Crescent
-) Howell Court
-) Sutherland Close North & South (includes many mature trees which contribute to the overall Swan Street streetscape)
-) Tauman Loop
-) Great Eastern Highway, in particular the industrial area bounded by James & Fauntleroy Streets, and the hardware store bounded by Scott & Wellman Streets

Archaeological Assessment

Guildford Historic Town includes several notable areas of high archaeological potential. A review of historical maps and plans identified the location of structural elements primarily dating to three key periods; Colonial (1829-1850); Convict (1850-1876); and the post-Convict era, which includes the construction of the railway (1880-1898). Prior archaeological surveys⁸³ have identified several archaeological features within *Guildford Historic Town*. A number of Noongar camps were also present at the fringes of the townsite in the early twentieth century.⁸⁴

The Colonial era saw scattered features, constructed largely from brick, earth or timber across the townsite, concentrated in the north, east and northwest quadrants, as well as around the central square. These included residences, businesses, government buildings, community facilities and other elements such as bridges. A number of these remain extant, including Welbourne House (1840), *Bebo Moro, Guildford* (1840), and the *Rose and Crown Hotel* (1840), whilst others are likely to survive as archaeological sites.

A brief archaeological survey of the undeveloped land adjacent to the Swan and Helena Rivers was undertaken by Department of Planning, Lands and Heritage staff in July 2018, to investigate whether there was any visible archaeological evidence for activities known to have taken place in these areas. The survey did not identify any artefact scatters or other features, apart from a network of rudimentary drainage channels, but ground visibility was limited at the time of the survey so some of these areas may still contain archaeological material. However, the extent of occupation and use of some of these areas was probably limited due to their location on the floodplain.

The Convict era saw a Depot constructed at Guildford, with the majority of the structures running along the east side of Meadow Street, between Swan and Helena Streets. Previous archaeological surveys⁸⁵ indicated that intact foundations and archaeological deposits relating to some of the Depot elements remain extant. The central portion of the State Registered *Guildford Court House and Gaol* (fmr) incorporates convict-built elements.

The post-Convict period saw the construction of the railway line alongside James Street, and the subsequent Gold Boom construction. A survey of a portion of the railway reserve in 2006⁸⁶ identified former railway features dating to c.1881 that remain extant as archaeological sites.

Overall, *Guildford Historic Town* comprises a high degree of archaeological potential and significance. This can be attributed to the limited development within

⁸³ Allen, C. 'Gender in the archaeological record at Guildford Gaol and Police Station' Unpublished Honours Dissertation, Centre for Archaeology University of Western Australia, 2002; Burke, S, 2004, op cit.; Burke, S. 'A report on an archaeological survey of the Guildford Railway Station Precinct', commissioned by Hocking Planning & Architecture on behalf of Landcorp, July 2006; Weaver, F. 'A report to the Swan Guildford Historical Society on the preliminary excavation of the Police Quarters, Guildford Gaol, circa 1841', published by the author, 1986.

⁸⁴ 'Native Troubles', *The West Australian*, 29 December 1900, p. 7; 'A Camp Raid', *The Daily News*, 23 December 1903, p. 6; McDonald 1978, op cit., p. 3; Makin 1970, op cit., p. 83; Brown, op cit., 1983, pp. 20, 22; O'Connor, R, Bodney, C, Little, L, 1985 op cit., pp. 45-61, 73, 94-98.

⁸⁵ Allen, 2002; Burke, 2004; Weaver, 1986, op. cit.

⁸⁶ Burke, 2006, op. cit.

and around the town after c.1930, and the modest size of most subsequent development. The absence of deep excavation for footings, and modern infill, means that undisturbed and intact sub-surface archaeological deposits are likely to remain extant across the precinct, comprising surface artefact scatters, features and/or building remains, as well as below-ground archaeological deposits and features. The potential for archaeology to be present within and around extant buildings, in the form of underfloor and sub-surface deposits/features, and in the built fabric itself is also high.

13.3 COMPARATIVE INFORMATION

Early settlement towns in Western Australia

As discussed in the documentary evidence, *Guildford Historic Town* was designed on the highly regulated British colonial town planning model, using a regimented grid pattern plan aligned to cardinal points. In 1829, this plan was standardised across the Australian colonies to codify big square blocks and wide streets, with an emphasis on uniformity. Around this time, colonial plans began to incorporate purpose-designed public squares, one of the earliest examples of which is the present-day *Stirling Square* in Guildford.⁸⁷ The philosophy of the purpose-designed public square continued to evolve as a distinctive experiment in planning, as shown on the 1837 Plan of the City of Adelaide, which shows the provision for six town squares, with Government and civic buildings grouped around the largest central square.⁸⁸

Between 1829 and 1890, there were 36 townsites declared in Western Australia.⁸⁹ For the most part the early townsites in WA were set out in accordance with British colonial regulations. This British model comprised a regimented grid aligned to cardinal points which was variously adapted to accommodate geographical constraints. The following townsites are comparable to *Guildford Historic Town* in terms of their date of establishment. All but Albany included provision for a public square:

-) Albany: (1826/1831) - the original town plan for Albany was devised to take advantage of harbour views, and the town plan form that dates from the foundation of the settlement is still clearly evident. It did not include the provision of a public square set aside for a church. The central axis runs due north from the coast away from the landing at Hanover Bay. The basic planning layout of P14922 *Stirling Terrace Precinct* remains as it was when first recorded by Hilman in 1835. The townscape is strongly representative of the late nineteenth and early twentieth century towns, and includes a fine collection of buildings dating from 1867-1915. The plan shows that the principal port and rail activities were built within a concentrated area, with the town's commercial and civic areas overlooking them, a design type not practiced after the advent of land use planning that separated these activities.⁹⁰

⁸⁷ Freestone, 2010, op cit., pp. 10-11.

⁸⁸ Freestone, 2010, op cit., p. 91.

⁸⁹ Poole, M, 'Town Planning', in *Western Towns & Buildings*, (eds) Margaret Pitt Morison & John White, UWA Press, 1979, p. 227.

⁹⁰ HCWA Assessment Documentation, P14922 *Stirling Terrace Precinct*, Albany, December 2007, p.3.

-) Augusta - the town of Augusta was settled in 1830, but was not surveyed until 1834. The town plan of 1839, has an axis running due west from the landing point, with a square set aside for a church, which was never constructed, and the square was never used for its intended purpose, due to the slow settlement of the region. No other symmetry is apparent, due to the irregular coastline and steep ground. Land allotments first fronted Flinders Bay, paying due regard to natural features such as streams and rivers.⁹¹
-) Bunbury (c.1830) - initially a military establishment, with settlement occurring later,⁹² the grid plan of Bunbury is clearly evident in the 1849 plan, with a central axis running east-west with Leschenault Square as the focal point. The original plan was modified to address the physical restraints of the estuary and the ocean and the desire to make the church square the focal point of the town.⁹³ The lot for the church was eventually surrendered to the Crown and the Anglican Church later built St Paul's Pro Cathedral on another site. Although the square was not developed for its intended purpose, it remained public open space for many years, and in 2018 is part of a children's playground and part of the carpark area for the Lord Forrest Hotel.
-) Fremantle (1829) - retains the original layout of streets and lots drawn by Surveyor General John Septimus Roe in 1829, who adapted a grid-pattern in response to the topography of the area, with High Street as the spine.⁹⁴ The plan included a large public square (Kings Square) of about four acres, located between Market and Pakenham streets. The first Church was constructed on this square in 1843, which is now the location of P844 *St John's Anglican Church* (1879). The regulations for Fremantle differed from that of Perth with narrower allotments, and after 1832, the plan of Fremantle extended from the waterfront to Cantonment Hill.⁹⁵
- Fremantle is perhaps most comparable to *Guildford Historic Town* given it retains a predominance of buildings dating from the mid nineteenth century to the early twentieth century, particularly in the area of the West End, as well as significant buildings relating to the development of the Convict Establishment, and buildings dating from the first settlement of the Colony. It also retains its public square.
-) Perth (1829) - the original town plan for Perth included two sections with sharply defined functions. The western section was orientated to the waterfront to be a centre of maritime activity and trade. The eastern section contained a large town square of 10 acres (Church Square), now Victoria Square, and was to be the administrative centre. Instead, Perth developed around the Swan River landing places at Barrack and William Streets, and Victoria Square was eventually granted to the Catholic Church, with P2124

⁹¹ Poole, M, 1979, op cit., p. 226.

⁹² Markey, D, *More a Symbol than a Success: Foundation Years of the Swan River Colony*, Westbooks Pty Ltd, 1977, p. 52.

⁹³ Freestone, 2010, op cit., p. 107.

⁹⁴ HCWA Assessment Documentation, 'P25225 *West End, Fremantle*', July 2017.

⁹⁵ Morison, M, 'Settlement and Development: The Historical Context' in *Western Towns & Buildings*, (eds) Margaret Pitt Morison & John White, UWA Press, 1979, p.11.

St Mary's Roman Catholic Cathedral later developed on the site.⁹⁶ Since its establishment in 1829, Perth has been subjected to a high degree of development and construction, and is therefore less intact in terms of its historical built fabric.

-) Vasse/Busselton (c.1832) - sites were chosen by settlers according to resources, with the survey conducted after. The town plan for Busselton (1839-44) shows the provision of a square set aside for a church (Victoria Square), which is still the site of P402 *St Mary's Anglican Church and Graveyard* (1845), one of the oldest churches in the State. The lot that the Church sits on is owned by the Anglican Church, and no longer function as a public square.

Towns established in farming areas, such as Beverley, York, Toodyay, Northam, and Pinjarra, differ in that they did not follow such a formal layout, and later country towns tended to develop around features such as the railway station or post office rather than a public square.

An exception is P2585 *Bejoording Homestead Complex and Central Square*, which was established from late 1856 onwards as an agricultural worker's village, the design of which was based on an English model that provided small land holdings for farm workers on large estates, organised around a central square or common. However, Bejoording did not develop as a town, and only one of the surrounding lots was developed.

Archaeological Comparative

Key Periods in WA's History

Guildford Historic Town includes several notable areas of high archaeological potential primarily dating to three key periods; Colonial (1829-1850); Convict (1850-1876); and the post-Convict era which includes the construction of the railway (1880-1898). Although the place also includes deposits dating to the first part of the twentieth-century, it is the earlier deposits which are most notable and hence are discussed here with regard to comparable sites.

As noted above, other early settlement sites in Western Australia include:

-) Fremantle (1829)
-) Perth (1829)
-) Albany (1826)
-) Augusta (1830)
-) Bunbury (c.1830)
-) Vasse/Busselton (c.1832)

Although the above are all comparable to *Guildford Historic Town* in terms their date of establishment, most are not as rich in breadth and intactness of the archaeological deposits/features they contain. Fremantle is perhaps most comparable given it comprises a high degree of intact archaeological deposits dating from the Colonial, Convict, and Gold Boom eras, whilst Albany is also likely to comprise intact archaeological deposits from all three periods.

⁹⁶ Freestone, 2010, op cit., p.85

However, with regard to the other three:

-) Since its establishment in 1829, Perth has been subjected to a high degree of development and construction which has resulted in the loss of many archaeological sites from these periods.
-) Bunbury, Augusta & Vasse/Busselton saw only limited activity and occupation in the early settlement and convict periods, with their boom/s occurring in and following the gold rush era.

Along with Fremantle, Guildford is likely to be rare for its proportion of highly intact archaeological sites with the potential to address research questions about the three key periods in Western Australia's history noted above. The Convict, and the post-1880s and Gold Boom era are discussed further below.

Convict Era

Regional Convict Hiring Depots were set up in Albany, York, Toodyay, Lynton, Geraldton, and Guildford. A search of the Historic Heritage database returns 58 entries with the keywords 'convict depot'. Of these six are the sites of former Convict Hiring Depots. Two are on the State Register of Heritage Places:

-) *P1915 Lynton Convict Hiring Depot (Ruins)*, Shire of Northampton
-) *P2560 Toodyay Court House (fmr) and former Convict Depot Archaeological Sites*

The following three places, also on the State Register, are associated with the convict establishment and comprise some elements of former Convict Depots:

-) *P0039 Residency Museum*, Albany
-) *P1048 Bill Sewell Community Recreation Complex*, Geraldton
-) *P2870 Residency Museum*, York

As comprehensive archaeological excavation has not yet been undertaken at the majority of these places the extent of survival of the archaeological remains is unknown. *P1915 Lynton Convict Hiring Depot (Ruins)* is largely complete, albeit a ruin, whilst *Toodyay Court House (fmr) and former Convict Depot Archaeological Sites* remains extant in sub-surface foundations and deposits. This suggests that the archaeological remains of the former convict depot at Guildford may be relatively rare.

Post-1880s and Gold Boom

Many Western Australian towns experienced their boom in the gold mining era, and most of these places comprise some intact archaeological deposits dating to this period. However, as indicated above, the importance of *Guildford Historic Town* is the breadth of information the archaeological sites within the town are likely to be able to provide about these three key periods in the State's history, and the likelihood that many of these deposits are likely to remain extant due to the limited development and modern infill which has occurred since c.1930.

Conclusion

Guildford Historic Town was designed in 1829 on the British model, which was the highly regulated planning model at the time for early settlements in Australia. As with other early towns in Western Australia, this plan was adapted to accommodate

geographical constraints. Guildford, along with Fremantle, differs from other early settlements, with the later exception of Busselton (1832), in that its central square developed as planned to be the location of its main church. Guildford's original grid pattern layout aligned to cardinal points is still clearly evident due to the town having remained largely unchanged since the Inter-War period, and the town is significant for its highly intact built fabric and archaeological sites, which illustrate key periods in the State's history in a compact and well defined area.

13.4 KEY REFERENCES

13.5 FURTHER RESEARCH
