



Department of Planning,
Lands and Heritage



P3138, LOT 254 (40) GUILDFORD RD, MOUNT LAWLEY
Heritage Impact Statement



HOCKING HERITAGE + ARCHITECTURE

August 2023

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HHA Job No. 2023-08

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1. Introduction

This Heritage Impact Statement has been prepared at the request of the Department of Planning Lands and Heritage. Demolition of the building is proposed to enable future development of this site and adjacent properties on Guildford Road and East Parade, Mount Lawley for social housing.

Alongside the proposed development of the large parcel of land owned by the DPLH, Main Roads WA have assessed that Guildford Road needs to be widened along the southern side of Guildford Road to accommodate increased volume of vehicle traffic. The volume of traffic is also predicted to increase with any proposed development of the land held by DPLH. The widening will require resumption of portion of all lots on the south side of Guildford Road between Stanley Street and Pakenham Street.

The proposed resumption for road widening will require portion of the subject property at 40 Guildford Road to be removed.

40 Guildford Road was considered by the Department of Planning Lands and Heritage for inclusion in the State Register of Heritage Places in 2002 and was found to be below threshold for inclusion.

This heritage impact statement seeks to assess the impact on the cultural heritage significance of the place and some consideration of the wider impact on the streetscape. The report has been prepared following the guidelines established by the Heritage Council in their publication *Heritage Impact Statement – A Guide*.

2. Site Analysis

2.1 Location

The property is located on the southeast side of Guildford Road in the block bound by Stanley Street and East Parade.

The property is located across two lots; lot 254 (40) on Plan 2001 and lot 403 on Deposited Plan 31182 as designated on Certificate of Title Volume 2209 Folio 50.

On either side of the lot are vacant lots where former residences of a similar age were located.

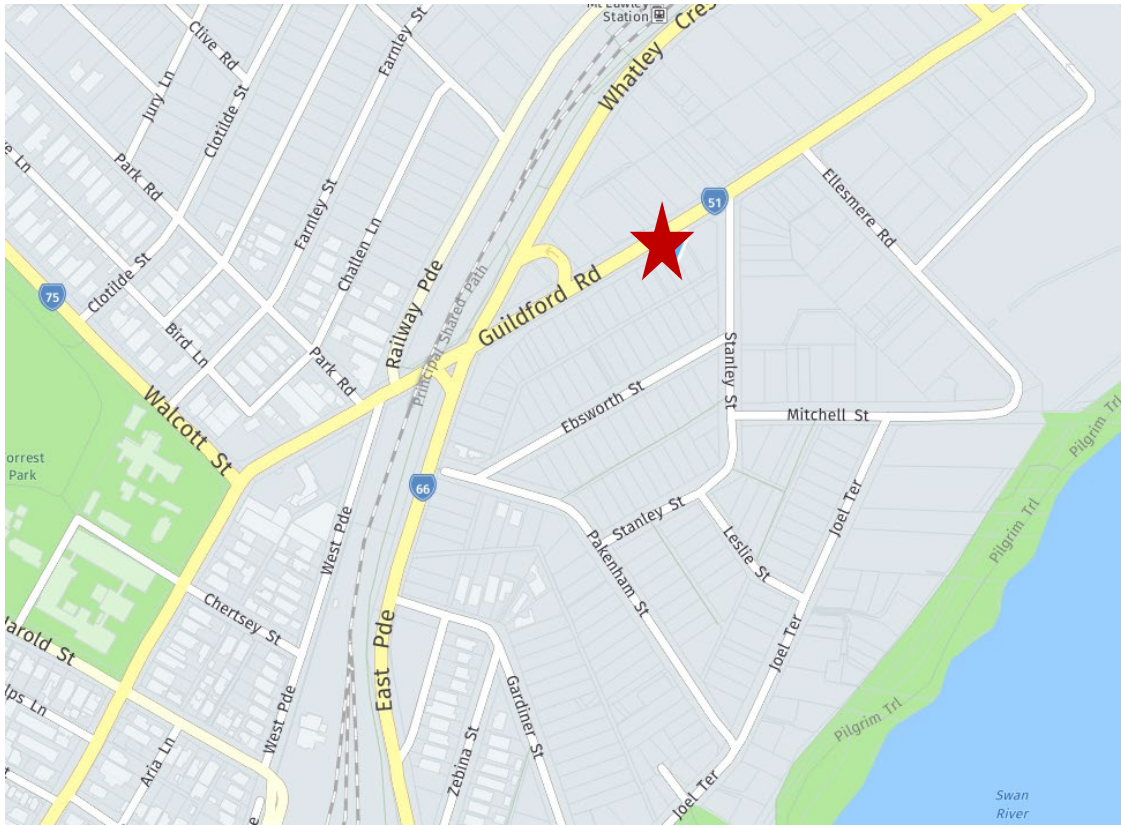


Figure 1: Location Map
Courtesy Google Maps, accessed 21 October 2022



Figure 2: Lots 254 and 403 (40) Guildford Road Mount Lawley.
COURTESY CITY OF VINCENT INTRAMAPS

2.2 Heritage Listing

The place has been identified by the City of Vincent as a Moderate Level of Significance which is described as:

Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.

Management Category B - Conservation Recommended

Consider for inclusion on the MHI (Heritage List) if owner/applicant consents to inclusion.

Type	Status	Date	Category
Local Heritage Survey		12 Sept 2006	Category B
Heritage List	Adopted	12 Sept 2006	
Heritage Agreement	None		
State Register	Below Threshold	30 Nov 2001	-----
Register of National Estate	-----	-----	-----
Classified by the National Trust	-----	-----	-----

2.3 Statement of Significance

The City of Vincent prepared the following statement in 2006.

The house at 40 Guildford Road is a substantial and good example of the Federation Arts and Crafts style, which demonstrates the aspirations of the original developers for this neighbourhood before the growth of traffic on Guildford Road impacted so heavily on amenity.

3. Subject Property

3.1 Physical Description

This substantial single storey brick and corrugated zincalume residence demonstrates the Federation Queen Anne style. It is an asymmetric floor plan with a verandah wrapping the front and portion of the western side of the building.

It features an elaborate gable infill on the projecting bay and a bullnose verandah roof supported on turned posts. The verandah is brick paving on sand infill that is contained by limestone foundations. The original timber verandah has been removed although the steps to the main entry do remain.

Internally the place retains its original floor plan with some additions across the rear. In general, there is little evidence of any original finishes as the place has been stripped of all architectural details, such as architraves, skirtings and the majority of the floorboards. Windows are all broken and some window frames have been completely removed. On the eastern elevation there is evidence of failed brickwork.

The place is in very poor condition and graffiti is evident internally and externally.

The garden shows no evidence of any formal planting and although some trees are large specimens there are not species of any particular rarity or merit.

3.2 Streetscape



Figure 3: View southwest on Guildford Road and vacant lot adjacent.



Figure 4: View southwest on Guildford Road towards the Mount Lawley subway.



Figure 5: View northeast on Guildford Road towards subject property.



Figure 6: View of the western elevation across the adjacent vacant lots.



Figure 7: View showing relationship to Guildford Road.



Figure 8: View showing relationship to Guildford Road.

3.3 Elevations and Landscape

The majority of the exterior of the original residence still demonstrates the brick construction with concrete bands and some remnants of tuckpointing. Large areas of the external walls have graffiti and the surrounding grounds are in poor condition with some mature trees.



Figure 9: Front Elevation



Figure 10: Front Elevation



Figure 11: Front Elevation



Figure 12: Front Elevation



Figure 13: Rear Elevation.



Figure 14: Rear Elevation.



Figure 15: West Elevation.



Figure 16: East Elevation.

3.4 Internal Photographs

The interior of the property was poorly lit and difficult to navigate because of the removed floorboards and accumulation of debris. The following photographs demonstrate that the majority of detail has been removed. Apart from some original floorboards there are no architraves, skirtings or doors. There is also asbestos sheeting in the rear of the building.



Figure 17: Front Door.



Figure 18: Hallway.



Figure 19: Bedroom



Figure 20: Bedroom.



Figure 21: Bedroom



Figure 22: Bedroom 1.



Figure 23: Bedroom 2.

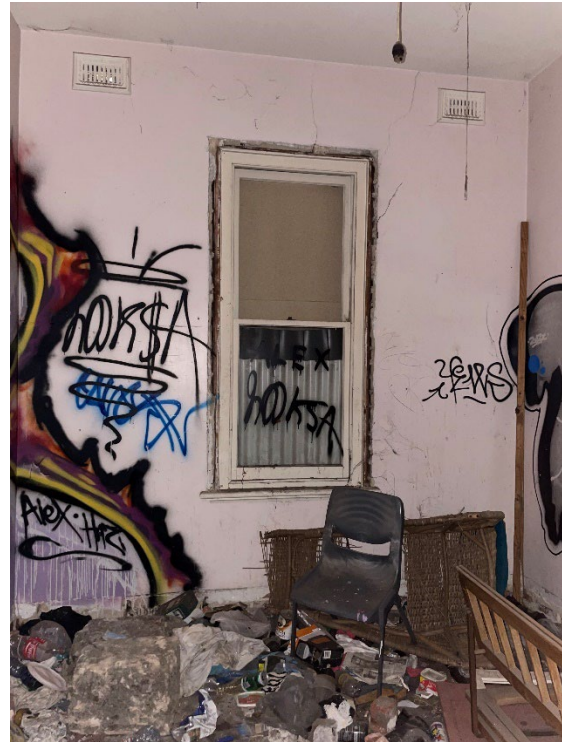


Figure 24: Bedroom 3.



Figure 25: Lounge Room.



Figure 26: Lounge Room.



Figure 27: Lounge Room



Figure 28: Lounge Room



Figure 29: Dining Room (former kitchen)

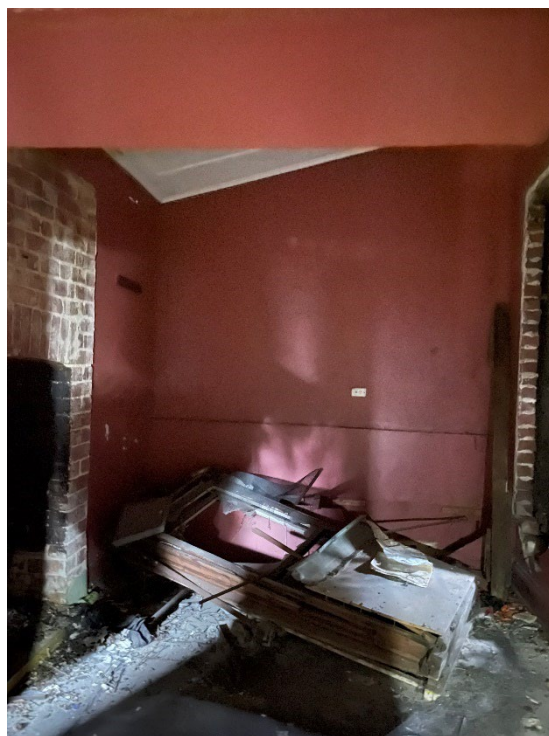


Figure 30: Dining Room (former kitchen)



Figure 31: Kitchen.



Figure 32: Kitchen ceiling.



Figure 33: Kitchen alcove.



Figure 34: Kitchen.

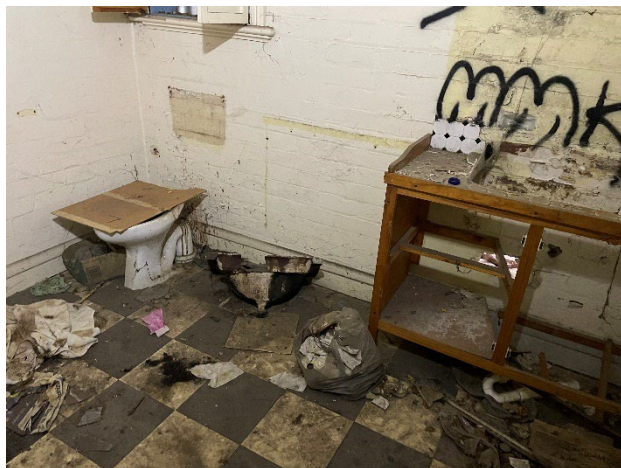


Figure 35: Bathroom.



Figure 36: Bathroom window.

3.5 History

This place was built c1904 as a private residence. It was used for that purpose until its declining condition made it uneconomic to repair. The place was closed and has been accessed by vagrants for some years and been stripped of any original detail.¹

The adjacent residences on Guildford Road have been demolished in the early 2000s leaving the place isolated within cleared lots to the north and south.

4. Proposed Development

The Department of Planning Lands and Heritage are proposing to develop this site and adjoining lots for future social housing. The form and scale of the development has not been finalised at this stage. Nevertheless, it is a requirement of the new development that the site is cleared to enable optimum occupancy of the site.

Alongside the proposed development of the large parcel of land owned by the DPLH, Main Roads WA have assessed that Guildford Road needs to be widened along the southern side of Guildford Road to accommodate the current increased volume of vehicle traffic. The volume of traffic is also predicted to increase with any proposed development of the land held by DPLH. The widening will require resumption of portion of all lots on the south side of Guildford Road between Stanley Street and Pakenham Street.

Specifically, the proposed resumption for road widening will require portion of the subject property at 40 Guildford Road to be removed.

Therefore the subject property is required to be removed for future development of the site and because it will hamper the road widening which is required for the ongoing safety and amenity of the community.

¹ Refer to the Archival Record for 40 Guildford Road, Mount Lawley, May 2023.

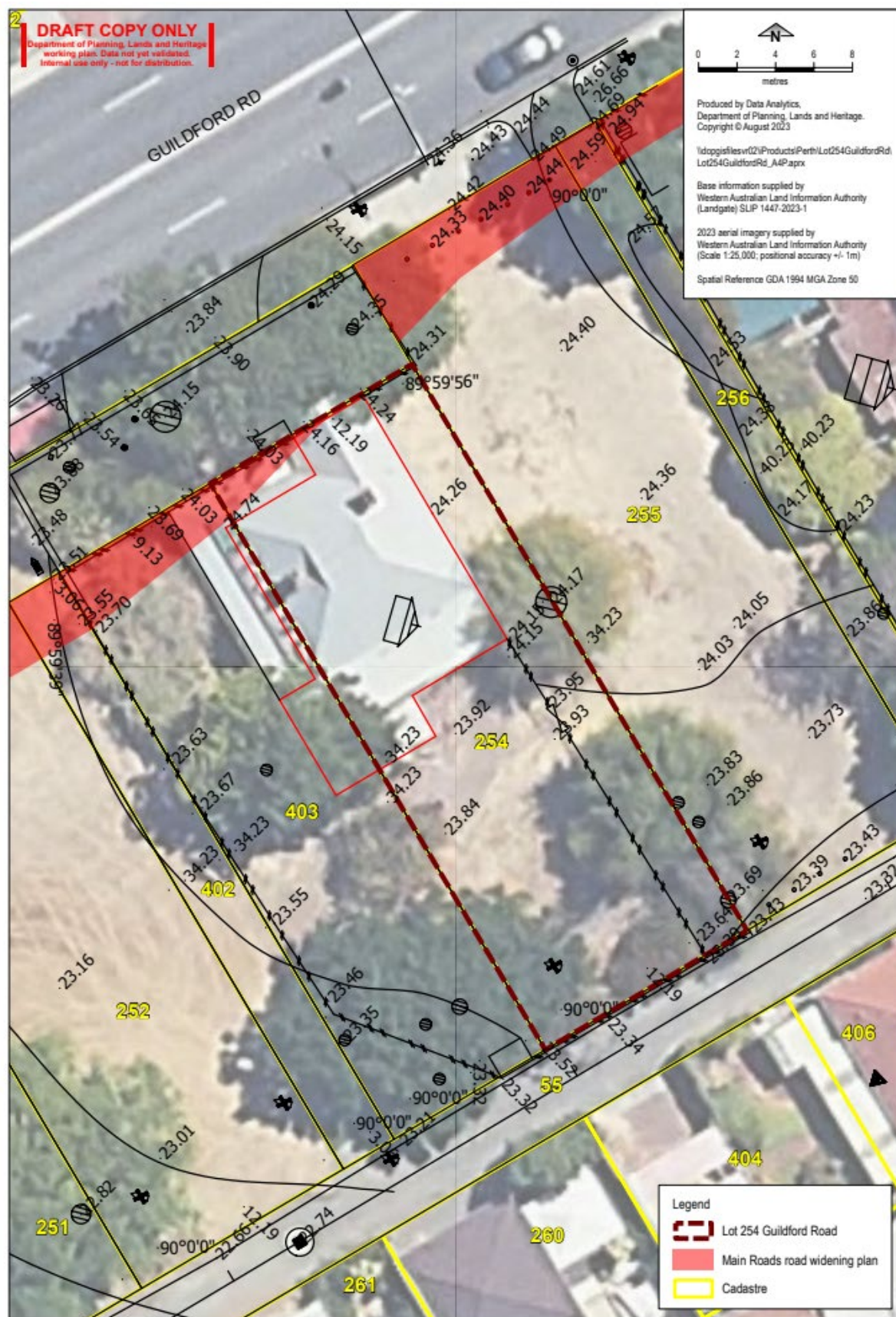


Figure 37: Road Widening Plan prepared by Main Roads.

5. Assessment of Impact

The development application is seeking to remove the building from the City's Municipal Heritage Inventory (MHI) to enable demolition of the building.

Under Clause 2 of the City of Vincent's Heritage Policy 7.6.5, amendments can be made to the MHI to accompany applications for demolition.

The requirements under Figure 1 of that policy state that to delete a building from the MHI, the application would be to demonstrate **one** of the following

- *The cultural heritage significance of the place in the existing heritage assessment was erroneous.*
- *A structural condition report conducted by a registered structural engineers states that the structural integrity of the place has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric. Note: The poor state of a place should not in itself be a reason for removal from MHI*
- *Where the heritage value is historic and/or social only the owner/applicant can demonstrate that it cannot practically be retained in its entirety or in part*

RATIONALE FOR REMOVAL FROM THE MHI	RATIONALE
<i>The cultural heritage significance of the place in the existing heritage assessment was erroneous.</i>	<p>The cultural heritage significance of the place was not erroneous in 2007 when last assessed.</p> <p>It was noted at that time that the integrity of the historic setting had been compromised. Since then, the increased traffic on Guildford Road has led to an acceleration in the changes to the streetscape and its original neighbourhood context.</p> <p>In 2007, the place was occupied and demonstrated its original use and much of its original detail. In 2023, the place is no longer habitable and original fabric has been stripped from the place and the remaining fabric is in poor condition.</p> <p>To make the place viable for use would require removal of the structures across the rear of the property and replacement of much of the remaining fabric in the front rooms of the place. These changes would have an impact on the cultural heritage significance.</p>
<i>A structural condition report conducted by a registered structural engineers states that the structural integrity of the place has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric. Note: The poor state of a place should not in itself be a reason for removal from MHI</i>	A structural engineer's report has not been prepared.
<i>Where the heritage value is historic and/or social only the owner/applicant can demonstrate that it cannot practically be retained in its entirety or in part</i>	The heritage values of the place were determined to be in part the aesthetic value of its Federation Arts and Crafts style which is no

	<p>longer apparent because of the loss of original detail.</p> <p>The historic and social values of the place were identified in the remaining form and fabric of the place. This has now been significantly diminished through vandalism and the deterioration of the condition of the remaining fabric.</p> <p>The identified historic value of its role in demonstrating the creation of a neighbourhood clustered around Guildford Road is no longer evident.</p>
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In addition to the above requirements of the Heritage Policy 7.6.5 an assessment of the impact of demolition on the heritage values of the place has been determined through the values designated in the 2006 Heritage Assessment for the Local Heritage Survey.

The house at 40 Guildford Road is a substantial and good example of the Federation Arts and Crafts style, which demonstrates the aspirations of the original developers for this neighbourhood before the growth of traffic on Guildford Road impacted so heavily on amenity.

The decline in the condition of the building has meant a significant loss of aesthetic values and the evolution of Guildford Road to a busy main road has meant that any connection with the former community has long been absent.

HERITAGE VALUE	ASSESSMENT OF IMPACT
<i>The house at 40 Guildford Road is a substantial and good example of the Federation Arts and Crafts style, which demonstrates the aspirations of the original developers for this neighbourhood before the growth of traffic on Guildford Road impacted so heavily on amenity</i>	<p><i>The demolition of the building will lead to a loss of the building fabric but its degraded state has meant its heritage values are already diminished from the 2006 statement.</i></p> <p><i>The association with the original development has long been absent because of the changing nature of the adjacent properties on Guildford Road.</i></p> <p><i>The future road widening of Guildford Road will have a further impact on the heritage value associated with the former streetscape and community which formerly lived adjacent.</i></p>

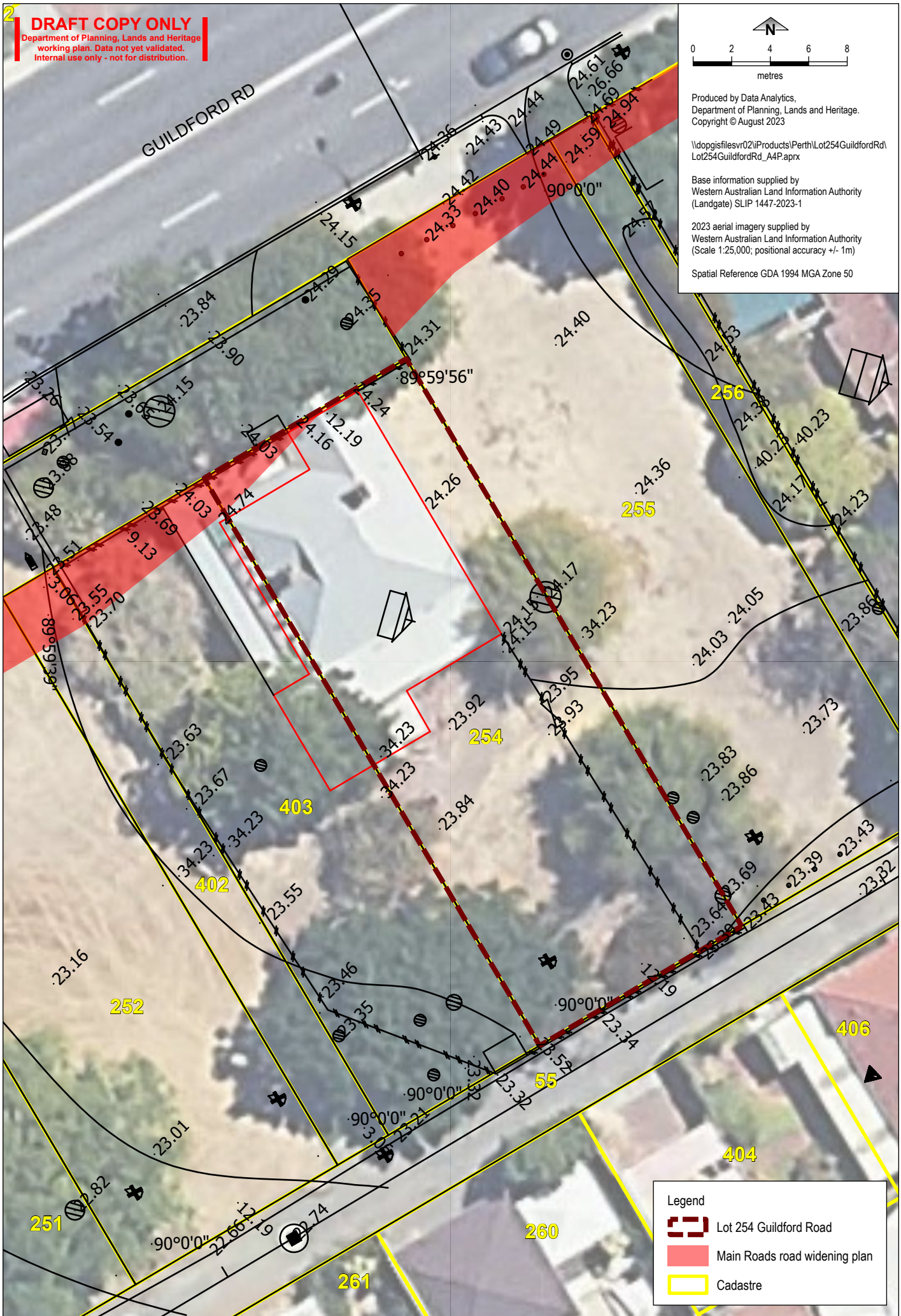
6. Conclusion

The demolition of the building at 40 Guildford Road, Mount Lawley is supported.

The road widening is essential for the safety and amenity of the wider community. Demolition of portion of the building will result in the loss of authenticity and integrity of the building. The remainder of the building could not be sustained and retain its heritage values.

The preparation of an archival photographic record will capture any remaining aesthetic heritage values evident at the place.

ATTACHMENT FIVE – ROAD WIDENING REQUIREMENTS OVERLAY



Lot 254 Guildford Road, Mount Lawley

ATTACHMENT SIX - ARCHIVAL PHOTOGRAPHIC RECORD



Department of Planning,
Lands and Heritage



P3138, LOT 254 (40) GUILDFORD RD, MOUNT LAWLEY
Photographic Archival Record



HOCKING HERITAGE + ARCHITECTURE

March 2023

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HHS Job No. 2023-08

Rev No	Author	Reviewer		Date
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1.0 Background

This photograph archival record has been prepared at the request of the Department of Planning Lands and Heritage. Demolition is proposed for the building to enable future development of this site and adjacent properties on Guildford Road and East Parade, Mount Lawley.

This place was considered by the Department of Planning Lands and Heritage for inclusion in the State Register of Heritage Places in 2002 and was found to be below threshold for inclusion.

The place has been identified by the City of Vincent as a Moderate Level of Significance which is described as:

Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.

Management Category B - Conservation Recommended

Consider for inclusion on the MHI (Heritage List) if owner/applicant consents to inclusion.

This Archival Record has been prepared to enable the development of the site whilst recognising the heritage values of the place.

2.0 Statement of Significance

The City of Vincent have prepared the following statement.

The house at 40 Guildford Road is a substantial and good example of the Federation Arts and Crafts style, which demonstrates the aspirations of the original developers for this neighbourhood before the growth of traffic on Guildford Road impacted so heavily on amenity.

3.0 Location

The property is located on the south east side of Guildford Road in the block bound by Stanley Street and East Parade.

The property is located across two lots; lot 254 (40) on Plan 2001 and lot 403 on Deposited Plan 31182 as designated on Certificate of Title Volume 2209 Folio 50.

On either side of the lot are vacant lots where former residences of a similar age were located.

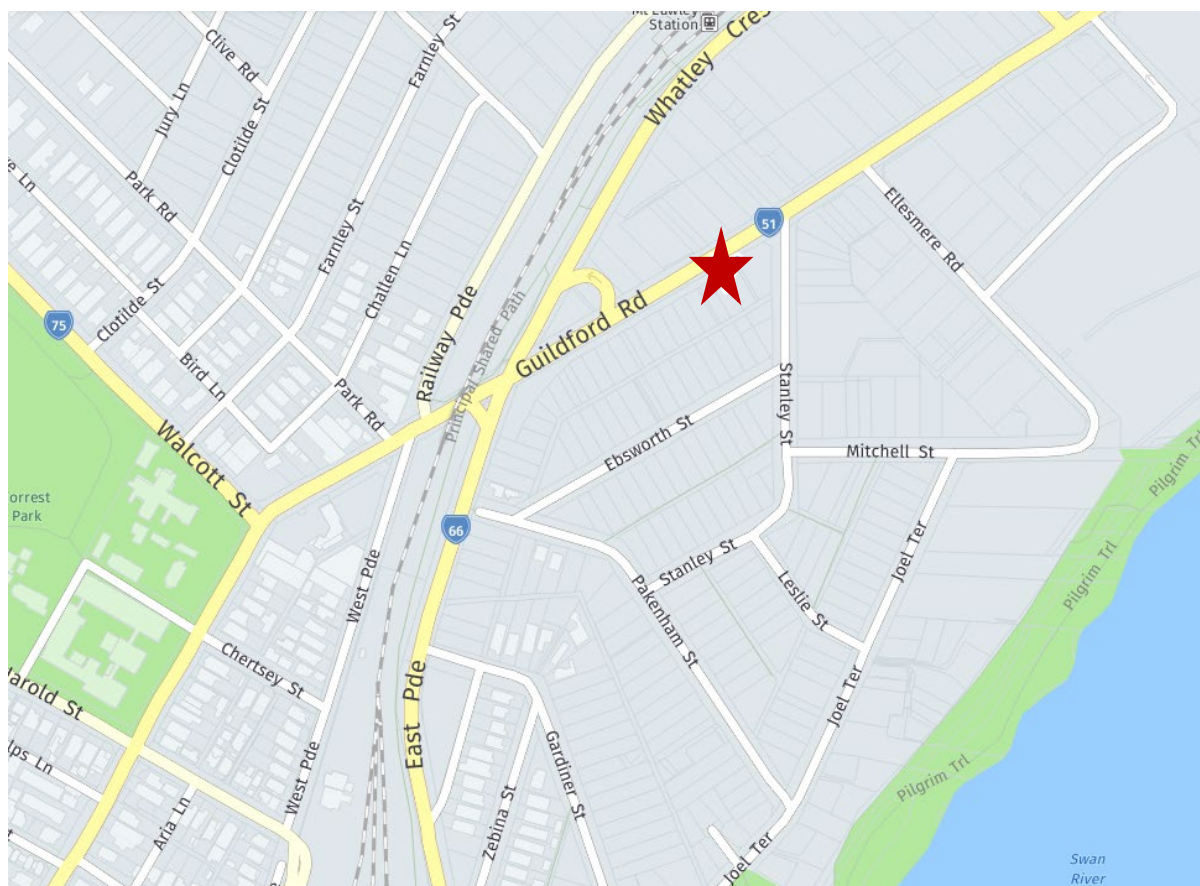


Figure 1: Location Plan

COURTESY NEARMAP



Figure 2: Lots 254 and 403 (40) Guildford Road Mount Lawley.

COURTESY CITY OF VINCENT INTRAMAPS

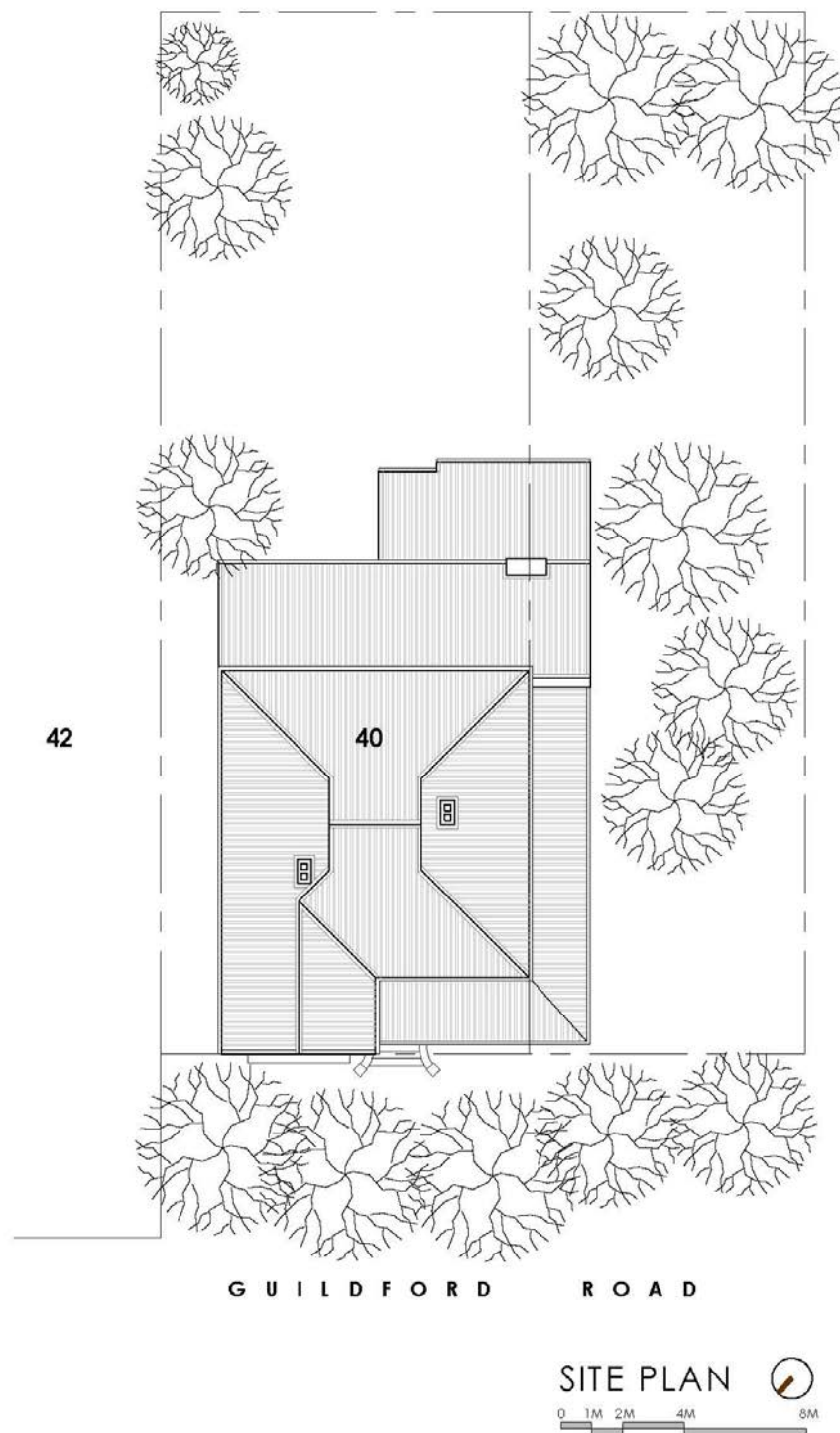


Figure 3: Site Plan

4.0 Brief History

*This history has been expanded from the research prepared for the City of Vincent Local Heritage Survey. Acknowledgement is extended to the authors of that documentation.*¹

This section of Guildford Road is part of the East Norwood Estate which was developed in 1898, on part of Locations A4 and A5, on the eastern side of the Fremantle-Guildford Railway line, in the East Perth/Mt Lawley area. The subdivision was carried out by surveyors Crossland & Hardy on behalf of the Perth (WA) Estate Company Limited of 364 Hay Street.

The strong demand for new housing was a result of the population boom created by the gold discoveries in the State. One member of the Perth (WA) Estate Company was Zebina Lane, who was an engineer and mine owner at the Great Boulder mines, and one of a number of people who made money in gold mining and reinvested it in land developments during this period. The Company had previously developed the adjoining Westralia Estate on the west side of the railway line on Location A4. The estate was promoted as having 'splendid building lots', 'made roads' and 'river frontages'. In the latter case these were the larger blocks along Joel Terrace which were expected to attract the wealthier buyers. It is evident from the subdivision map that this was not one of the earliest blocks sold, the earliest being those used for 'spec' and rental housing along the railway line (East Parade), Bramall and Summers Street.

The estate's boundary nearest to the subject place was Stanley Street (two house blocks from No. 40), which later became the boundary between the Town of Vincent (formed 1995) and that portion of Mount Lawley which is in the City of Stirling. This section of Guildford Road was listed in the Wise's Post Office Directories initially as 'Guildford old road' and by 1905 it was known as 'Old Guildford Road' and listed in conjunction with Lord Street. Around 1908 it became known as 'Guildford Road, Norwood' and it remained so until the 1940's.

No 40 Guildford Road, was well positioned for access to Perth's train system via the nearby Mount Lawley Station. Then in 1924 a single tram track was laid from the tram terminus on the corner of Lord and Lincoln Streets through the Mount Lawley Subway to Maylands. In 1939 this line was duplicated, and the Subway widened to accommodate the second track. This further improved access to the city.

In 1925 the resident was Herbert Illingworth. At that time the area around the Mount Lawley Subway (just a street block away) was a thriving village. The shops and businesses also listed in the Directories were No. 1 Guildford Road Methodist Church, No. 3 plumber, No. 5 Laundry, Nos. 8 - 10 butcher, No. 12 fancy goods and draper, No. 14 confectioner and grocer, No. 15 newsagent, stationer, tobacconist and State Savings Bank agency, No. 18 tobacco and fancy goods and No. 19 butcher. In 1.

The subdivision plan for this property was approved in 1898 and lots were purchased from the developer British Westralia Syndicate Limited.² Lots 253 and 254 were purchased in 1902 by Alice Victoria McColl.³

Alice Victoria McColl (c1863-1914) was the wife of railway employee, Stawell Austral McColl (c1861-1916). From the available evidence in the Post Office Directories and Electoral Rolls the place was built in 1904 as A. McColl is recorded living in Guildford Road in 1905. The builder or architect of the residence has not been determined. It is likely that a local builder, such as John Berne Hawkins who lived in Guildford Road, constructed the home in accordance with readily available plans from pattern books that were in common usage at the time. The plan form and remaining detail of the building indicate that the home was of some quality and not a cottage for occupants of limited

¹ Place 3818 House, City of Vincent InHerit database entry. Adopted 2006.

² Certificate of Title, 161/20, Landgate.

³ Certificate of Title, 161/20, Landgate.

income. This conclusion is also supported by the evidence that the residence occupied more than one lot it and was set in a more expansive garden setting.⁴

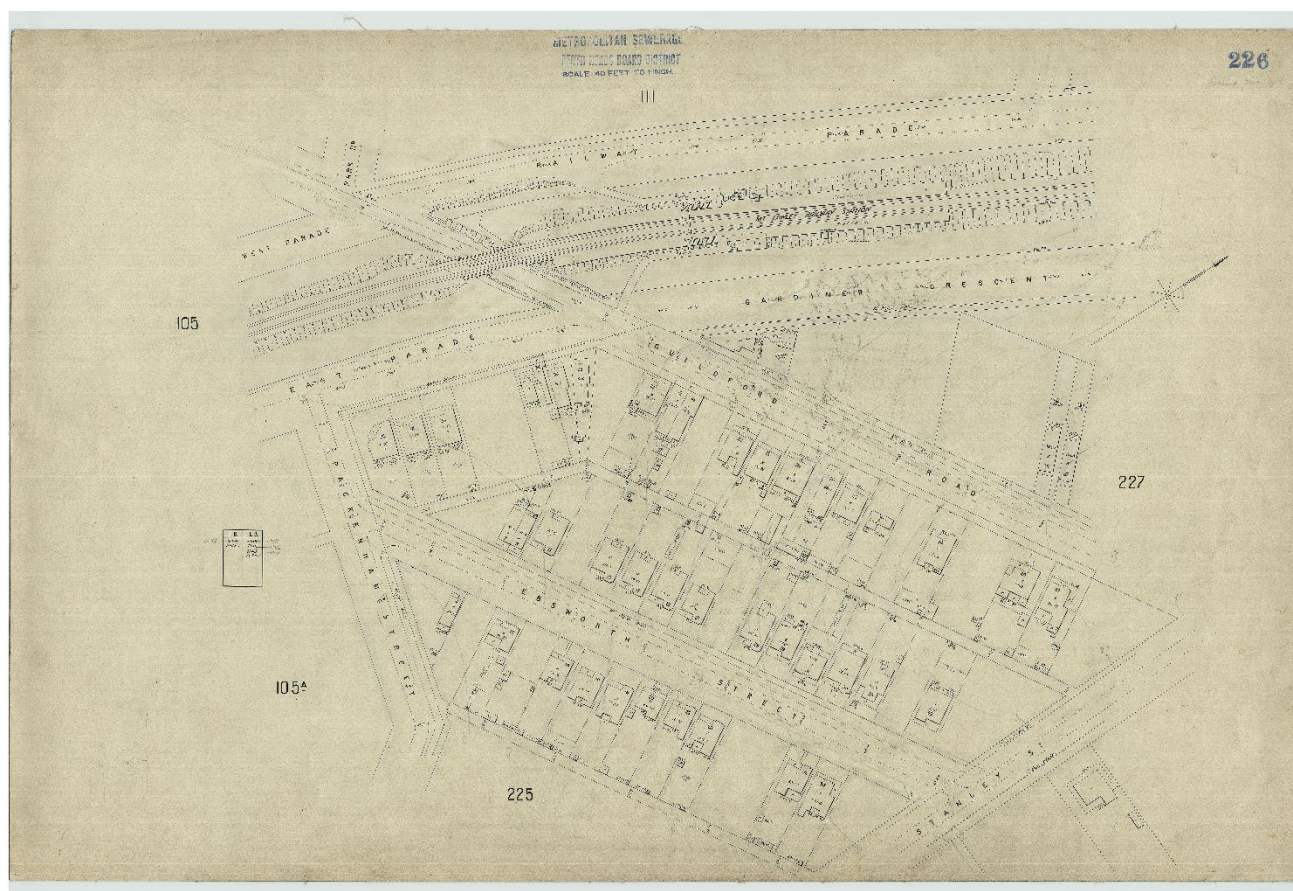


Figure 4: Sewerage Plan Sheet 226, 1917.

COURTESY SROWA SERIES 634 CONS 4156 ITEM 0226

The McColls appear to have lived in the place until c1911 and subsequently leased the place to tenants. A newspaper article from March 1911 records that Stawell and Alice McColl were living in St Georges Terrace Perth at that time.⁵

Post Office Directories record that there was a rapid turnover of occupants between 1912 and 1915 and was then occupied by caterer Andrew Cavanagh and his wife Jane until 1918.

In 1914, Alice McColl died, and the property transferred to Stawell McColl, and on his death in 1916 the property was transferred to their children, Alice Sophia McColl and Archibald Dougald McColl.⁶ The siblings continued to lease the property to tenants, traveller Herbert Illingworth and his wife Ethel Illingworth from 1919 to 1926.⁷

In 1926, the property was transferred to clerk Frederick William James Joyce (c1893-1973) and his wife Eunice Hilda Joyce, nee Bevan (c1895-1977). The couple married in 1914 and had at least four children and lived at this house until the 1970s. Frederick Joyce died in 1973 and Eunice lived on in the house until at least 1975 when the place was transferred to draftsman William Richard Marks and

⁴ Sewerage Plan Sheet 226 shows the width of the lot is larger than the majority of the housing lots adjacent.

⁵ *The West Australian*, 29 March 1911, p. 4.

⁶ Certificates of Title, 682/184 and 682/185, Landgate.

⁷ Post Office Directories, State Library of WA, [Post office directories | State Library of Western Australia \(slwa.wa.gov.au\)](https://www.sla.wa.gov.au/post-office-directories) accessed February 2023.

Public Relations Officer Lynette Marks.⁸ The couple lived at the house until 1986 when the house was transferred to the Western Australian Planning Commission.⁹ With the transfer of the property to the WAPC the residence was leased to tenants.

Aerial photographs from the mid 20th century indicate that the extent and form of the residence have not changed considerably since that time. The WAPC and its subsequent authorities maintained the property when it was occupied by tenants including the replacement of the roof cladding in the late 1980s.

The physical evidence suggests that the timber verandah was replaced in the late 1980s with the current verandah which is brick laid on sand.

The houses located to the south of the 40 Guildford Road were demolished in 2000, and the house to the north was demolished c2009. The original residential context of this portion of Guildford Road has been lost as a result of these changes.

The residence has been unoccupied for several years and is in a very poor condition.

4.1 Occupants and owners

DATE	OWNERS	OCCUPANT
1898 - 1902	British Westralia Syndicate Limited	None
1902 - 1918	Alice Victoria McColl	1905 – 1911 Stawell Austral McColl and Alice Victoria McColl. 1912 William J Franz 1913 Frederick W Koeppe 1914 John Dillon and Haswell Bromley 1915 - 1918 Andrew and Jane Cavanagh
1918 - 1926	Alice Sophia McColl and Archibald Dougald McColl	1919 - 1926 Herbert Illingworth
1926 – 1975	Frederick William Joyce and Eunice Hilda Joyce.	Frederick William Joyce (until 1973) and Eunice Hilda Joyce.
1975 - 1986	William Richard Marks and Theresa Barbara Marks	William Richard Marks and Theresa Barbara Marks
1986 - 2001	Western Australian Planning Commission	Various
2001 – 2023	Western Australian Planning Commission (Dept of Planning Lands and Heritage)	Various and vacant

⁸ Certificate of Title 1033/111, Landgate.

⁹ Certificate of Title 1070/301, Landgate.

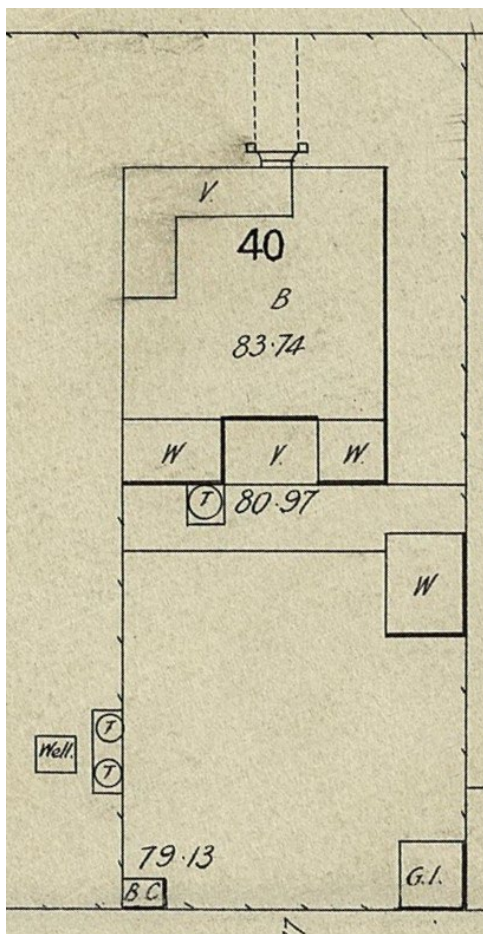


Figure 5: Sewerage plan of the property, 1917.
COURTESY SROWA. SERIES 634 CONS 4156 ITEM 0226.

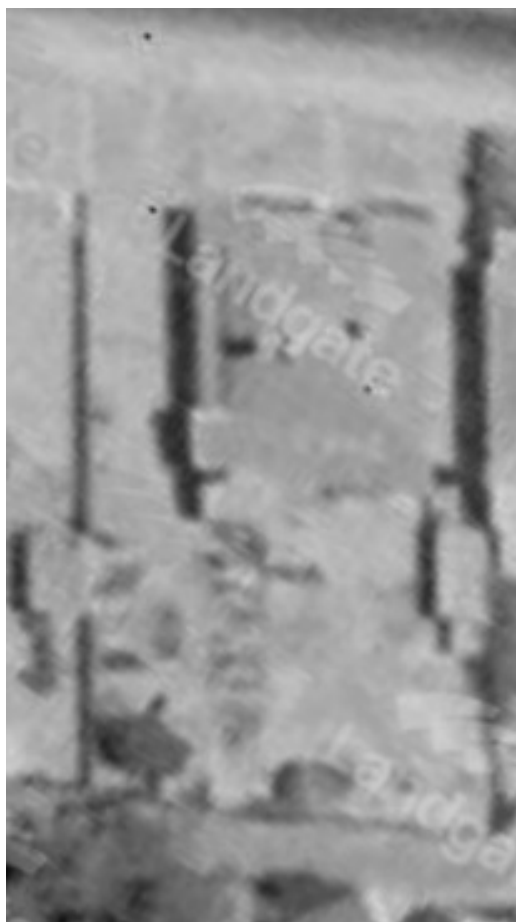


Figure 6: Aerial photograph, 1965
COURTESY LANDGATE

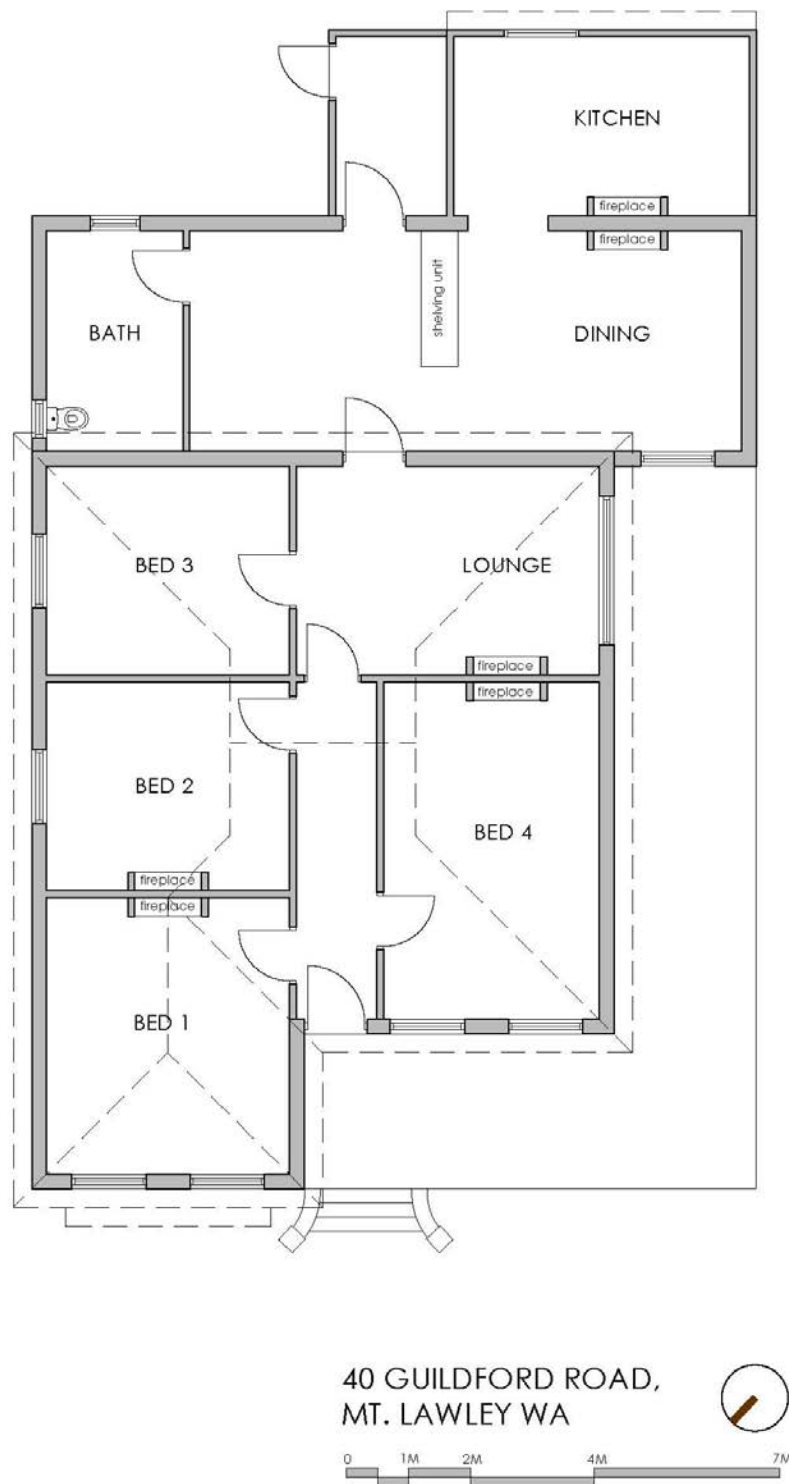


Figure 7: Floor Plan

5.0 Photographs

The following images were taken on 8 March 2023 by Hocking Heritage + Architecture. No access was available to the roof space or underfloor space.

5.1 Streetscape



Figure 8: View southwest on Guildford Road and vacant lot adjacent.



Figure 9: View southwest on Guildford Road towards the Mount Lawley subway.



Figure 10: View northeast on Guildford Road towards subject property.



Figure 11: View of the western elevation across the adjacent vacant lots.



Figure 12: View from the lane at the rear of the property.



Figure 13: View from the lane at the rear of the property.



Figure 14: View from the lane showing the rear property fence and planting.



Figure 15: View from the lane to the western elevation.



Figure 16: View showing relationship to Guildford Road.

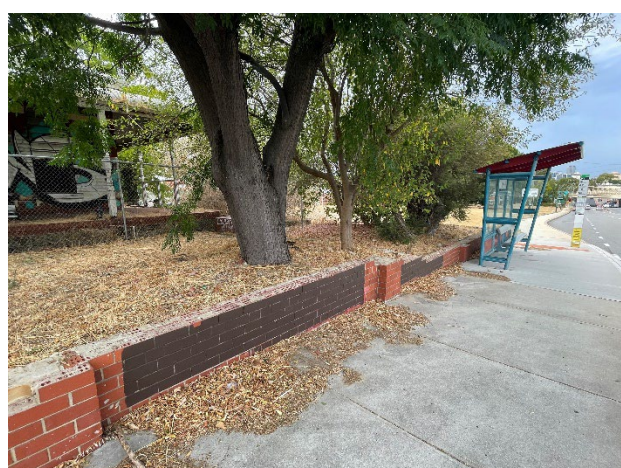


Figure 17: View showing relationship to Guildford Road.



Figure 18: Properties on the northern side of Guildford Road.



Figure 19: View to buildings on the northern side of Guildford Road.

5.2 Elevations and Landscape

The majority of the exterior of the original residence still demonstrates the brick construction with concrete bands and some remnants of tuckpointing. Large areas of the external walls have graffiti and the surrounding grounds are in poor condition although there are some mature trees.



Figure 20: Front Elevation

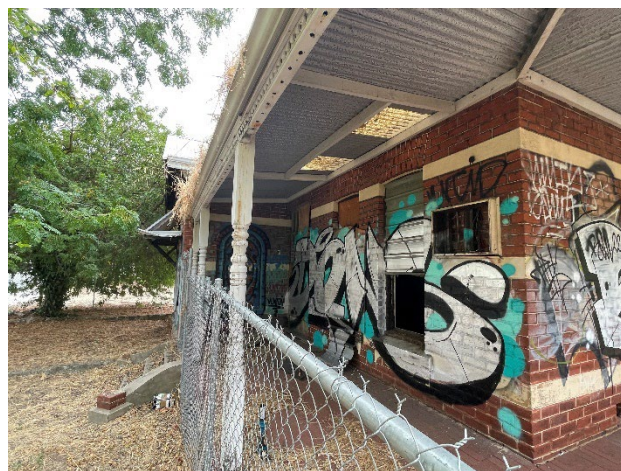


Figure 21: Front Elevation



Figure 22: Front Elevation.



Figure 23: Front Elevation.



Figure 24: Front Elevation showing verandah.



Figure 25: Front Elevation showing original steps.



Figure 26: Rear Elevation.



Figure 27: Rear Elevation.



Figure 28: Rear Elevation.



Figure 29: Rear Elevation.



Figure 30: West Elevation.



Figure 31: East Elevation.



Figure 32: Remnant planting on the east side of the house



Figure 33: Overgrown creeper on the west elevation.



Figure 34: Rubble and degraded plants on the west side of the lot.



Figure 35: Fenced western side of the lot and some remnant hardscaping.



Figure 36: View of the mature trees in the backyard from the lane.



Figure 37: Back yard.

5.3 Internal Photographs

The interior of the property was poorly lit and difficult to navigate because of the removed floorboards and accumulation of debris. The following photographs demonstrate that the majority of detail has been removed. Apart from some original floorboards there are no architraves, skirtings or doors. There is also asbestos sheeting in the rear of the building.



Figure 38: Front Door.



Figure 39: Hallway.



Figure 40: Hallway.



Figure 41: Hallway.



Figure 42: Bedroom

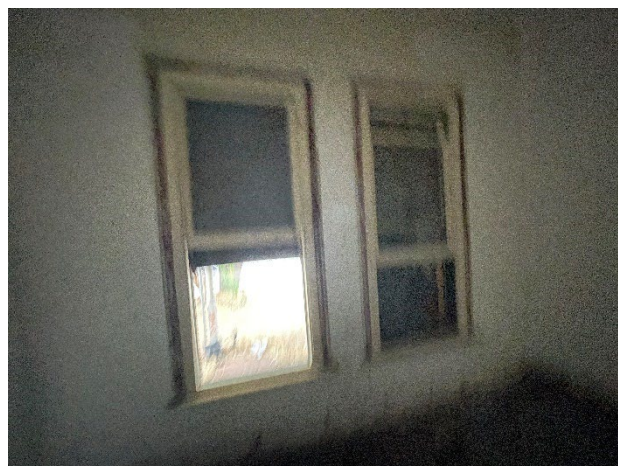


Figure 43: Bedroom.



Figure 44: Bedroom



Figure 45: Bedroom 1.



Figure 46: Bedroom 1.

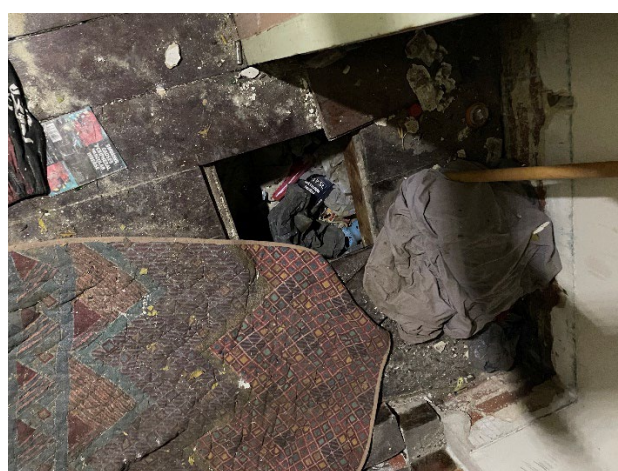


Figure 47: Detail of floorboards.



Figure 48: Bedroom 2.

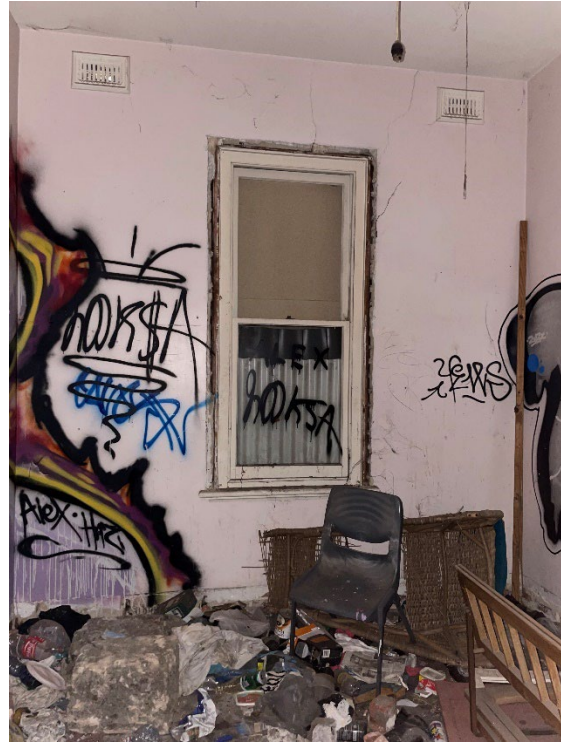


Figure 49: Bedroom 3.



Figure 50: Lounge Room.



Figure 51: Lounge Room.



Figure 52: Lounge Room



Figure 53: Lounge Room



Figure 54: Dining Room (former kitchen)

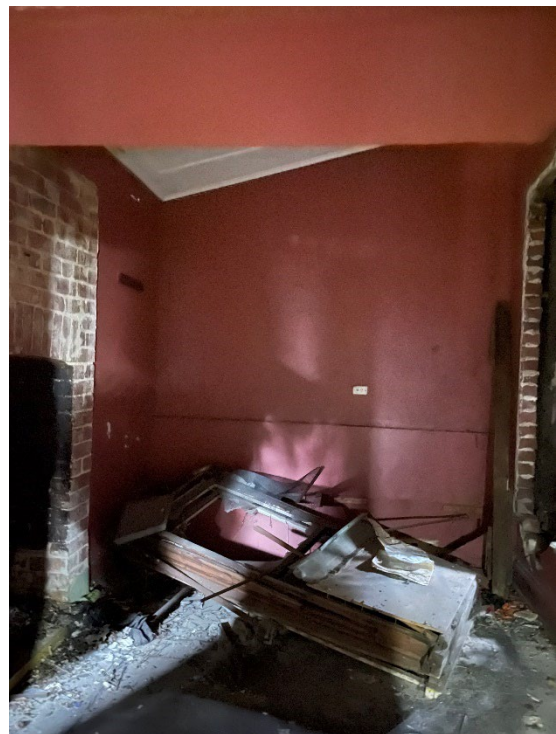


Figure 55: Dining Room (former kitchen)



Figure 56: Kitchen.



Figure 57: Kitchen ceiling.



Figure 58: Kitchen alcove.



Figure 59: Kitchen.



Figure 60: Sleepout looking through to Dining Room.



Figure 61: Sleepout looking through to Dining Room.



Figure 62: Bathroom door and ceiling.



Figure 63: Bathroom.

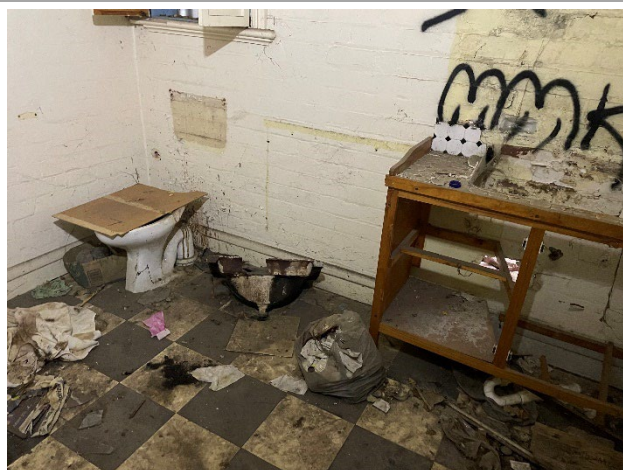


Figure 64: Bathroom.



Figure 65: Bathroom window.

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