



Guildford-Mandoon Heritage Area Character Statements (Part B)

Acknowledgement of Country

Ngalak Maali Boodja Kaditj

Whadjuk Moort Noongar Boodjara

Baalap Kalyagool Noyyang

Boodja Kep Moort

Ngalak Kwabaduk Wirn

Kabarli Bworan Kora Kora

Yeyi Ngoongoolong

The City of Swan acknowledges the traditional custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community.

We pay our respects to Elders past and present, and their descendants.

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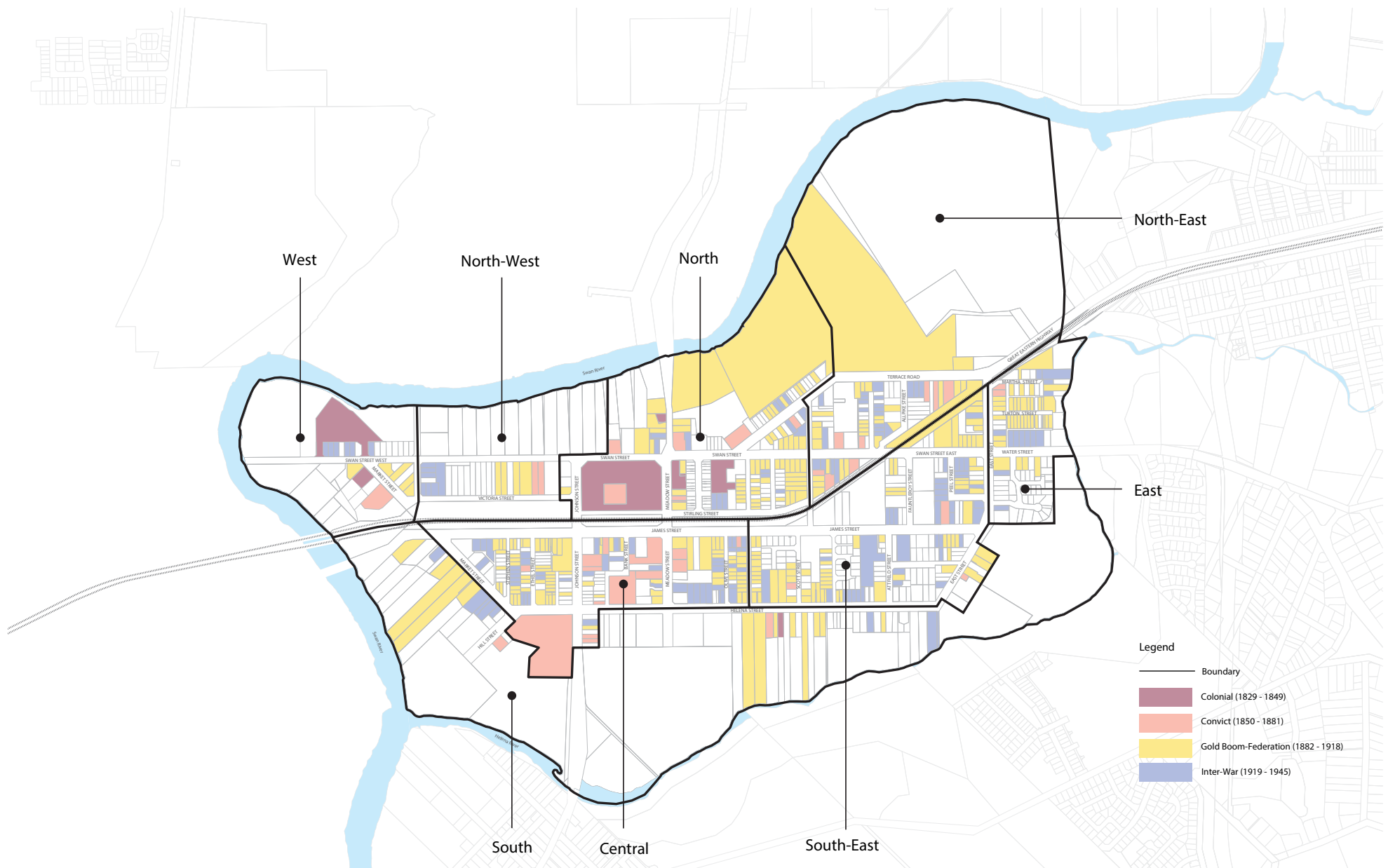
INTRODUCTION

These Character Statements have been prepared in collaboration between the City of Swan and the Swan - Guildford Historical Society to capture the local history, character and quality of streetscapes in Guildford. Local character within the Guildford Heritage Area varies from street to street due to differences including lot sizes, street widths, vehicular and pedestrian traffic volumes, building typologies, topography and uses. Each of these Statements reflect their own unique characteristics and elements to be considered, retained and responded to when putting forward any development proposal. The Statements do not detract from the holistic understanding of Guildford Heritage Area but rather provide a mechanism for assessing development proposals in Guildford. All of Guildford's contributory places play a part in its heritage significance and no part of Guildford is treated with greater precedence than another. Refer to Map 1 illustrating the eight Character Statement contexts of Guildford Heritage Area.

How to use this document

The Character Statements will provide designers with a detailed understanding of context and character to be considered in the design process. That character should be addressed in the design and supported by the accompanying Character Impact Statement submitted with the development application. The Guildford Heritage Area Policy is informed by the contextual character of each Statement and their relationship to the overall cultural heritage significance of the Guildford Heritage Area; both documents should be referred to concurrently when designing new built form.

Non-contributory elements and buildings are not to be considered as referenced character elements in the policy.



Map 1 - Character Statements

WEST

Summary

Market Street and Swan Street were original roads included on Sutherland's 1829 plan for Guildford. The western section of Swan Street, however, was originally designated as a market ground and King's Meadow. The market did not eventuate at this location and land had begun to be subdivided by the early 1830s, with Swan Street extended to the western riverfront, now Fishmarket Reserve. This area contains large dwellings situated on large lots, and development dating to the colonial era. There is a distinct riverine setting, which provides access to the floodplain to the east and west of the constructed portion of Swan Street. Much of this area is comprised of the floodplain, which provides a rural atmosphere within 13km of the CBD. Originally this land was subdivided into 2-4 acres with the idea of providing land for the pasturing of animals and fruit and gardens for self-sufficiency and much of this land is now retained for recreation.

The landscape elements and riverine setting are highly contributory to the heritage value of the Guildford Historic Town. "Market Street 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 ... with various species of mature street trees. Dwellings are set back behind very wide street verges ... all within a landscaped area with views to the floodplains and the river." (HCWA) Market Street is particularly picturesque, while Swan Street has a strong rustic feeling, "contributed to by the narrow street running down to the river, open space, and substantial trees". (HCWA) Views of dwellings and landscape features are permitted via low, visually permeable fencing, usually timber picket.

Market Street formed part of the original town plan, and the original subdivision pattern is still represented. Later subdivision of land on the northern side of Swan Street was consistent with village lots of approximately 700m². Lot sizes vary. Lots on the western side of Market Street are larger, and dwellings situated on these lots enjoy wide setbacks contributing to the openness and picturesque nature.

Car parking is generally not visible from the street, however some recent dwellings and additions include garaging forward of the dwelling which disrupts the streetscape by altering the established setbacks and makes vehicular infrastructure the focal point of the dwelling when viewed from the street.

Riverside lots became fashionable and the prosperity of this time are reflected in the extravagant architectural features. Dwellings here are detached, exhibiting large boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk, as well as providing views of tree canopy and private landscape features beyond the dwelling. There are several colonial era buildings which are of great significance, and the remainder of contributory dwellings date to the gold boom and inter-war periods. The northern side of Swan Street contains an intact collection of late inter-war dwellings, while the east side of Market Street includes an intact collection of gold boom era dwellings. Dwellings are a mixture of single and double storey viewed from the street. Contributory double storey dwellings are set back significantly from all boundaries and well-articulated to minimize the impact of building bulk. Despite these dwellings dating from different periods of development, setbacks are generally consistent. Non-contributory new builds are often sited inappropriately (reduced setbacks), or constructed on lots with narrow frontage; where lot size and frontage do not allow setbacks and landscape features to appropriately integrate the built form with the established context, double storey frontages are inappropriate. Minimum plate height is 3m, however dwellings often exceed the minimum, and incorporate steeply pitched galvanized iron roofs or clay tile roofs. Building materials are generally red brick, often with feature render banding or detailing. Roofing material is either galvanized iron or clay tile. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Windows display vertical proportions and are arranged rhythmically and proportionally across the façade.

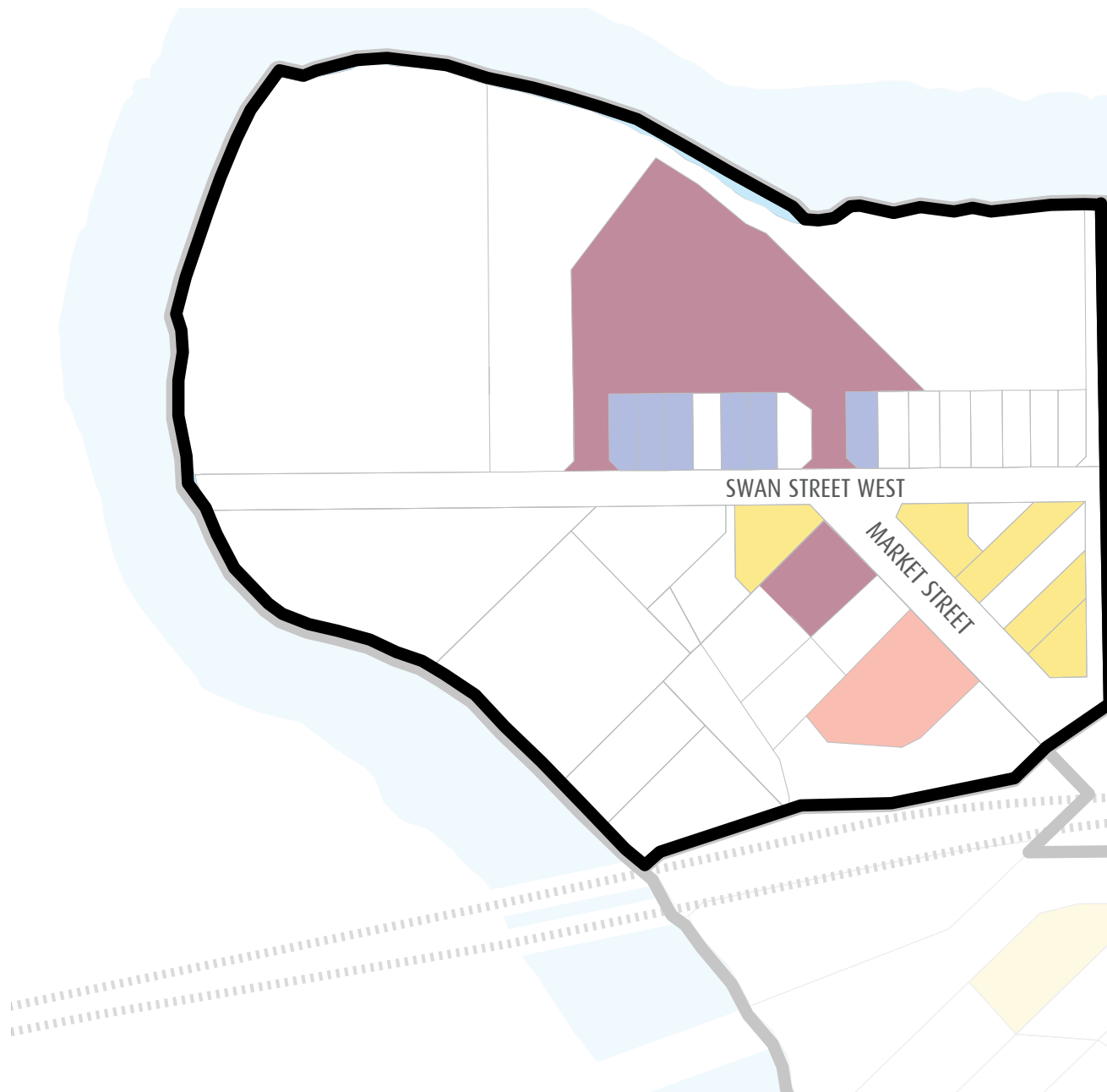
State Heritage Places

P10181 Bebo Moro | P2466 Fairholme Group

	Number of Buildings
Contributory (1829-1945)	12 (50%)
1946-1948 in contributory style	2
Non-contributory (1946-current)	17
Total	24

Category	Number of Buildings
Colonial	2
Convict	1
Gold Boom	1
Federation	4
Interwar	6
Total	14





Legend

- Boundary
- Colonial (1829 - 1849)
- Convict (1850 - 1881)
- Gold Boom-Federation (1882 - 1918)
- Inter-War (1919 - 1945)

STREET	CHARACTER
<p>Market Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 32 Market Street GUILDFORD • 34 Market Street GUILDFORD • 38 Market Street GUILDFORD • 39 Market Street GUILDFORD • 40 Market Street GUILDFORD • 43 Market Street GUILDFORD • 45 Market Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Market Street was an original 1829 street and is very unique for retaining buildings from the mid-late 19th century. Market Street contains 1 Colonial Era building, 1 Convict Era building, 1 Gold Boom and 4 Federation era dwellings. The northern side of the street is almost entirely from the Gold Boom/Federation Era.</p> <ul style="list-style-type: none"> • Contributory Buildings make up 70% of lots facing the street and the street presents as a harmonious and intact street despite the different eras of development. • Dwellings are larger, reflecting larger lot sizes and the prosperity of the era in which they were constructed. Dwellings primarily present as single storey to the street but with plate heights often higher than 3m. A number of more recent buildings present obviously as double storey to the street and do not successfully manage the impact of building bulk on the streetscape. • Dwellings contain significant private gardens, often set in traditional cottage gardens with mature specimen trees in the front setback area. Some contributory dwellings are set in a traditional cottage garden. Jacarandas are a feature in gardens. • Contributory dwellings exhibit steeply pitched galvanised iron roofs, with some tiled roofs and are predominantly red brick with some original Flemish bond and tuck pointed brickwork, feature cream render banding. One dwelling is weatherboard. • Contributory dwellings incorporate wide and/or wrap-around skillion or bullnose verandahs, supported on decorative turned timber posts and often with fine timber detailing. • Windows are vertically oriented with painted timber frames, often double hung sash. Faceted Bay windows evident in some contributory buildings. • Car parking in contributory buildings is incorporated within traditional site planning of lots to the rear or the side of dwellings, or within outbuildings. Single vehicle crossovers are provided. Some recent buildings incorporate double garaging forward of the dwelling and double vehicle crossovers which interrupts the landscape elements of the streetscape, subverts the established setback pattern, and causes vehicle infrastructure to dominate and negatively impact the streetscape. • Historically, Flooded Gums and Olive trees were often used as a method of boundary definition. Many lots on this street continue that tradition and some mature trees continue to define lot boundaries in the floodplain. • Views from dwellings over the floodplain are highly contributory, as are views of dwellings from the floodplain and river. • The 12m wide grassed verges include mature street trees of various species, including sugar gums and flame trees. • Front fences are predominantly low timber picket or wire and contribute to the harmony of the street. <p>Non-contributory elements include some recent dwellings and additions that include garaging forward of the dwelling which disrupts the streetscape by altering the established setbacks and make vehicular infrastructure the focal point of the dwelling when viewed from the street. Development on corner lots that only considered the heritage impact on the primary street and not the secondary street. Double storey development on the street frontage. Use of building materials outside of the limited palette locally. New buildings not built in the prevailing federation style of the street (Flat or skillion roof and hardiplax walls). The battle-axe lots and grouped dwellings do not fit with the traditional lot pattern in the town. Cement sheeting and limestone fencing.</p>



STREET	CHARACTER
<p>Meares Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 2 Meares Street GUILDFORD • 4 Meares Street GUILDFORD • 6 Meares Street GUILDFORD • 8 Meares Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>Meares Street is a short street running north-south from Swan Street West to Victoria Street, with the riverine floodplain and the Swan River to the north of the street. The eastern side of the street is encompassed in this precinct.</i></p> <p><i>There are four houses, 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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Meares Street contains 3 dwellings built in the first few years post WWII in the Inter-War contributory style which, together with the western end of Victoria Street create an Inter-War cluster.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the late Inter-War Era of development. • Dwellings incorporate verandahs asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are skillion or hipped extensions to the main roof of the dwelling. • Windows are vertically oriented and combined to create wider openings, typical of the late Inter-War Era. • Roof materials are clay tile. • Building material is compressed fibre cement panel, with timber weatherboard to sill height. • Buildings are simple and modestly detailed, consistent with cottages from the late Inter-War Era. Asymmetrical facades with central front door with simple timber detailing to facades and window sills. • Meares Street exhibits grassed verges with large street trees on the western side, and smaller mature street trees more sparsely planted on the eastern side. The street's northern end terminates on the Swan River floodplain. • Residential buildings exhibit wide street setbacks with grassed front setback areas and little formality. Mature trees in rear gardens are visible from the public realm. • Only one dwelling on the street incorporates a front fence of timber picket. The western side of the street is the rear of Market Street lots and is dominated by high solid fencing in a variety of materials and vehicle access. • Lots are rectangular and aligned perpendicular to the street. All 4 dwellings on the eastern side of the street exhibit identical size and frontage width and are intact from the original subdivision of the street. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Garages are not forward of the dwelling, where they exist. Crossovers are single-width only. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. The character of the street allows a visual connection to the riverine floodplain at the northern end of Meares Street, and contributes to its rural riverine character. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including cream-spectrum face brick; dwellings without verandahs, porches or clearly definable entry points; windows oriented horizontally; absence of front boundary definition; garages and solid metal panel fencing on the western side of the street.</p>



Meares Street facing north



Meares Street facing south



Meares Street facing west



Meares Street facing east

STREET	CHARACTER
<p>Swan Street West</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 184 Swan Street West GUILDFORD • 188 Swan Street West GUILDFORD • 190 Swan Street West GUILDFORD • 192 Swan Street West GUILDFORD • 194 Swan Street West GUILDFORD • 196 Swan Street West GUILDFORD • 224 Swan Street West GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Swan Street exhibits two different characters; the north side, west of Market Street is almost entirely from the Inter War Era. On the north side, east of Market Street and on the south side of market, dwellings are all new but don't detract from the heritage fabric for reasons identified below. There is 1 Colonial Era building, and 4 Inter-War Era dwellings remaining on the street, as well as 2 from the early post-war years built in the Inter-War contributory style.</p> <ul style="list-style-type: none"> • Contributory dwellings of the Inter War era exhibit consistent and significant primary street setbacks. • Contributory dwellings are single storey and of a modest scale, with steeply pitched, tiled or iron roofs and wall of compressed fibre cement and/or painted weatherboard, with the exemption of the Californian Bungalow (brick and tile). • Views to the river are enhanced by 7m - 7.5m approximate wide verges and with vehicular infrastructure limited to single crossovers. • Car parking is incorporated within traditional site planning of lots, generally the side of dwellings where possible. Where parking has been accommodated forward of the building line, the carports do not overwhelm the frontage or obstruct views of the dwelling. Some recent buildings incorporate double vehicle crossovers which interrupts the landscape elements of the streetscape, and causes vehicle infrastructure to dominate and negatively impact the streetscape. <p>Swan street (North side – east of Market Street and south side)</p> <ul style="list-style-type: none"> • Dwellings are new builds but consistent with contextual character, and are built in the style of the Gold Boom/Federation eras with the following features: • Steeply pitched galvanised iron roofs, predominantly red brick and with architectural detailing consistent with the era and incorporate wide and/or wrap-around verandahs, supported on simple or turned timber posts. • Dwellings are large, reflecting the prestige of the street. Large verges and street setbacks means that double storey elements as viewed from the street do not present as over development. • Windows are vertically oriented with painted timber frames. • Dwellings contain significant private gardens, often with low formal plantings and mature specimen trees in the front setback area. Wide setbacks between buildings allow views of landscape elements to the rear of dwellings and to the floodplain beyond containing mature and remnant trees. • Car parking is incorporated within traditional site planning of lots, generally below, to the rear or the side of dwellings, or within outbuildings. Single vehicle crossovers are provided. Some recent buildings incorporate double garaging forward of the dwelling, double garages facing the street and double vehicle crossovers which interrupts the landscape elements of the streetscape, subverts the established setback pattern, and causes vehicle infrastructure to dominate and negatively impact the streetscape. • Views from dwellings over the floodplain are highly contributory, as are views of dwellings from the floodplain and river. The natural topography and wide setbacks allow views of private landscape elements, remnant and mature vegetation, the floodplain and river from Victoria Street and contribute to the rural riverine character of this. • Mature tree plantings along the south side of Swan Street <p>Non-contributory elements include double garages facing the street or forward of the dwelling and double crossovers, some recent dwellings and additions that include garaging forward of the dwelling which disrupts the streetscape by altering the established setbacks and makes vehicular infrastructure the focal point of the dwelling when viewed from the street, development on corner lots that only considered the heritage impact on the primary street and not the secondary street. Double storey development on the street frontage. Use of building materials outside of the local limited palette. New buildings not built in the prevailing federation style of the street (flat or skillion roof and hardiplex walls).</p>



188 Swan Street West - Inter-War



View from Swan Street West



NORTH-WEST

Summary

The Eastern Railway was constructed in 1881, extended in 1884, and realigned in 1897 which resulted in the reduction in size of former town lots which spanned between James and Swan Streets, and the construction of what is now Victoria Street along the northern side of the railway line. Newfound wealth of the Gold Boom era and the size and Swan River outlook of these allotments resulted in a number of large dwellings being built. This section of Swan Street was never constructed and exists today as a dirt track through the riverine floodplain. This has allowed the lots on Victoria Street to maintain their size and direct connection with the floodplain.

This area contains red bitumen streets with large lots and wide frontages. There are narrow grassed verges, small mature street trees and significant contributory private landscaping elements within front setbacks. Private landscape elements include paving, garden beds and specimen trees, as well as the maintenance of the natural topography which grades down toward the floodplain at the rear of many lots. Early dwellings incorporate wide side setbacks which allow for views of the floodplain and extant tree canopy from the street. Johnson Street and Meares Street intersect with Swan Street and provide access to, and views of, the riverine floodplain, including remnant vegetation. Directly to the east lies Stirling Square, and views of the Square and the floodplain, as well as the private landscape features of the large lots, are strongly contributory to the heritage value. Views of dwellings and landscape features are permitted via low, visually permeable fencing.

The street network represents adaptation of the 1829 plan to the massive structural alteration of the railway. The construction of the Eastern Railway to Guildford fundamentally re-oriented the town and catalysed development, through the gazettal of new roads and the orientation of lots towards Victoria Street rather than the unconstructed Swan Street. Due to Swan Street remaining unconstructed, Victoria Street lots have adopted the nature of riverine ribbon allotments, functionally abutting the floodplain. Victoria Street lots are large, up to 4600m² and 46m frontage, and exhibit large setbacks to all boundaries. Meares Street is more typical of village lots of approximately 700m² and 15m frontage, albeit within a riverine setting. Car parking in older dwellings is generally incorporated within existing outbuildings, or to the rear and/or below the dwelling, however a number of more recent dwellings include garaging forward

of the dwelling which disrupts the streetscape by altering the established setbacks and makes vehicular infrastructure the focal point of the dwelling when viewed from the street.

Dwellings are detached, exhibiting side boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk, as well as providing views of tree canopy and private landscape features beyond the dwelling. This area contains a number of dwellings from the federation and inter-war contributory periods, as well as many post-war dwellings. Dwellings are a mixture of single and double storey viewed from the street. Contributory double storey dwellings are set back significantly from all boundaries and well articulated to minimize the impact of building bulk. As a number of these dwellings date from a similar period of development, setbacks are generally consistent.

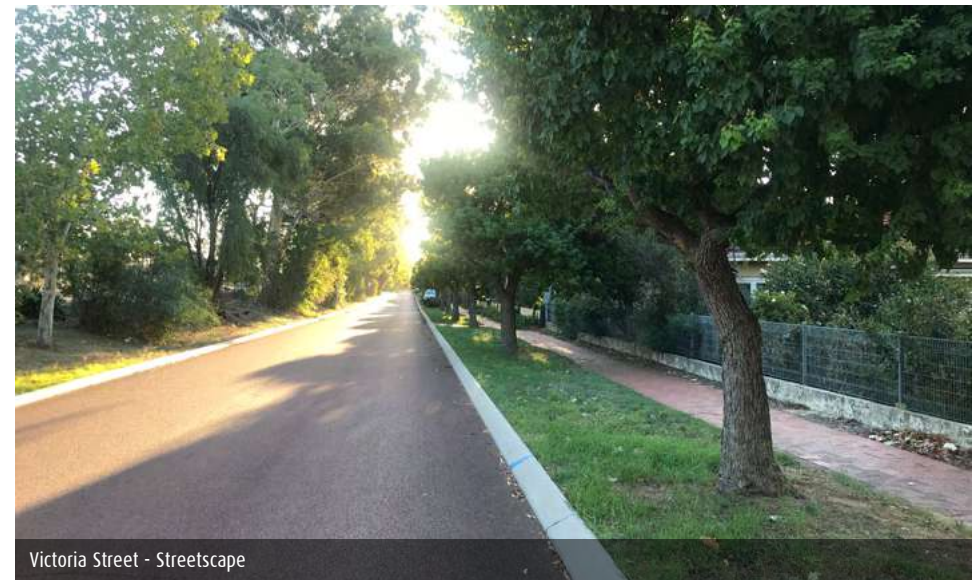
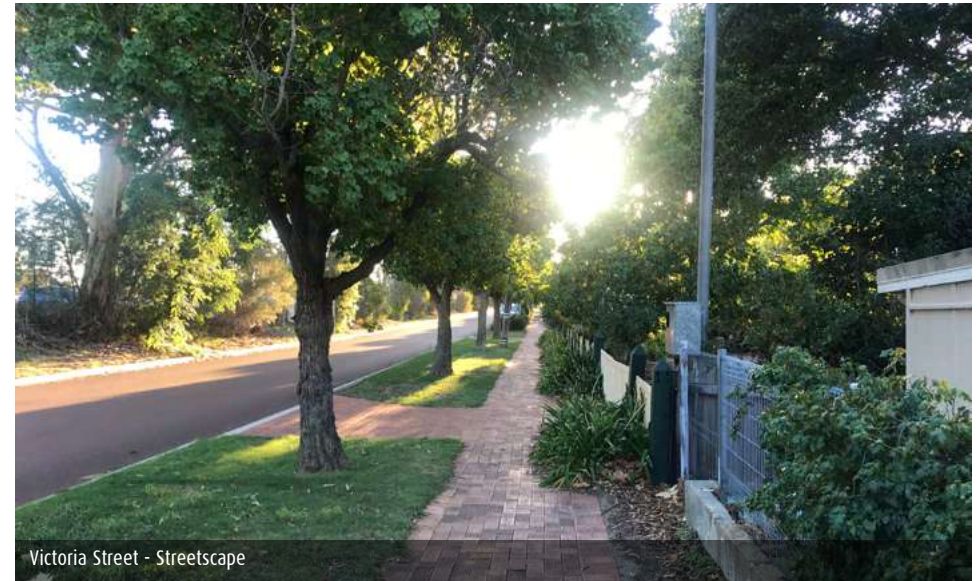
Non-contributory new builds are often sited inappropriately (reduced setbacks), where lot size and frontage does not allow setbacks and landscape features to appropriately integrate the built form with the established context. Minimum plate height is 3m, however dwellings often exceed the minimum, and incorporate steeply pitched galvanized iron roofs. Primary building materials are red brick, often with feature render banding or detailing, as well as some painted weatherboard and compressed fibre-cement sheeting. Some recent dwellings exhibit smooth render as the dominant façade treatment (non-contributory). Roofing material is primarily galvanized iron or zincalume, as well as some clay tile. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Verandahs, and by extension, internal finished floor levels are often raised above ground level, contributing to the overall verticality in architectural expression. Many of the lots grade down towards the floodplain, and many incorporate an extra storey to the rear, below the street level. Windows display vertical proportions and are arranged rhythmically and proportionally across the façade.

State Heritage Places

P2489 Guppy's House

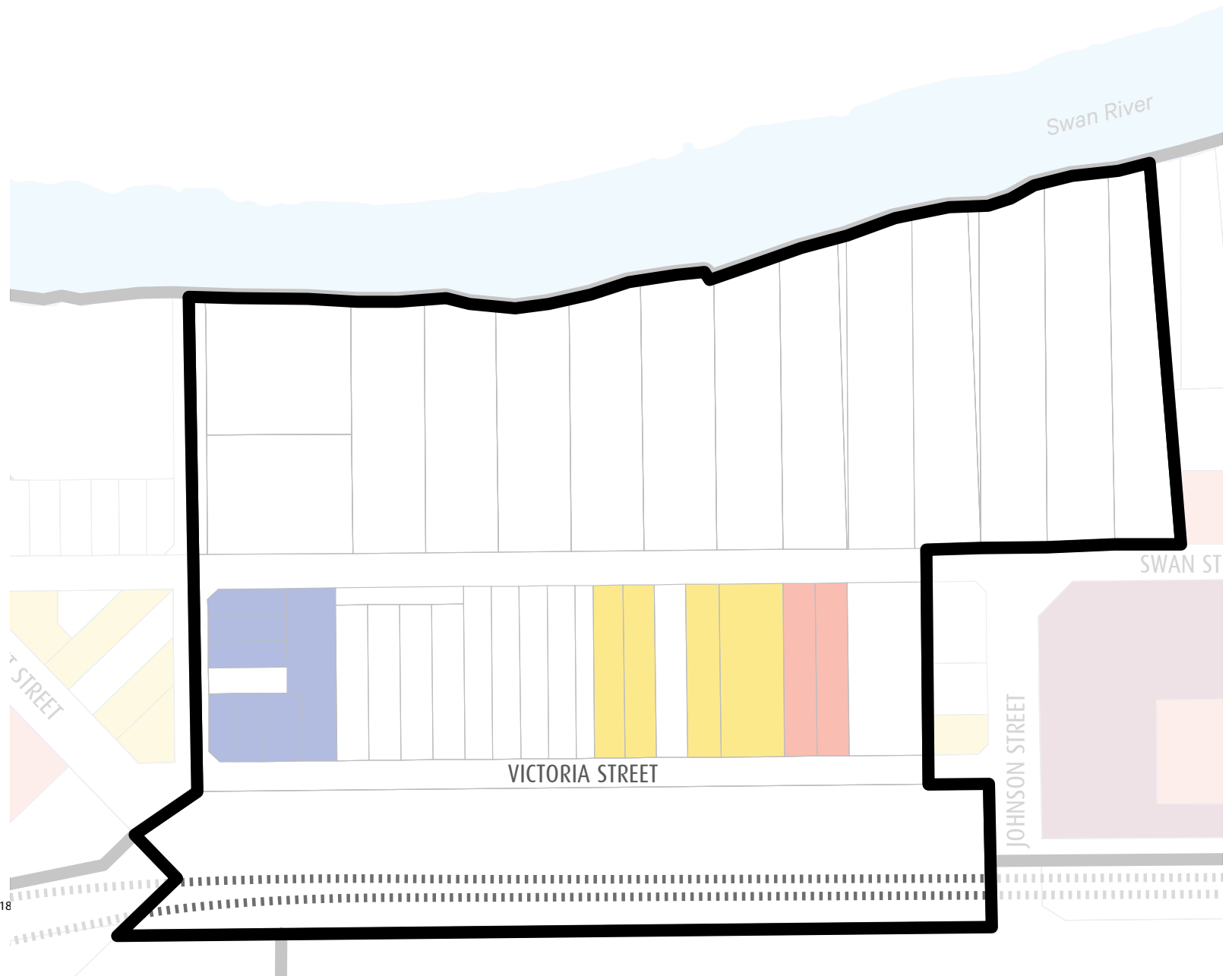
	Number of Buildings
Contributory (1829-1945)	9 (45%)
1946-1948 in contributory style	3
Non-contributory (1946-current)	12
Total	24

Category	Number of Buildings
Colonial	-
Convict	-
Gold Boom	3
Federation	2
Interwar	7
Total	12



Legend

- Boundary
- Colonial (1829 - 1849)
- Convict (1850 - 1881)
- Gold Boom-Federation (1882 - 1918)
- Inter-War (1919 - 1945)



STREET	CHARACTER
<p>Meares Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 4 Meares Street GUILDFORD • 6 Meares Street GUILDFORD • 8 Meares Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>Meares Street is a short street running north-south from Swan Street West to Victoria Street, with the riverine floodplain and the Swan River to the north of the street. The eastern side of the street is encompassed in this precinct.</i></p> <p><i>There are four houses, 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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Meares Street contains 3 dwellings built in the first few years post WWII in the Inter-War contributory style which, together with the western end of Victoria Street create an Inter-War cluster.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the late Inter-War Era of development. • Dwellings incorporate verandahs asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are skillion or hipped extensions to the main roof of the dwelling. • Windows are vertically oriented and combined to create wider openings, typical of the late Inter-War Era. • Roof materials are clay tile. • Building material is compressed fibre cement panel, with timber weatherboard to sill height. • Buildings are simple and modestly detailed, consistent with cottages from the late Inter-War Era. Asymmetrical facades with central front door with simple timber detailing to facades and window sills. • Meares Street exhibits grassed verges approximately 6.5m - 7m wide with large street trees on the western side, and smaller mature street trees more sparsely planted on the eastern side. The street's northern end terminates on the Swan River floodplain. • Residential buildings exhibit wide street setbacks with grassed front setback areas and little formality. Mature trees in rear gardens are visible from the public realm. • Only one dwelling on the street incorporates a front fence of timber picket. The western side of the street is the rear of Market Street lots and is dominated by high solid fencing in a variety of materials and vehicle access. • Lots are rectangular and aligned perpendicular to the street. All 4 dwellings on the eastern side of the street exhibit identical size and frontage width and are intact from the original subdivision of the street. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Garages are not forward of the dwelling, where they exist. Crossovers are single-width only. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. The character of the street allows a visual connection to the riverine floodplain at the northern end of Meares Street, and contributes to its rural riverine character. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including cream-spectrum face brick; dwellings without verandahs, porches or clearly definable entry points; windows oriented horizontally; absence of front boundary definition; garages and solid metal panel fencing on the western side of the street.</p>



Mearns Street - Streetscape

STREET	CHARACTER
<p>Victoria Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 10 Victoria Street GUILDFORD • 12 Victoria Street GUILDFORD • 18 Victoria Street GUILDFORD • 20 Victoria Street GUILDFORD • 22 Victoria Street GUILDFORD • 24 Victoria Street GUILDFORD • 26 Victoria Street GUILDFORD • 46 Victoria Street GUILDFORD • 50 Victoria Street GUILDFORD • 52 Victoria Street GUILDFORD • 54 Victoria Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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.</i></p> <p><i>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 predominantly present as single-storey to the street and are generally of similar, medium scale.</i></p> <p><i>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.</i></p> <p><i>Victoria Street is a narrow street 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.</i></p> <p>Streetscape Character</p> <p>Victoria Street was created following the realignment of the railway line in 1895 to the north of James Street, which reduced the size of the former town lots. With the increasing wealth of the town due to the construction of the railway and the gold boom, as well as the riverine outlook, the eastern end of Victoria Street developed some very large homes in the Gold Boom/Federation Era. Today there are 2 Gold Boom Era dwellings and 3 Federation Era dwellings primarily at the eastern end of the street, and 5 Inter-War Era dwellings at the western end of the street.</p> <ul style="list-style-type: none"> • Residential buildings exhibit varied street setbacks and are sited perpendicular to the street. Buildings often exhibit very wide side and rear setbacks. • Buildings are large and generally present as single storey to the street, however many incorporate second or even third storeys to the rear, utilizing the steep topography of the land. Plate heights, roof pitches and articulation is consistent with the era of development. The large Gold Boom/Federation Era dwellings often exceed the standard plate height of the era and exhibit highly articulated facades. • Dwellings incorporate verandahs, either the full width of the façade or wrap around on larger Gold Boom/Federation Era dwellings, supported on square timber posts. Verandah roofs are generally separate from the main roof of the dwelling and skillion, bullnose, or concave. Inter-War Era dwellings incorporate full width or asymmetrical verandahs in the California Bungalow style, supported on square posts in skillion or bullnose profiles. • Windows are vertically oriented and arranged symmetrically and rhythmically across the façade. • Roof materials are primarily galvanized iron. • Primary building material is red brick. • Gold Boom/Federation Era buildings are large, highly articulated with modest detailing. They generally have asymmetrical facades with wrap-around verandahs and decking, and simple timber detailing over verandahs or gable frontages. Feature render banding and window sills are common. Inter-War Era dwellings are smaller and exhibit simpler articulation and detailing while referencing the Gold Boom/Federation Era. Bungalow style dwellings with simple timber detailing over verandahs and gable frontages are common at the western end of the street. • Victoria Street exhibits narrow grassed verges and low, mature street trees on the northern side, with large mature trees screening the Railway Station on the southern side. • Residential buildings exhibit small street setbacks resulting in modest, but formal gardens in the front setback area, however wide side setbacks and lots which incorporate the floodplain largely retain remnant vegetation which is visible from the street and the unconstructed portion of Swan Street to the rear. Historically, Flooded Gums and Olive trees were often used as a method of boundary definition, and many lots on this street continue that tradition with some mature trees continuing to define lot boundaries in the floodplain. • Front fences are primarily timber picket, however there is a predominance of non-contributory styles. • Lots are rectangular and aligned perpendicular to the street. They resemble ribbon allotments which back on to the floodplain and are consistent with the original subdivision pattern from the late 19th century. • Residential car parking in contributory buildings is incorporated within traditional site planning of lots, generally to the rear or the side of dwellings, or within outbuildings. Single vehicle crossovers are provided.



STREET	CHARACTER
Victoria Street (continued)	<ul style="list-style-type: none"> Views from dwellings over the floodplain are highly contributory, as are views of dwellings from the floodplain and river. The natural topography and wide setbacks allow views of private landscape elements, remnant and mature vegetation, the floodplain and river from Victoria Street and contribute to the rural riverine character. <p>Non-contributory elements include buildings built up to side boundaries; buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; buildings which do not appropriately set back second storey frontages within their site context contributing to overt building bulk; finishes including cream-spectrum face brick, natural stone and smooth painted render; grey-spectrum clay roof tiles and dark grey- and red-spectrum metal sheet roofing; front fencing which exceeds 1.2m, is not visually permeable, or constructed of limestone; double garages forward of the building line, with a nil setback to the side boundary and accessed from a double-width crossover.</p>
Guildford Railway Station	<p>Heritage Council Assessment</p> <p><i>The Railway Station 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 20th 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 carparks.</i></p> <p><i>Later alterations, including the carparks and footbridge, are intrusive, and detract from views of the railway station, which is a modest building.</i></p> <p><i>There are mature Flooded Gums (Eucalyptus grandis), planted in the 1890s, located at the entrance to the railway station carpark from James Street.</i></p> <ul style="list-style-type: none"> <i>The railway station buildings are of a consistent low scale of 1-2 storeys and traditional, simple form with gabled roofs.</i> <i>Buildings are sited away from boundaries, and parallel to the adjacent streets, responding to operational requirements of the railway.</i> <i>Buildings exhibit steeply pitched galvanised iron or painted corrugated iron roofs.</i> <i>A variety of materials are evident, primarily red brick and galvanised iron. The railway station building includes some feature render detailing and a red-spectrum corrugated iron roof.</i> <i>Some post-war transportable style additions to the precinct are intrusive, and detract from the streetscape character where they are visible from Victoria Street.</i> <i>The railway station precinct is surrounded by a number of significant mature trees, imbuing the otherwise industrial context with a rural character. There is a large stand of gum trees to both ends of the precincts interface with Victoria Street. There are mature Flooded Gums dating to the 1890s to the James Street interface, and numerous other mature trees and low plantings.</i> <i>The railway station building and surrounding landscape character is surrounded by a large amount of bituminised car parking, which is an intrusive element.</i> <i>Public car parking areas include tree plantings and red bitumen which continue landscape and streetscape themes common to Guildford.</i> <i>Pedestrian access to the railway station generally requires the navigation of vehicle priority spaces, and designated pedestrian crossing points within the railway station carparks are not provided.</i> <i>Boundary treatments vary. The interface between the railway station and James Street is delineated by masonry garden beds. Other boundaries are defined by intrusive chain link fencing.</i> <i>The railway station precinct contains a large amount of surface parking, both open and restricted, access to these is limited to two crossovers to James Street and one crossover to Johnson Street. Vehicle crossovers do not significantly impact the streetscape.</i> <i>There is limited street furniture in the public realm, outside the station platform, and late 20th century interventions such as lighting and the pedestrian footbridge do not contribute to the character of the town.</i> <i>Views of the railway station building are provided from the surrounding streets. The station building provides views to the Gold Boom/Federation era James Street commercial strip to the south, Stirling Square to the east, and the significant mature vegetation surrounding the railway station, contributing to the country town character of the precinct. Views toward Victoria Street to the north are dominated by post-war non-contributory administration buildings and workshops, and car parking, however some of the Victoria Street roofscape is visible.</i>

NORTH

Summary

The northern context includes the colonial town centre of Guildford, representing much of the structure of the town laid out in the 1829 plan, speaking to the authenticity of the town.

Meadow Street formed the spine of the colonial town, with access to the river landing/town wharf adjacent to Barker's Bridge (formerly River Street) and civic buildings sited facing Stirling Square. Swan Street and Terrace Road developed as the main commercial hub of the early town. Many Colonial and Convict Era commercial and civic buildings still stand on Meadow Street, Swan Street and Terrace Road demonstrating the context's importance in colonial Guildford. Stirling Square is significant as one of the earliest purpose-designed public squares in Australia. It was modelled on an English village green with a church at its centre, contains three memorials and significant landscape elements including numerous mature trees and shrubs and is surrounded by avenues of mature Sugar Gums on all sides, some dating to the 1870s.

Streets display a clear hierarchy through street and verge width, lot size, and land use. Meadow Street, Swan Street and Terrace Road are wide streets with significant street plantings and are of a mixed character. This area contains red bitumen streets and uniformity in residential lot sizes, giving it a village context. Lot sizes vary, however they are generally in accordance with the residential village context of 400-700m², with narrow frontages (10-15m) and small primary street setbacks (3-4m). Larger lots, larger setbacks and larger dwellings are located on Swan Street.

Smaller residential lots result in less significant plantings, especially in front setbacks, however as there has been little subdivision of these lots rear gardens have retained some tree canopy.

Meadow Street, Swan Street and Terrace Road are of a mixed character, with both residential and non-residential land uses. The civic buildings located on Meadow Street exhibit setbacks to all boundaries, common for buildings of their type. Site planning of non-residential buildings is representative of the importance placed on various land uses in nineteenth century architecture and planning – the church was the focal point of the town, sited within the town square; the civic buildings were afforded great importance by being detached within large allotments on a significant street, allowing them to be read separately from one another rather than part of a

continuous streetscape; and commercial buildings and warehouses were designed to maximise floor area and impact on the street. Commercial buildings on Swan St/Terrace Rd are built up to the primary street boundary and both side boundaries, except where a vehicle crossover is incorporated, which creates a continuous active streetscape. Dwellings on corner lots are sited with their primary frontage to the east-west oriented street, however they address both street frontages through architectural detailing, landscape elements and uniform fencing. A number of buildings include al fresco seating on the footpath, integrating pedestrian activity with the existing land use.

Primary building materials are red brick, painted or bagged brick finishes, or painted weatherboard. Red brick dwellings often include feature render detailing. Roofing material is galvanized iron or zincalume, as well as some clay tile. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Windows display vertical proportions and are composed rhythmically and proportionally across the façade.

Non-residential buildings are often double storey with imposing, highly articulated and/or detailed facades and steeply pitched roofs or parapet wall frontages. Of particular note are the Padbury's Colonial Stores buildings, the Rose & Crown Hotel, and the Guildford Post Office. A number of single and double-storey commercial buildings line the north side of Swan Street/Terrace Road, which engage with existing contributory buildings through plate height, setbacks, openings, awnings, signage and detailing, in order to produce a cohesive streetscape which contributes to the character of the Guildford Historic Town. Non-residential buildings utilise rendered finishes in far greater proportions than residential, however red brick remains the dominant façade treatment for non-residential buildings.

Non-residential buildings vary in setback based on historical land use; commercial buildings on the north side of Swan Street/Terrace Road incorporate a nil setback to street boundaries, and buildings on corner lots address both streets equally through façade treatments, tenancy frontages, articulation of building form and architectural detailing. (continued on next page)

Steel awnings are incorporated and extend over the footpath, with box, bullnose, flat and skillion profiles evident; often incorporating signage. Awnings are often supported by simple steel posts. Buildings on Meadow Street/south side of Swan Street exhibit setbacks to all boundaries allowing an openness and village feel. Parapet walls incorporate signage or architectural detailing consistent with the era of development. Signage is generally limited to business information (name, address, phone number etc.), building name, or year of construction. Buildings are often accessed via ingoes or similar thresholds which also serve to articulate the façade. Street facing windows are raised above external ground level and inset from building edges; floor-to-ceiling or wall-to-wall glazing is not evident.

State Heritage Places

P2478 Stirling Square | P2482 St Matthews Church | P2475 House, 25 Meadow Street | P2476 Moulton's House | P2477 St Charles Seminary | P2479 Guildford Court House and Gaol

P2474 Mechanics' Institute | P2480 Guildford Post Office | P2481 Rose and Crown Hotel | P4105 Padbury's Stores & Residence

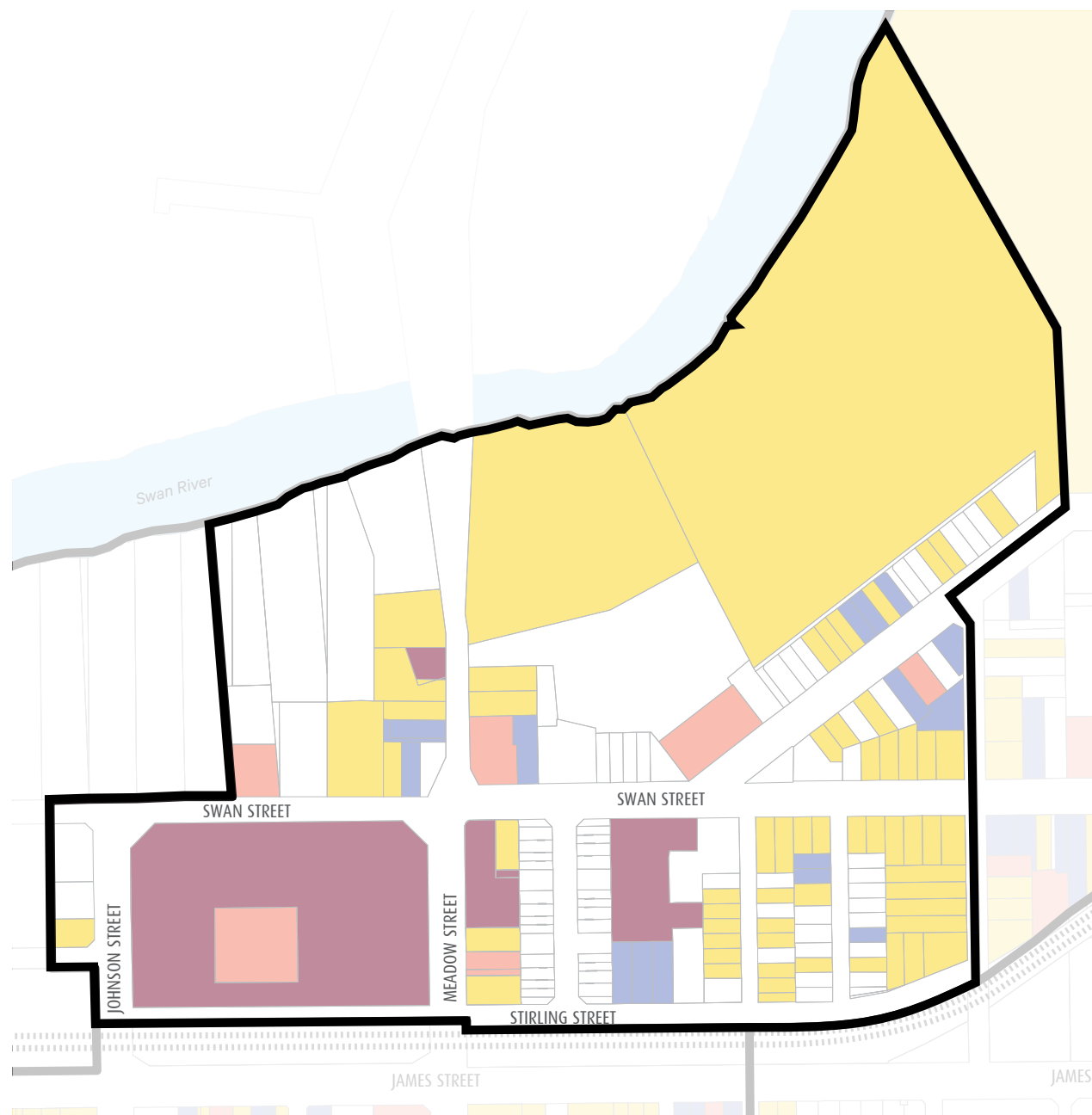
Number of Buildings	
Contributory (1829-1945)	77 (53%)
1946-1948 in contributory style	-
Non-contributory (1946-current)	69
Total	136

Category	Number of Buildings
Colonial	2
Convict	9
Gold Boom	15
Federation	37
Interwar	14
Total	77



Legend

- Boundary
- Colonial (1829 - 1849)
- Convict (1850 - 1881)
- Gold Boom-Federation (1882 - 1918)
- Inter-War (1919 - 1945)



STREET	CHARACTER
<p>Bertie Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 4 Bertie Street GUILDFORD • 5 Bertie Street GUILDFORD • 17 Bertie Street GUILDFORD • 19 Bertie Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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 20th century residences on smaller lots, with a mix of setbacks from the front lot line.</i></p> <p><i>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 20th century, the latter in brick and iron reflecting the Federation buildings.</i></p> <p><i>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 20th century brick dwellings which reflect the Federation buildings.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Bertie Street was gazetted from the subdivision of former town lots after construction of the railway and correspondingly the predominant era of development is the Gold Boom/ Federation Era. There is 1 Convict Era dwelling, 2 Gold Boom, and 2 Federation dwellings on the street.</p> <ul style="list-style-type: none"> • Residential dwellings exhibit largely consistent setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Dwellings are modestly sized and present as single storey to the street, with traditional plate heights, steeply pitched roofs and modest articulation to facades. • Windows are vertically oriented, often sash windows. • Buildings are highly articulated as characteristic of the era with ornate detailing, especially iron lacework or timber fretwork over skillion or bullnose verandahs with turned timber verandah posts. • Roof materials are primarily galvanized iron with some clay tile. • Primary building material is red brick or timber weatherboard with some compressed fibre cement sheet also evident. • Gardens are simple and generally informally planned and mature specimen trees are common in front gardens. • Front fences are predominantly low white timber picket and picket gates across the drive way reduce the visual prominence of parking infrastructure. • Lots are rectangular, aligned perpendicular to the street and of consistent size and frontage width • Residential car parking is incorporated within traditional site planning of lots to the side of the dwelling, either uncovered or covered by a carport but visually recessive. Crossovers are single width. In newer builds, garages have been incorporated in line with the dwelling and the garages present as visually dominant. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street, double garages facing the street and forward of the building line, with a nil setback to the side boundary, double-width crossovers; Plate heights less than 3m.</p>
<p>Hugh Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 5 Hugh Street GUILDFORD • 6 Hugh Street GUILDFORD • 7 Hugh Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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 to by the narrow street, housing stock towards the front lot line, and tree canopies extending over the road.</i></p>



Hugh Street - Streetscape



Hugh Street - Streetscape

STREET	CHARACTER
<p>Hugh Street (continued)</p> <ul style="list-style-type: none"> • 9 Hugh Street GUILDFORD • 10 Hugh Street GUILDFORD • 11 Hugh Street GUILDFORD • 12 Hugh Street GUILDFORD • 13 Hugh Street GUILDFORD • 15 Hugh Street GUILDFORD • 16 Hugh Street GUILDFORD 	<p>Streetscape Character</p> <p>Hugh Street was gazetted from the subdivision of former town lots after construction of the railway and correspondingly the 10 contributory buildings in the street are all from the Gold Boom/Federation era. There are 3 Gold Boom and 7 Federation era dwellings.</p> <ul style="list-style-type: none"> • Residential dwellings exhibit largely consistent setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Dwellings are modestly sized and present as single storey to the street, with traditional plate heights, steeply pitched roofs and modest articulation to facades. • Windows are vertically oriented, often double hung sash windows. • Buildings are highly articulated as characteristic of the era with ornate detailing, especially iron lacework or timber fretwork over skillion or bullnose verandahs with turned timber verandah posts. • Roof materials are primarily galvanized iron with some clay tile. • Primary building material is red or painted brick or weatherboard with some compressed fibre cement sheet also evident. • Gardens are simple and generally informally planned and mature specimen trees are common in front gardens. • Front fences are predominantly low timber picket or brick and picket and picket gates across the drive way reduce the visual prominence of parking infrastructure. • Car parking in contributory buildings is incorporated within traditional site planning of lots, generally to the side of dwellings with carports set back behind the building line. Where the siting of building does not allow for parking behind the front setback, parking has been accommodated through low simple carports. The impact of vehicle infrastructure in the streetscape is mitigated by the continuation of front fencing elements across the driveway. • Some recent buildings incorporate double crossovers, which interrupts the landscape elements of the street, subverts the established setback pattern, and causes vehicle infrastructure to dominate and negatively impact the streetscape. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street, double garages facing the street and forward of the building line, with a nil setback to the side boundary, double-width crossovers; plate heights less than 3m; materials outside of the limited palette such as stone and limestone.</p>
<p>Johnson Street <u>Contributory Places</u></p> <ul style="list-style-type: none"> • 4 Victoria Street GUILDFORD (cnr Johnson Street GUILDFORD) 	<p><i>Heritage Council Assessment</i></p> <p><i>Johnson Street extends north from the Helena River and is bisected by the railway at James Street, with a small portion comprising the western side of Stirling Square. The portion of Johnson Street abutting Stirling Square is a narrow red bitumen street with concrete kerbs and no footpaths. There are no houses on the Square, and two substantial two-storey early 21st century dwellings on the western side, set well back from the street.</i></p> <p>Streetscape Character</p> <p>Johnson Street north of the railway is a very short street with only 3 dwellings, one of which has a Victoria Street address. There is 1 contributory building from the Federation era. Dwellings on this street are large and exhibit substantial setbacks to all boundaries. This portion of Johnson Street has the character of a 21st century suburban street and does not significantly contribute to the heritage value of Guildford.</p> <ul style="list-style-type: none"> • Residential buildings exhibit large street setbacks and are sited perpendicular to the street. Buildings exhibit wide side and rear setbacks. • Buildings are large and generally present as double-storey to the street, however many incorporate second or even third storeys to the rear, utilizing the steep topography of the land. The contributory building is a modest, single storey building with plate heights, roof pitch, and articulation consistent with the late Federation Era. • Dwellings incorporate verandahs the full width of the façade, the contributory building's verandah is supported on round steel posts and may be a later addition. • Windows are vertically oriented, and arranged adjacently to create wider openings. • Roof material of the contributory building is clay tile. • Building material is compressed fibre cement sheet. Non-contributory buildings are rendered masonry painted to match the contributory building. • The contributory building is modestly detailed and articulated in the California Bungalow style. It has a separate, flat roofed verandah, asymmetrical façade and timber framed doors and windows. • 4 Victoria Street was constructed during the Gold Boom-Federation era however due to subsequent modifications it presents as an Inter-War dwelling.

STREET	CHARACTER
Johnson Street (continued)	<ul style="list-style-type: none"> Johnson Street exhibits very wide 8m approximate grassed verges with no street trees on the western side, with the large mature Sugar Gums of Stirling Square lining the eastern side of the street. The street derives its landscape character from Stirling Square and the open wooded floodplain at the northern end of the street. Lots have large front setbacks which allows for substantial front gardens. Gardens are predominantly grassed, set to the side of wide, paved or concrete driveways, with paved pathways to the front door and some garden beds and more formalized plantings. There are some large mature trees in both front and rear private gardens which are visible from the public realm. Front boundaries are primarily defined by landscaping elements such as hedges or garden beds. Residential car parking is provided in double garages which face Johnson Street. Crossovers are double-width. Views from dwellings over Stirling Square, and views from the street over the floodplain are highly contributory to this. The natural topography and wide setbacks allow views of private landscape elements, remnant and mature vegetation, the floodplain and river from Johnson Street and contribute to the rural riverine character. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings on corner lots which do not address the secondary street; buildings which present a double-storey frontage; smooth render finishes; masonry front fencing in a smooth rendered finish; double garages facing the street, forward or equal to the building line, accessed from double-width crossovers.</p>
Meadow Street <u>Contributory Places</u> <ul style="list-style-type: none"> 8 Meadow Street GUILDFORD 20 Meadow Street GUILDFORD 21 Meadow Street GUILDFORD 22 Meadow Street GUILDFORD 23 Meadow Street GUILDFORD 25 Meadow Street GUILDFORD 27 Meadow Street GUILDFORD 29 Meadow Street GUILDFORD 30 Meadow Street GUILDFORD Lot 191 Meadow Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>Meadow Street runs north-south from the Swan River, terminating at the polo grounds on the Helena River meadows (River Precinct). North of the river it becomes West Swan Road (Caversham).</i></p> <p><i>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.</i></p> <p><i>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; 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.</i></p> <p><i>On the western side of Meadow Street, opposite 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.</i></p> <p><i>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.</i></p> <p><i>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 (River Precinct).</i></p> <p>Streetscape Character</p> <p>Meadow Street developed as one of the most important Colonial Era streets in Guildford. North of the railway line it fronts Stirling Square and provided access to the public river landing. A number of early government buildings were built on Meadow Street, and this portion retains 1 Colonial Era building, 3 Convict Era buildings, 1 Gold Boom and 4 Federation buildings, and 1 Inter-War Era building. Meadow Street exhibits a mixed character incorporating both residential and non-residential buildings and retains much of the landscape, streetscape and built form character from its position as one of the most important streets in colonial Guildford.</p> <ul style="list-style-type: none"> Residential buildings on the western side of the street exhibit inconsistent street setbacks and are sited perpendicular to the street, with setbacks to both side and rear boundaries. Non-residential buildings incorporate a reduced setback to the street, compared to residential buildings, and are generally sited with wide side and rear boundary setbacks, within open space. Buildings are modestly sized and include both single- and double-storey to the street with traditional plate heights, steeply pitched roofs and articulation consistent with the Era of development. Non-residential buildings are larger with higher plate heights, but are consistent in bulk and form.



Stirling Square and St Matthew's Church - Colonial, Convict



Meadow Street - Streetscape

STREET	CHARACTER
Meadow Street (continued)	<ul style="list-style-type: none"> Residential buildings incorporate verandahs the full width of the façade, supported on square or turned timber posts. Non-residential buildings generally do not incorporate verandahs, but occasionally offer covered entryways. Windows are vertically oriented and arranged symmetrically across the façade. Roof materials are predominantly galvanized iron, and some red-spectrum clay tile is evident. Building materials are red brick, with some feature rendered facades or detailing to Gold Boom/Federation Era buildings. Early non-residential buildings between Swan Street and the railway line are generally simple and modestly detailed and exhibit little articulation, consistent with the Convict Era of Development, and include Flemish bond brickwork, paned windows and feature soldier course lintels or window sills. The Federation dwellings at the northern end of the street exhibit greater articulation and ornamentation including turned timber posts, timber fretwork to bullnose verandahs and feature render banding and window sills. Meadow Street is a wide street with 6m grassed verges and regularly planted street trees on the eastern side and median, with very large Sugar Gums lining the western verge of Stirling Square. North of Swan Street the road narrows and transitions toward the floodplain and the landscape character becomes more rural and less regular with large mature trees and the open space of Garden Hill on the eastern side. Gardens are simple and symmetrically planned, incorporating grassed areas, generally with central brick paved pathway and some formal plantings. Some large trees in rear gardens are visible from the public realm. Front fences are varied, but predominantly red brick, timber picket is also evident. Residential buildings north of Swan Street are generally obscured behind solid fencing over 1.2m. Lots exhibit little consistency in size, frontage width or orientation due to ad-hoc subdivision around original town lots. Car parking is generally incorporated within traditional site planning of lots: in front of or to the side of the building, either covered or uncovered but visually recessive. Crossovers are generally single width, however some non-residential buildings incorporate double-width crossovers and large surface parking lots fronting the street. Views of, from, and within Meadow Street are significant for capturing much of the history of Guildford. Views to the north of the Swan River and floodplain, views to the west over Stirling Square, and views of the colonial era streetscape within Meadow Street are all highly contributory to the character of Guildford. <p>Non-contributory elements include excessive hardscaping and loss of tree canopy associated with vehicular infrastructure; front fencing which exceeds 1.2m, or in finishes such as rendered masonry; inconsistent lot sizes the result of ad-hoc subdivision, interrupting the rhythm of the streetscape; large, open bituminized surface parking fronting the street which severs the relationship between streetscape and built form.</p>
Stirling Street <u>Contributory Places</u> <ul style="list-style-type: none"> 2 Stirling Street GUILDFORD 4 Stirling Street GUILDFORD 8 Stirling Street GUILDFORD 14 Stirling Street GUILDFORD 16 Stirling Street GUILDFORD 18 Stirling Street GUILDFORD 24 Stirling Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>Stirling Street runs east-west from Waylen to Johnson Street, and is the southern boundary of Stirling Square.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>The railway line runs along the southern side of Stirling Street.</i></p> <p><i>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.</i></p>

STREET	CHARACTER
Stirling Street (continued)	<p>Streetscape Character</p> <p>Stirling Street was gazetted following the extension and re-alignment of the railway line in the 1890s, as such development on this street begins in the Gold Boom period. There are 2 Gold Boom buildings, 2 Federation dwellings, and 3 Inter-War Era dwellings on this street. One of the Gold Boom buildings is the Guildford Post Office, which addresses both Stirling and Meadow Streets. A number of dwellings which share a boundary with Stirling Street address the north-south street instead, as such there are only 10 buildings on Stirling Street.</p> <ul style="list-style-type: none"> • Residential buildings exhibit inconsistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. Non-residential Guildford Post Office exhibits a nil setback to both street boundaries. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the era of development. • Non-residential Guildford Post Office is a large double-storey building with a clock tower. • Dwellings incorporate verandahs in a variety of styles. Non-residential Guildford Post Office incorporates a recessed, arched covered entryway to one side of the Stirling Street façade. • Windows are vertically oriented and arranged symmetrically across the façade. Inter-War buildings often arrange multiple vertical windows adjacently to create wider openings. • Roof materials are primarily galvanized iron. 2 of the 3 Inter-War dwellings, as well as the Guildford Post Office have clay tile roofs. • Primary building material is red brick, with a predominance of rendered or painted finishes. Timber weatherboard is also evident. Non-residential Guildford Post Office incorporates a painted, bagged-brick finish and with painted rendered detailing in the same colour. • Residential buildings are simple and modestly detailed, with symmetrical facades with central front door, or front door accessed from the side of the dwelling. Simple timber detailing over verandahs or gable frontages with turned timber or rendered masonry posts, and feature render window sills are common. • Non-residential Guildford Post Office is a highly articulated and detailed Gold Boom public Building. It includes vertically oriented, arched windows to the first floor and rectangular windows to the second floor, with recessed detailing on lintels, articulated sills, decorative recessed formwork on brick pilasters with moldings, and detailed formwork to the clock tower. • Stirling Street has grassed 6m verges and low, regularly planted street trees to the northern side, and grassed verges, cycleway, and large mature street trees on the southern side adjacent to the railway line. • Residential buildings exhibit small street setbacks resulting in modest gardens with little formality, however a number include some mature trees within the front setback, and mature trees in rear gardens are visible from the public realm. Gardens are simple with a predominance of grass, driveways to one side and paved pathways leading to front doors. Nos 6 and 8 have thickly planted front and rear gardens, and the large number of mature trees visible in the street creates a pleasing landscape character which serves to soften the railway line to the south of the street. • There is very little consistency to front fences on this street, which is compounded by numerous houses addressing Stirling Street as their secondary street. This results in a substantial amount of non-contributory fencing styles over 1.2m in height. • Lots are rectangular and aligned perpendicular to the street, with the exception of Nos 8 and 10. Inconsistency in subdivision pattern is largely due to the street being gazetted in response to the alignment of the railway, when many cross streets were already in place. There has also been significant non-conforming subdivision and amalgamation of Stirling Street which has resulted in an uneven and inconsistent streetscape. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Many dwelling have carports to the side of dwellings and behind the building line. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views to the east incorporate the landmark Guildford Post Office and Stirling Square, and views across the railway line include significant buildings from James Street. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings which do not maintain the predominant orientation, and buildings built up to side lot boundaries; buildings sited parallel to the street; buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; excessive hardscaping and loss of tree canopy associated with grouped dwellings and subdivision; front fencing which exceeds 1.2m or in finishes such as tubular aluminium, cream-spectrum face brick, rendered masonry, steel panel fencing, and limestone; inconsistent lot sizes the result of grouped dwelling developments; large open surface carparking for lots on Swan Street, which front Stirling Street.</p>



Guildford Post Office, 24 Stirling Street - Gold Boom

STREET	CHARACTER
Sutherland Close	<p>Sutherland Close was created in an post-WWII residential subdivision from a former commercial-industrial lot, Guildford Town Lot 43. It contains no contributory buildings and was not subdivided in any of the contributory periods. This street does not contribute to the State Heritage values of the Guildford Historic Town. New development should reference the overall character as outlined in the summary and be sympathetic to an established streetscape, the prevailing subdivision pattern and landscape character of the precinct, and any adjacent contributory buildings. Overall Policy provisions shall prevail.</p> <p>It is noted that the mature vegetation on this street does contribute substantially to the landscape character of the precinct.</p>
Swan Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 67 Swan Street GUILDFORD • 68 Swan Street GUILDFORD • 70 Swan Street GUILDFORD • 71 Swan Street GUILDFORD • 72 Swan Street GUILDFORD • 73 Swan Street GUILDFORD • 74 Swan Street GUILDFORD • 75 Swan Street GUILDFORD • 76 Swan Street GUILDFORD • 79 Swan Street GUILDFORD • 81 Swan Street GUILDFORD • 83 Swan Street GUILDFORD • 89 Swan Street GUILDFORD • 105 Swan Street GUILDFORD • 119 Swan Street GUILDFORD • 120 Swan Street GUILDFORD • 124 Swan Street GUILDFORD • 128 Swan Street GUILDFORD • 130 Swan Street GUILDFORD • 132 Swan Street GUILDFORD • 138A Swan Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>Swan Street (Central) continues east from Johnson Street to Allpike Street and is a wide street with substantial verges planted with mature Sugar Gum trees (<i>Eucalyptus cladocalyx</i>).</i></p> <p><i>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 iron Federation Queen Anne dwelling located at no. 130 Swan Street, and a brick and iron Federation bungalow at no. 128, both of which are set in well-manicured gardens. A large contemporary house is being constructed at no. 136 Swan Street.</i></p> <p><i>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 (School Precinct). 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).</i></p> <p><i>There is a small commercial strip on the northern side of 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 replica 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.</i></p> <p><i>On the southern side of Swan Street in this vicinity there is the Swan Valley Visitor Centre with its complex of historic buildings on the corner of Meadow Street, the side elevation of the twentieth century group dwellings that address Sutherland Close North, and the Rose and Crown Hotel complex.</i></p> <p><i>Housing in this portion of Swan Street is located between Terrace Road and Station Street (School Precinct), 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.</i></p> <p>Streetscape Character</p> <p>Swan Street is a wide street with substantial verges planted with mature Sugar Gums. It was one of the streets included on the 1829 plan and along with Meadow Street and Terrace Road formed part of the colonial town centre. Swan Street has a mixed character, with Stirling Square and large riverine residential lots between Johnson Street and Meadow Street; the colonial commercial portion between Meadow Street and Terrace Road, and the Gold Boom/Federation to Inter-War Era residential portion between Terrace Road and the boundary at Waylen Street. There are 3 Convict Era buildings, 4 Gold Boom and 9 Federation Era buildings, and 2 Inter-War Era buildings on Swan Street.</p> <ul style="list-style-type: none"> • Dwellings to the west of Meadow street are on large riverine lots, in a prominent position close to Stirling Square with large setbacks allowing streetscape views to floodplain. They have low permeable, largely picket fencing, providing street connectivity. • Meadow Street to Terrace Road buildings are characterized by brick and iron commercial buildings, the most prominent being the Rose and Crown. New buildings, such as the Guildford Landing, reference the heritage commercial character, however the siting means that the vehicle infrastructure dominates the landscape. • Swan street from Terrace Road to Waylen street is residential in character with wide streets and 10.5m - 11m verges. • Sugar gum plantings on northern side provide connectivity on a street characterized by a range of lot sizes. • Dwellings are responsive to the lot sizes.



STREET	CHARACTER
Swan Street (continued)	<ul style="list-style-type: none"> Car parking in contributory buildings is incorporated within traditional site planning of lots, generally to the rear or the side of dwellings. Single vehicle crossovers are provided. Some recent buildings incorporate double garaging forward of the dwelling and/or facing the street and double vehicle crossovers which interrupt the landscape elements of the streetscape, subverts the established setback pattern, and causes vehicle infrastructure to dominate and negatively impact the streetscape. Carports exhibit steeply pitched roofs to match the dwelling and are incorporated into the existing roof line or as a lean-to off the dwelling. Non-contributory vehicle infrastructure includes double garages facing the street, particularly those forward of the dwelling, double crossovers or skillion or flat roofs. The impact of vehicle infrastructure in the streetscape is mitigated by the continuation of front fencing elements across the driveway. Connectivity of the street provided through permeable low fencing, often picket. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings which do not maintain the predominant orientation, and buildings built up to side lot boundaries; buildings sited parallel to the street; buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted face brick and smooth render; excessive landscaping and loss of tree canopy associated with grouped dwellings and vehicular infrastructure; front fencing which exceeds 1.2m; double garages facing the street, forward of the building line, with a nil setback to the side boundary and accessed from double-width crossovers; large open surface car.</p>
Terrace Road <u>Contributory Places</u> <ul style="list-style-type: none"> Lot 24 Terrace Road GUILDFORD 72 Terrace Road GUILDFORD 80 Terrace Road GUILDFORD 82 Terrace Road GUILDFORD 88 Terrace Road GUILDFORD 89 Terrace Road GUILDFORD 90 Terrace Road GUILDFORD 92 Terrace Road GUILDFORD 93 Terrace Road GUILDFORD 94 Terrace Road GUILDFORD 95 Terrace Road GUILDFORD 96 Terrace Road GUILDFORD 97 Terrace Road GUILDFORD 98 Terrace Road GUILDFORD 100 Terrace Road GUILDFORD 101 Terrace Road GUILDFORD 103 Terrace Road GUILDFORD 118 Terrace Road GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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 [sic] 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.</i></p> <p><i>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.</i></p> <p><i>Terrace Road is a wide [street], 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 (School Precinct). 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.</i></p> <p>Streetscape Character</p> <p>Portions of Terrace Road were included in the original 1829 plan for Guildford, with allotments created at an angle to respond to the extent of the floodplain. Together with Swan Street and Meadow Street, Terrace Road formed part of the colonial town centre of Guildford, and the retained buildings, landscape character, and riverine outlook are highly contributory to the heritage of the town. There are 3 Convict Era buildings, 1 Gold Boom and 8 Federation Era buildings, and 6 Inter-War Era buildings.</p> <ul style="list-style-type: none"> Residential buildings exhibit relatively consistent street setbacks and are sited perpendicular to the street, with setbacks to both side and rear boundaries. Dwellings on the southern side of the street are on wider lots and exhibit larger setbacks to all boundaries. Non-residential buildings exhibit a nil setback to the street boundary, and are generally built up to side boundaries as well, creating a continuous urban wall. Residential buildings are modestly sized and generally present as single-storey to the street with traditional plate heights, steeply pitched roofs and articulation consistent with the Gold Boom/Federation Era of development. Non-residential buildings are large, a minimum of two-storey, with consistent plate heights to the first storey, and generally occupy the entire lot frontage the full height of the building. Residential buildings incorporate verandahs, either the full width of the façade or asymmetrically in the bungalow style, supported on square or turned timber posts. Non-residential buildings generally do not incorporate verandahs, but offer covered entryways or awnings over the footpath. Windows are vertically oriented and arranged symmetrically across the façade. Roof materials are predominantly galvanized iron.

STREET	CHARACTER
Terrace Road (continued)	<ul style="list-style-type: none"> • Residential building materials are red brick, with a number including rendered or painted finishes to the street façade. Timber weatherboard is also common. • Non-residential buildings are primarily white painted face brick or render. Contemporary mixed-use building on the street is red brick. • Early non-residential buildings are highly detailed for the Convict Era, and include recessed entryways (ingoes) with timber or iron framed windows with rendered or iron stall risers, articulated feature molding at first floor plate height and top of parapet, and feature render banding over arched window lintels. Doors include fanlights and feature render or decorative iron surrounds. • Residential buildings are simple and modestly detailed, consistent with their era of development. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. • Terrace Road is a wide street with planted median strip including London Plane trees. Verges are grassed and the southern side near Swan Street includes some large mature Sugar Gums. Verge trees for the remainder of the street are low and regularly planted until Waylen Street. • Non-residential buildings include active land uses such as cafes and shops, and incorporate al fresco seating in the verge which further activates the street. • Gardens are simple and symmetrically planned, incorporating grassed areas, generally with central brick paved pathway and some formal plantings. Some large trees in rear gardens are visible from the public realm. Lots on the north side of the street overlook the Swan River floodplain. The vacant lot at no. 91 includes a very thickly planted private garden which extends into the verge, and is a pleasing landscape feature unique to this area. • Front fences are predominantly timber picket, with very few variations. • Residential lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from their late 19th century subdivision. There are Federation era buildings located on a very large floodplain allotment behind the lots on the northern side of the street, which was a former dairy farm. This lot has been retained and the floodplain remains undeveloped preserving the subdivision pattern and floodplain character of the street. • Residential car parking is generally incorporated within traditional site planning of lots: in front of or to the side of the building, either covered or uncovered but visually recessive. Crossovers are single width. • Non-residential car-parking is provided in a large surface car park, screened from the street by a rendered masonry wall, or to the rear and below buildings. Terrace Road incorporates marked on-street parallel parking bays. • The mature formal plantings, narrow street with planted median and Convict Era commercial buildings provide significant views within Terrace Road. Views to the north from dwellings over the undeveloped floodplain are also significant. <p>Non-contributory elements include buildings built up to side lot boundaries; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; residential buildings which present a double-storey frontage; residential finishes including painted and rendered masonry, and brown-spectrum face brick; green- or brown-spectrum roof tiles; dwellings without verandahs, porches or clearly definable entry points; aluminium window frames in inconsistent colours and finishes; windows oriented horizontally; front fencing which exceeds 1.2m or in finishes such as rendered masonry or brown-spectrum face brick; absence of front boundary definition; double garages facing the street, forward of the building line, with a nil setback to the side boundary and accessed from double-width crossovers; carports forward of the building line which occupy an excessive proportion of the building frontage.</p>



Terrace Road - Streetscape



Padbury Building, 118 Terrace Road - Convict

STREET	CHARACTER
<p>Waylen Street <u>Contributory Places</u></p> <ul style="list-style-type: none"> • 1 Waylen Street GUILDFORD • 3 Waylen Street GUILDFORD • 5 Waylen Street GUILDFORD • 7 Waylen Street GUILDFORD • 9 Waylen Street GUILDFORD • 15 Waylen Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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, which present in harmony of scale, roof line and pitch. 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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Waylen Street was gazetted in 1871 and attracted the wealthy working class of the era. Lots and homes on this street are closer in size to Swan Street than the narrow cross streets of the town centre. The street is highly intact and primarily represented by the Gold Boom/Federation Era of development. Only the western side of the street is incorporated in this context. There are 5 Federation dwellings and 1 Inter-War Era dwelling.</p> <ul style="list-style-type: none"> • Small scale single storey as viewed from the street. • The western side of Waylen Street is completely intact as a predominately Gold boom/Federation street. • Dwellings present as single storey to the street with a minimum plate height of 3m and steeply iron or tiled pitched roofs (two non-contributory extensions presents to the street as double storey). • All homes demonstrate Federation era architectural features including banding, tuck pointed brick, symmetrical gables and front verandahs. • Contributory dwellings exhibit steeply pitched galvanised iron roofs or red clay tile roofs. • Contributory dwellings are predominantly red brick. • Homogeneity of streetscape reinforced through low permeable front picket and brick fencing. Non-contributory elements include limestone and Colourbond fencing. • Car parking is incorporated within traditional site planning of lots to the side of dwellings with carports set back behind the building line. • Carports exhibit steeply pitched roofs to match the dwelling, incorporated into the exiting roof line or as a lean-to off the dwelling. • The impact of vehicle infrastructure in the streetscape is mitigated by the continuation of front fencing elements across the driveway. <p>Non-contributory elements include buildings which present a double-storey frontage to the primary or secondary street; finishes including rendered masonry; street front fencing which exceeds 1.2m, or in finishes such as rendered masonry or limestone; double garages facing the street, forward of the building line and accessed from double-width crossovers.</p>

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NORTH-EAST

Summary

This locality is bound by the Swan River in the north, the railway line in the south, and is defined by Terrace Road, Guildford Grammar School and a cohesive heritage residential village. Despite Swan Street being the only road in the vicinity formed by the 1829 plan, this part of Guildford is well represented by all five contributory periods and is one of the most intact in the historic town. The land which would become Terrace Road was defined on its northern side by the boundary of Governor Stirling's property and the extent of the floodplain; Terrace Road's southern side was formed by the extent of initial town allotments which fronted Swan Street. A number of colonial and convict era buildings still stand, primarily on Terrace Road. Subdivision of land and creation of new roads from town allotments occurred in the wake of the extension of the railway line and Guildford Grammar School from 1895 onward. The streetscape and landscape elements of Terrace Road and Swan Street are of particular significance and signify the importance of these streets at various times in Guildford's history.

This area contains red bitumen streets and some uniformity in residential lot sizes (generally 12-15m frontage), giving it a village context. Smaller residential lots result in less substantial plantings, especially in front setbacks, however as there has been little subdivision of these lots rear gardens have retained some tree canopy. The most significant landscape elements are Guildford Grammar School, which contains numerous grassed playing fields and open spaces, significant remnant vegetation, as well as wetlands within the floodplain; Terrace Road which is divided by a wide median planted with mature London Plane trees, "forming an impressive leafy canopy over the street" (HCWA); Swan Street has 11m wide grassed verges planted with mature Sugar Gums. 49 Swan Street (P3275) contains a significant mature private garden within the front setback, the layout of which is largely unchanged since the early twentieth century.

The street network is largely unchanged since the 1829 plan, with streets aligned to cardinal points, except where geographical constraints precluded this alignment, for example Terrace Road is roughly aligned with the extent of the 100-year flood fringe. Dwellings on corner lots are sited with their primary frontage to the east-west oriented street, however they address both street frontages through architectural detailing, landscape elements and uniform fencing. Lot sizes, however they are generally in accordance with the residential village context of 400-700m², with narrow frontages (10-15m) and small primary street setbacks, with some exceptions.

Car parking is generally incorporated within traditional site planning of lots, ie. In front of or to the side of the dwelling, either covered or uncovered but subservient to the dwelling. Non-residential buildings on Terrace Road are generally sited within a landscape setting with wide setbacks to all boundaries, and often informal methods of boundary definition. This is consistent with civic buildings of the colonial era, and later Guildford Grammar buildings on both sides of Terrace Road have generally maintained this tradition.

Dwellings are detached, exhibiting side boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk, as well as providing views of tree canopy and private landscape features beyond the dwelling. This area contains a number of Convict era buildings which are now primarily part of Guildford Grammar, while residential development is predominantly from the Federation and Inter-War periods. Dwellings primarily present as single storey to the street with a minimum plate height of 3m and steeply pitched galvanized iron roofs.

Non-residential buildings are often double storey with imposing, highly articulated and/or detailed facades and steeply pitched roofs. Guildford Grammar buildings are often of a significantly larger scale than others in Guildford, up to three-storeys in height and significantly set back from the street. The Guildford Grammar School Chapel (Chapel of St. Mary & St. George – P2487), was described as being 80 feet high, however, "the proportions of the design have been masterfully scaled by the prominent English architect, Sir Walter Tapper into the adjoining complex of school buildings and the 'village green' setting, establishing a Guildford landmark." (HCWA)

Primary building materials are red brick, often with feature render banding or detailing, or painted weatherboard. Roofing material is primarily galvanized iron or zincalume, while Guildford Grammar buildings are primarily clay tile. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Windows display vertical proportions and are arranged rhythmically and proportionally across the façade, exaggerating the vertical expression of double storey buildings.

State Heritage Places

2487 Guildford Grammar School Chapel | 3275 Residence (fmr Independent Chapel)

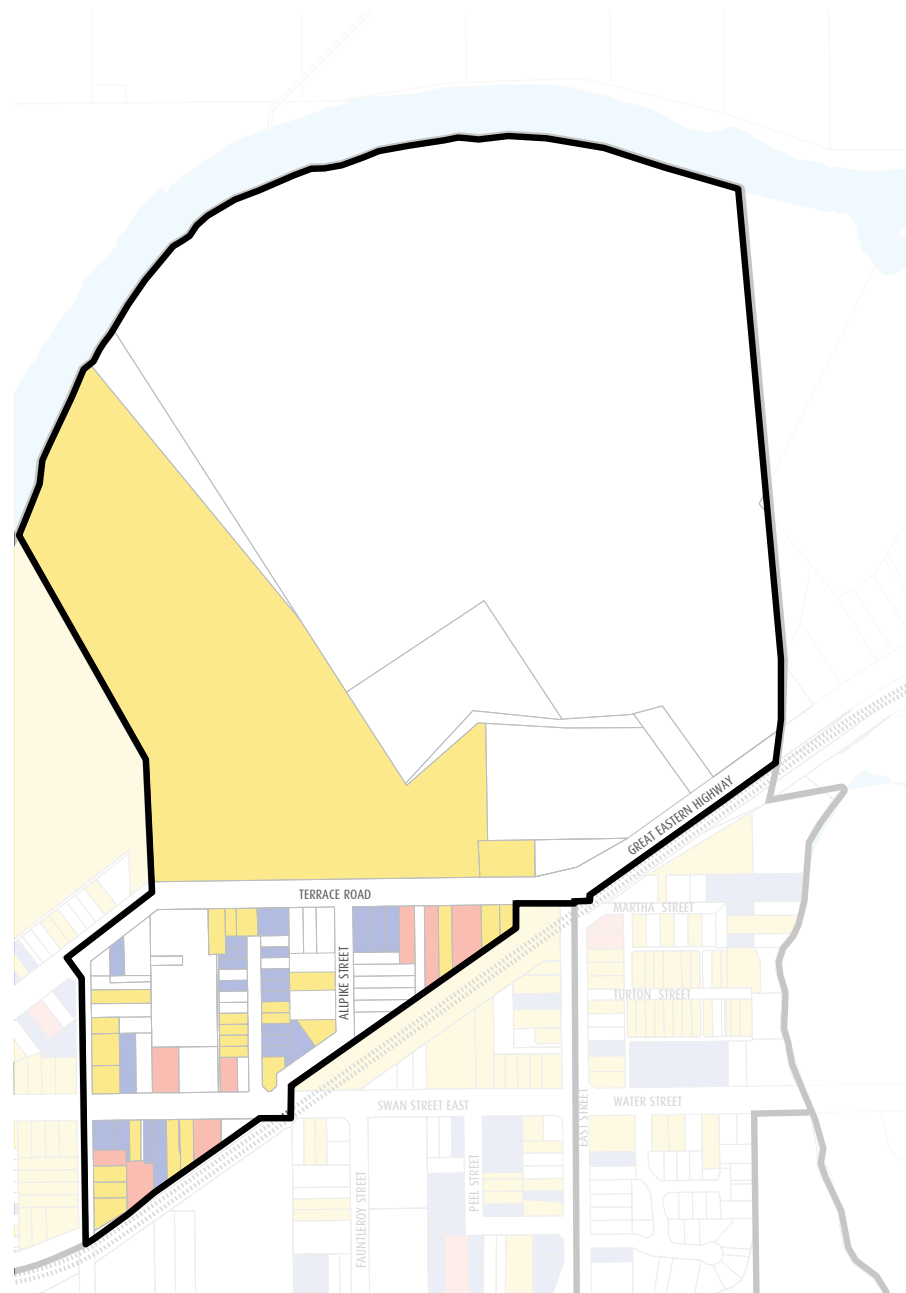
	Number of Buildings
Contributory (1829-1945)	53 (62%)
1946-1948 in contributory style	-
Non-contributory (1946-current)	32
Total	85

Category	Number of Buildings
Colonial	0
Convict	9
Gold Boom	1
Federation	21
Interwar	22
Total	53



Legend

- Boundary
- Colonial (1829 - 1849)
- Convict (1850 - 1881)
- Gold Boom-Federation (1882 - 1918)
- Inter-War (1919 - 1945)



STREET	CHARACTER
<p>Allpike Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 2 Allpike Street GUILDFORD • 6 Allpike Street GUILDFORD • 10 Allpike Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>Allpike Street is a continuation of Swan Street, and is a narrow red bitumen road extending north-east to Terrace Street (sic). 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 20th century single-storey residence. The later residence is designed to complement the Federation era buildings.</i></p> <p><i>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 schoold sports courts on both sides of the street taking up the remaining land.</i></p> <p><i>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 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.</i></p> <p>Streetscape Character</p> <p>Allpike Street is a continuation of Swan Street, with a north-easterly diversion in response to the railway line, which then turns due north to intersect with Terrace Road. The street was gazetted in 1971, although some dwellings already existed. The northern end, and entire eastern side, of this street are composed of Guildford Grammar School playing fields/courts, and the side elevation of Henn's House. The southern end, on the western side, includes 4 dwellings. There are 1 Federation and 2 Inter-War buildings on Allpike Street.</p> <ul style="list-style-type: none"> • Residential buildings exhibit inconsistent street setbacks due to the alignment of the street, and are sited perpendicular to the street frontage. Buildings are sited to achieve setbacks to side and rear boundaries. Due to the orientation of the street, buildings generally have multiple facades which are visible from the public realm. • Buildings are modestly sized and generally present as single storey to the street with plate heights, roof pitches and articulated facades consistent with the era of development. • Dwellings incorporate verandahs, generally asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are part of the main roof of the dwelling, with on separate bullnose verandah. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are galvanized iron. • Primary building material is red brick. There is one timber weatherboard clad dwelling. • Buildings are simple and modestly detailed. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render banding or window sills are common. • Allpike Street is narrow, with 7m wide grassed verges and mature street trees with canopies which extend over the street. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping, and some planted garden beds. • Front fences are timber picket, painted white. Chain link mesh fencing provides boundary definition to Guildford Grammar School playing fields. • Lots at the southern end are irregularly shaped due to the orientation of the street. On the north-aligned portion, lots are rectangular and aligned perpendicular to the street, with consistent size and frontage, however land uses often span multiple lots, and this pattern is not evident. Lots at the northern end address Terrace Road, and the lot at the southern extent is addressed to Station Street, however its built form responds to Station, Swan and Allpike streets. • Residential car parking is incorporated within laterally aligned carports, generally attached to the dwelling. One dwelling includes a double carport at the street boundary. Crossovers are single width. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. The street tree canopy coverage is not typical of Guildford and is a unique landscape feature. <p>Non-contributory elements include double-storey elements visible from the street; residential front fencing which exceeds 1.2m; double carports on the street boundary.</p>

STREET	CHARACTER
<p>Station Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 2 Station Street GUILDFORD • 3 Station Street GUILDFORD • 4 Station Street GUILDFORD • 5 Station Street GUILDFORD • 6-8 Station Street GUILDFORD • 7 Station Street GUILDFORD • 9 Station Street GUILDFORD • 10 Station Street GUILDFORD • 12 Station Street GUILDFORD • 14 Station Street GUILDFORD • 15 Station Street GUILDFORD • 16 Station Street GUILDFORD • 17 Station Street GUILDFORD • 18 Station Street GUILDFORD • 19 Station Street GUILDFORD • 20 Station Street GUILDFORD • 21 Station Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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.</i></p> <p><i>Dwellings include Victorian cottages, many brick and iron Colonial style, timber framed and clad Federation bungalows, and a number of late 20th century houses designed to reflect the Victorian and Federation dwellings.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Station was gazetted in the 1890s, following the extension of the railway line, and it is likely that there were houses which were already constructed. The street includes modest dwellings on small lots with a high degree of uniformity in siting, form and scale. There are 6 Federation and 11 Inter-War Era buildings remaining on the street.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. There are some double-storey extensions to the rear of dwellings which are incorporated within roof form or otherwise not visible from the street. The view down the street terminates on the rear double-storey elevation of 67 Terrace Road. • Dwellings incorporate verandahs, predominantly asymmetrically in the California Bungalow style and occasionally the full width of the façade, supported on square timber posts. Skillion and bullnose profiles are evident. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are primarily galvanized iron. • Primary building material is red brick. Timber weatherboard is also common, often to sill height over compressed fibre cement sheet. • Buildings are simple and modestly detailed, consistent with worker's cottages from the Federation Era. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. • Station Street is narrow, with narrow approximately 4m wide grassed verges and irregular street trees. There is a very tall eucalypt which the verge has been widened to retain. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping. There are two vacant lots on the street which are remnant gardens for dwellings on double lots. No. 2 contains a number of mature trees which significantly contribute to the tree canopy at the southern end of the street. • Front fences are predominantly timber picket, especially the northern end of the street, however there are a wide variety of methods of front boundary definition including landscaping features, post-and-wire, iron, timber, and painted or rendered masonry. The rear fence of 67 Terrace Road is a high red brick fence. • Lots are rectangular and aligned perpendicular to the street, exhibit identical size and frontage width and are intact from the late 19th century subdivision. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width and are often shared between two lots. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes such as rendered masonry and brown-spectrum face brick; dwellings without verandahs, porches or clearly definable entry points; dark grey- or red-spectrum steel roofing; front fencing which exceeds 1.2m or in finishes such as painted or rendered masonry; absence of front boundary definition.</p>

STREET	CHARACTER
<p>Swan Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • Lot 21 Swan Street GUILDFORD • 46 Swan Street GUILDFORD • 49 Swan Street GUILDFORD • 51 Swan Street GUILDFORD • 53 Swan Street GUILDFORD • 55 Swan Street GUILDFORD • 56 Swan Street GUILDFORD • 57 Swan Street GUILDFORD • 57A Swan Street GUILDFORD • 59 Swan Street GUILDFORD • 60 Swan Street GUILDFORD • 64 Swan Street GUILDFORD • 65 Swan Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>Swan Street runs east-west for most of the width of Guildford from East Street to Fishmarket Reserve, and is divided into Swan Street [School and Education Precincts], Swan Street West [West End Precinct], and Swan Street East [Flour Mill Precinct], which is east of the railway line.</i></p> <p><i>Swan Street continues from Johnson Street [Education Precinct] to Allpike Street and is a wide street with substantial verges planted with mature Sugar Gum trees (<i>Eucalyptus cladocalyx</i>).</i></p> <p><i>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.</i></p> <p><i>Housing in this portion of Swan Street is located between Terrace Road (Education Precinct) 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.</i></p> <p>Streetscape Character</p> <p>Swan Street is a wide street with substantial verges planted with mature Sugar Gums. It was one of the streets included on the 1829 plan and along with Meadow Street and Terrace Road formed part of the colonial town centre. Swan Street was the major east-west thoroughfare prior to the extension of the railway and contains some of the oldest remaining buildings in Guildford. This includes the portion of the street between Waylen Street and Allpike Street only. There are 4 Convict Era buildings, 4 Federation, and 6 Inter-War Era buildings on this portion of the street.</p> <ul style="list-style-type: none"> • Residential buildings exhibit inconsistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are of a consistent, medium size and their form and scale is proportionate to the lots. Buildings present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the era of development. • Dwellings incorporate verandahs with little consistency in styles due to the various eras of development evident on the street. • Windows are vertically oriented and arranged symmetrically across the façade. Inter-War dwellings incorporate multiple windows adjacently to create wider openings, often with detailed timber frames or sills. • Roof materials are galvanized iron or red clay tile. • Primary building material is red brick, and many Inter-War dwellings incorporate expansive render detailing to facades. Timber weatherboard is also evident. • Buildings are large and incorporate greater façade articulation and architectural detailing than the tighter residential village lots. Early dwellings often incorporate bayed facades, wraparound or full width verandahs, occasionally with concave roof profiles, with turned timber posts and timber fretwork, and feature render banding or window sills. Inter-War Era dwellings often incorporate asymmetrical facades and wide, centrally placed porches with masonry and concrete articulated pillars, multiple/broken hipped roofs, and feature render facades. Red brick is commonly used to sill height with rendered or stucco finishes above, and render banding and window sills are also common. • Swan Street is wide, with broad grassed 8m verges and regularly planted large, mature street trees. Sugar Gums line the northern side of the street at the eastern and western extent. • Residential buildings exhibit moderate street setbacks resulting in large front gardens, some incorporating mature specimen trees, and mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping. No. 49 incorporates a very densely planted formal garden in front of the dwelling, which is set back substantially from the street. It includes earth pathways, geometric garden beds and lawns, with greater formality directly in front of the house, and less formal plantings to the east. The garden originally included an orchard, grape vines, figs and jacarandas. • Front fences are predominantly timber picket. • Lots are generally rectangular and aligned perpendicular to the street, however some larger, wider lots also exist on the street owing to various stages of subdivision and occasional amalgamation of lots. Lots on the corner of Waylen Street are squarer in proportion, providing almost equal frontage to each street.

STREET	CHARACTER
Swan Street (continued)	<ul style="list-style-type: none"> Residential car parking is generally incorporated within traditional site planning of lots, to the rear of dwellings, where site constraints permit, otherwise in front of or to the side of the dwelling, either covered or uncovered but visually recessive. A number of recent double garage additions front the street forward of, or in line with the dwelling and dominate the façade. Crossovers are single width or, where shared between two lots, double width. Moderately sized dwellings on larger lots with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. The proportions of the street – street and verge width, setbacks, and scale of dwellings – along with the significant Sugar Gums provide a link to the historic importance of the street. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; very wide buildings with limited articulation; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted masonry and white- or cream-spectrum face brick; dwellings without verandahs, porches or clearly definable entry points; aluminium window frames in inconsistent colours and finishes; windows oriented horizontally; grey-spectrum clay tile roofing, and clay tiles other than the French or Marseilles profile; front fencing which exceeds 1.2m; absence of front boundary definition; double garages forward or equal to the building line.</p>
Terrace Road <u>Contributory Places</u> <ul style="list-style-type: none"> Lots 4, 5, 6 & 7 Terrace Road GUILDFORD Lot 56 & 57 Terrace Road GUILDFORD 9 Terrace Road GUILDFORD 11 Terrace Road GUILDFORD 13 Terrace Road GUILDFORD 15 Terrace Road GUILDFORD 17 Terrace Road GUILDFORD 45 Terrace Road GUILDFORD 67 Terrace Road GUILDFORD 71 Terrace Road GUILDFORD 73 Terrace Road GUILDFORD 85 Terrace Road GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>Terrace Road extends in a north-easterly direction from Swan Street (Education Precinct) to Great Eastern Highway, and is one of Guildford's earliest business districts. The street is divided by a wide central medium (sic) strip planted with mature London Plane trees (Platanus x acerifolia).</i></p> <p><i>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 [sic: northern] 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.</i></p> <p><i>Terrace road is a wide [street] 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.</i></p> <p>Streetscape Character</p> <p>Terrace Road in this portion is entirely occupied by Guildford Grammar School and associated buildings and open spaces. It is a highly cultivated streetscape with numerous intact historic buildings and a unique landscape character within Guildford. There are 7 Convict Era buildings, 4 Federation, and 3 Inter-War, as well as a number of open spaces comprised of playing fields on the southern side of the street, the Swan River floodplain and school grounds on the northern side of the street. Residential buildings in this Character Statement refer to those buildings which were built as single residences, even if they are now incorporate alternate land uses. Guildford Grammar School Chapel is a landmark for the town and, along with the London Plane trees, define one of the eastern entry points to Guildford.</p> <ul style="list-style-type: none"> Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street, with setbacks to both side and rear boundaries. Non-residential buildings exhibit wide setbacks to all boundaries, and to other buildings, sited within open space. Residential buildings are modestly sized and generally present as single-storey to the street with traditional plate heights, steeply pitched roofs and articulation consistent with the Convict Era of development. Non-residential buildings are large, a minimum of two-storey, with varying plate heights. Older buildings are substantially set back from the street within the school grounds. More recent buildings are built much closer to the street, creating an uneven rhythm to the streetscape at the eastern end of the northern side, where non-contributory buildings dominate. Residential buildings incorporate verandahs, either the full width of the façade or asymmetrically in the bungalow style, supported on square timber posts. Non-residential buildings generally do not incorporate verandahs, however it is noted that often they do not directly address the street, and covered walkways and entryways within the school grounds are visible from the street. Windows are vertically oriented and composed symmetrically and rhythmically across the façade. Residential roof materials are predominantly galvanized iron. Non-residential roof materials are predominantly red clay tile. Building materials are predominantly red brick, which stands in contrast to the Donnybrook stone of the Guildford Grammar School Chapel.

STREET	CHARACTER
Terrace Road (continued)	<ul style="list-style-type: none"> • Residential buildings are simple and modestly detailed, with limited articulation consistent with the Convict Era of development. Flemish bond brickwork, feature render banding or window sills and concave verandah roofs are all evident. • Non-residential buildings are highly detailed, with modest articulation. Detailing includes feature render banding, window sills or lintels, arched windows, timber fretwork over verandahs or exposed rafter ends under eaves, recessed entryways to buildings, often a stair above ground level, and articulated chimneys with feature render chimney caps. • Terrace Road is a wide street with planted median strip. Verges are grassed and the median and northern verge densely planted with London Plane trees. Plantings are less dense west of Allpike Street. Low mature verge trees are less regularly planted on the southern side of the street. A number of grassed open spaces used as playing fields or car parking are screened from the street by mature trees. At the western end of the street the built form ends and the northern side offers uninterrupted views over the Swan River floodplain. • Terrace Road is a wide street, however the lanes of traffic are narrow, separated by a wide, planted median, edged with non-mountable kerbing, and crossed by a painted crosswalk. • Residential gardens are simple and symmetrically planned, incorporating grassed areas, generally with central brick paved pathway and some formal plantings. Some large trees in rear gardens are visible from the public realm. • Non-residential Guildford Grammar School buildings are sited within significant grassed open spaces and playing fields, with direct access to the Swan River, wetlands and floodplain. Mature trees have been selectively retained within the school grounds and floodplain to divide and define outdoor spaces. The school grounds represent a highly cultivated response to the natural landscape character of Guildford. • Front fences between Great Eastern Highway and Allpike Street are timber picket, painted white. West of Allpike Street front fences are high, and in a range of non-contributory finishes. Non-residential lots incorporate low pyramidal concrete bollards as a form of boundary definition with the street. • Lots are large and irregular, owing to the historical subdivision of this part of Guildford. Originally all the land north of Terrace Road, as well as other areas, was granted to Sir James Stirling, and various stages of subdivision of the school grounds have occurred since. • Residential car parking is generally incorporated within traditional site planning of lots: in front of or to the side of the building, either covered or uncovered but visually recessive. Crossovers are single width. • Non-residential car-parking is provided to the rear of buildings and in a large grassed open space, screened from the street by mature trees. • The dense, mature formal plantings, narrow street with planted median and imposing Federation Era school buildings provide a unique and formal streetscape within Guildford. The Guildford Grammar School Chapel is a significant landmark and is visible from multiple vantage points within Guildford. The views of the undeveloped floodplain from Terrace Road and from the rear of the school buildings and grounds provide a significant landscape. <p>Non-contributory elements include newer mixed-use buildings which do not maintain the predominant siting of the street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; residential buildings which present a double-storey frontage; finishes including rendered masonry; windows oriented horizontally; front fencing which exceeds 1.2m, or in finishes such as rendered masonry or cream-spectrum face brick; building services are visible from the street, including roof-mounted solar panels and air conditioning units.</p>



17 Terrace Road - Convict



Guildford Grammar School Chapel



Guildford Grammar School Surrounds



Guildford Grammer Bursar's Office, Turton House, 11 Terrace Road - Gold Boom



Henn's House, Lot 4 Terrace Road - Inter-War



Lot 7 Terrace Road - Convict

STREET	CHARACTER
<p>Waylen Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 4 Waylen Street GUILDFORD • 6 Waylen Street GUILDFORD • 8 Waylen Street GUILDFORD • 10 Waylen Street GUILDFORD • 16 Waylen Street GUILDFORD • 20 Waylen Street GUILDFORD • 24 Waylen Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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 20th century dwellings.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Waylen Street was gazetted in 1871 and attracted the wealthy working class of the era. Lots and homes on this street are closer in size to Swan Street than the narrow cross streets of the town centre. The street is highly intact and primarily represented by the Gold Boom/Federation Era of development. Only the eastern side of the street is incorporated in this context. There are 2 Gold Boom and 7 Federation dwellings remaining on the street.</p> <ul style="list-style-type: none"> • Small scale single storey as viewed from the street. • The eastern side of Waylen Street is an almost completely intact Gold Boom/Federation Era street. • Dwellings present as single storey to the street with a minimum plate height of 3m and steeply iron or tiled pitched roofs (two non-contributory extension presents to the street as double storey). • All homes demonstrate Federation era architectural features including banding, tuck pointed brick, symmetrical gables and front verandahs. • Contributory dwellings exhibit steeply pitched galvanised iron roofs or red clay tile roofs. • Contributory dwellings are predominantly red brick. • Homogeneity of streetscape reinforced through low permeable front picket and brick fencing. Non-contributory elements include limestone and Colourbond fencing. • Car parking is incorporated within traditional site planning of lots to the side of dwellings with carports set back behind the building line. • Carports exhibit steeply pitched roofs to match the dwelling, incorporated into the exiting roof line or as a lean-to off the dwelling. • The impact of vehicle infrastructure in the streetscape is mitigated by the continuation of front fencing elements across the driveway. <p>Non-contributory elements include buildings which present a double-storey frontage to the primary or secondary street; finishes including rendered masonry; street front fencing which exceeds 1.2m, or in finishes such as rendered masonry or limestone; double garages facing the street, forward of the building line and accessed from double-width crossovers.</p>



6 Waylen Street - Federation



6 Waylen Street - Federation

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SOUTH

Summary

Market Street, Bridge Street/James Street and Helena Street were original roads included on H.C. Sutherland's 1829 plan for Guildford. The lots which still exist on Market Street and Helena Street today approximate the original ribbon allotments from this plan, as well as the allocation of a "King's Meadow", King's Meadow Oval, located at the end of Hill Street. Hill Street was in existence in the Convict era, originally known as Meadow Street, where a dwelling dating to the 1860s still stands. This has a distinct riverine setting, which becomes increasingly rural on Hill Street.

The Swan and Helena River floodplains are significant landscape elements, and highly contributory to the heritage value of Guildford. Views and access to the floodplain are provided to the west at Bridge Street, the south-west at Hill Street over King's Meadow Oval, to the south at Johnson Street and central portion of Helena Street, and to the east at the intersection of James Street and East Street, and Helena Street and East Street. All residential lots overlook or directly abut the floodplain. There are wide grassed verges, mature street trees and significant contributory private landscaping elements within front setbacks. Private landscape elements include symmetrical paving, garden beds and specimen trees, as well as the maintenance of the natural topography which grades down toward the floodplain at the rear of many lots. Early dwellings incorporate wide side setbacks which allow for views of the floodplain and extant tree canopy from the street. Views of dwellings and landscape features are generally permitted via low, visually permeable fencing, however many dwellings are partially or fully obscured behind high solid fences, especially Market Street, where they sever the connection between landscape, streetscape and built form, and are a non-contributory element. Hill Street provides views of, and access to, the riverine floodplain, including remnant vegetation. Helena Street is wide, with substantial grassed verges and mature street trees terminating at either end with views and access to the floodplain. Views of the floodplain, as well as the private landscape features of the large lots, are strongly contributory to the heritage value.

Market Street and Helena Street formed part of the original town plan, and the original ribbon allotments still exist today abutting the river and floodplain. They are wide, red bitumen streets with large lots of up to 10,000m², and wide frontages. Large setbacks are generally incorporated to all boundaries. Hill Street lots are smaller, having been created from subdivision of Market

Street lots and/or reduced in size to accommodate Guildford Primary School; lots are between 650-1250m². Car parking is generally not visible from the street, however some recent dwellings and additions include garaging forward of the dwelling which disrupts the streetscape by altering the established setbacks and makes vehicular infrastructure the focal point of the dwelling when viewed from the street.

Dwellings are large, detached, and exhibit side boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk, as well as providing views of tree canopy and private landscape features beyond the dwelling. Dwellings are a mixture of single and double storey viewed from the street. Contributory double storey dwellings are set back significantly from all boundaries and well articulated to minimize the impact of building bulk. Despite these dwellings dating from different periods of development, setbacks are generally consistent. Non-contributory new builds are often sited inappropriately (reduced setbacks), where lot size and frontage does not allow setbacks and landscape features to appropriately integrate the built form with the established context. Minimum plate height is 3m, however dwellings often exceed the minimum, and incorporate steeply pitched galvanized iron roofs or clay tile roofs. In the late 19th century prior to a local clay roof tile industry, clay roof tiles were imported from France where they were manufactured in the Marseille profile. Generally their use was reserved for government and institutional buildings, as well as grand private homes. As a local clay tile industry developed, their use became more widespread for residential buildings in the Inter-War period. Building materials are of mixed character; primarily red brick, often with feature render banding or detailing however a number of dwellings incorporate painted render or bagged brick finishes, as well as some painted weatherboard. Non-contributory materials are more prevalent on Helena Street and include brick and tile finishes outside the red spectrum, eg. Cream brick; brown or grey roof tile in various profiles. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Windows display vertical proportions and are arranged rhythmically and proportionally across the facade.

State Heritage Places

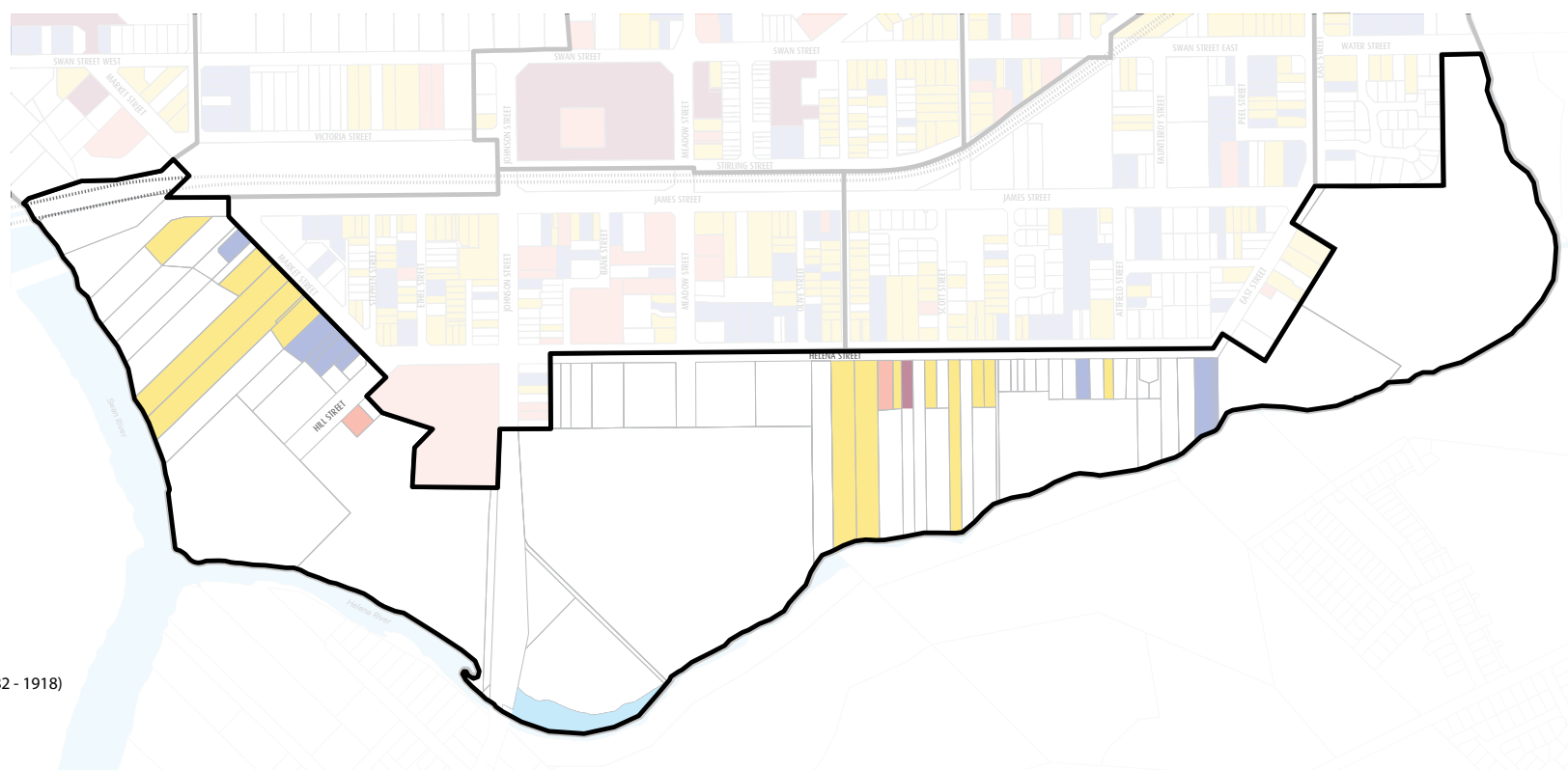
P14558 Guildford Road Bridge | P14344 House, 53 Helena Street (Pensioner Guard Cottage)

	Number of Buildings
Contributory (1829-1945)	19 (57)
1946-1948 in contributory style	-
Non-contributory (1946-current)	33
Total	52

Category	Number of Buildings
Colonial	1
Convict	2
Gold Boom	5
Federation	8
Interwar	3
Total	19

Legend

- Boundary
- Colonial (1829 - 1849)
- Convict (1850 - 1881)
- Gold Boom-Federation (1882 - 1918)
- Inter-War (1919 - 1945)



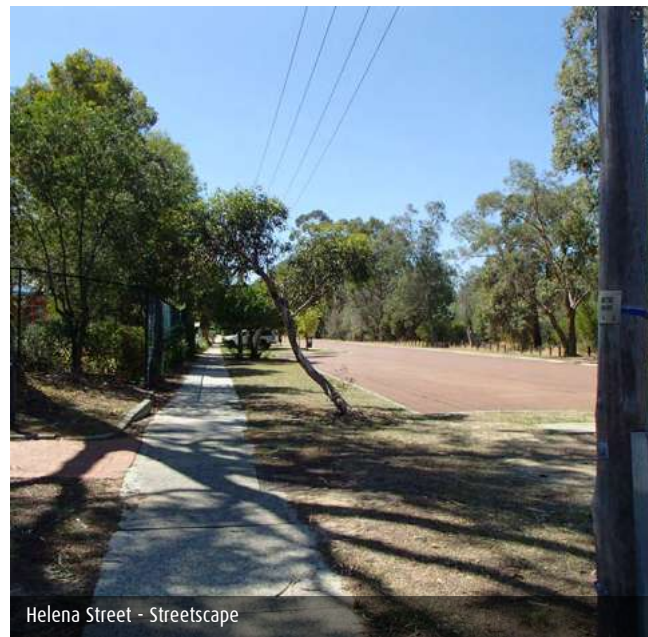
STREET	CHARACTER
<p>Helena Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 1 Helena Street GUILDFORD • 15 Helena Street GUILDFORD • 33-35 Helena Street GUILDFORD • 41 Helena Street, GUILDFORD • 45 Helena Street GUILDFORD • 49 Helena Street GUILDFORD • 51 Helena Street GUILDFORD • 53 Helena Street GUILDFORD • 61 Helena Street GUILDFORD • 63 Helena Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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.</i></p> <p><i>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 pint houses line the street, with a mix of Victorian, Federation and mid to late 20th 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 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.1903, overlooking the Helena River.</i></p> <p><i>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 painted masonry and iron roof Victorian Colonial cottage.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>This incorporates the southern side of Helena Street, between East Street, and King's Meadow Polo Grounds. Residential lots are ribbon allotments or directly abut the Helena River floodplain. Contributory buildings on Helena Street are primarily from the Gold Boom/Federation Era, with 1 Gold Boom and 6 Federation dwellings remaining, as well as 1 Colonial Era dwelling, and 2 Convict Era dwellings.</p> <ul style="list-style-type: none"> • Residential buildings exhibit little consistency in street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are large and primarily present as single storey to the street, however there are also a number of large double-storey dwellings on large lots where building bulk can be appropriately managed through setbacks, utilizing the natural topography and architectural features. Plate heights, roof pitches and façade articulation are consistent with the Gold Boom/Federation era of development. • Contributory buildings incorporate verandahs the full width of the façade supported on square or turned timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose. • Windows are vertically oriented and arranged rhythmically and symmetrically across the façade. • Roof materials of contributory buildings are galvanized iron. • Primary building material is red brick, with a predominance of non-contributory finishes. Timber weatherboard is also common. • Buildings exhibit symmetrical facades and moderate detailing. Central front door, turned timber posts, timber detailing over verandahs or gable frontages and feature render window sills are common. • Helena Street is wide, with very wide 10m-11m grassed verges and regularly planted low street trees. • Front gardens are simple and informally planned, contributing to the rural riverine character of the street. There are limited formal plantings or garden design. Lawn is predominant. This continues to rear gardens, which are grassed and contain mature trees giving way to the Helena River floodplain. A number of lots still contain working gardens, or remnants of. Mature trees in rear gardens and the floodplain are visible from the public realm. • Front fences are predominantly timber picket. A number of dwellings utilize landscape elements such as hedges or garden beds as boundary definition, also evident are low brick fences, post and wire, or no boundary definition at all. • Lots are rectangular and aligned perpendicular to the street, many having river frontage views and vistas. Many lots have been subdivided, reducing their frontage width and losing their river frontage in the process, however a number still retain their 19th century subdivision pattern. One lot has been subdivided to the rear, however the remainder have been subdivided side-by-side retaining the predominant pattern of development and relationship to the street.



Carinyah, West's House, 33-35 Helena Street - Federation (1)



Carinyah, West's House, 33-35 Helena Street - Federation



Helena Street - Streetscape



Helena Street - Streetscape1



Strathalbyne, 63 Helena Street - Federation

STREET	CHARACTER
Helena Street (continued)	<ul style="list-style-type: none"> Residential car parking is provided to the side or rear of dwellings, where site constraints allow, otherwise incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. Garages forward of the building line are rare. Moderate sized dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and remnant vegetation in the floodplain. Visual and physical access to the floodplain is provided at both ends of the street, and views over the Polo Grounds are significant. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted face brick, smooth painted render and face brick in a cream, white or brown spectrum; dwellings without verandahs or porches; windows oriented horizontally; roofing materials other than galvanized iron or similar; excessive hardscaping and loss of tree canopy; front fencing in cream-spectrum face brick and the absence of front boundary definition; garages facing the street, forward of the building line; building services visible from the street, including roof-mounted air conditioning units and solar panels.</p>
Hill Street <u>Contributory Places</u> <ul style="list-style-type: none"> 1 Hill Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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 20th 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 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.</i></p> <p>Streetscape Character</p> <p>Hill Street is a short street with only 3 residential dwellings, 2 are post-WWII and one from the Convict Era at no. 1, which directly abuts the Helena River floodplain on two sides.</p> <ul style="list-style-type: none"> Residential buildings exhibit consistent street setbacks, referencing the contributory buildings, and are sited perpendicular to the street. The contributory building is sited to achieve wide setbacks to side and rear boundaries. Buildings present as single storey to the street and cover substantial proportions of their lots, however the surrounding open space serves to minimize the impact of site coverage. The contributory building exhibits plate height, roof pitch and façade articulation typical of the Convict Era of development. Windows are vertically oriented and arranged symmetrically across the façade revealing the simple internal floor plan. Roof material is galvanized iron. Primary building material of the contributory building is red brick, however non-contributory finishes are predominant. Contributory buildings is simple and modestly detailed, consistent with Convict Era dwellings, however it is sited to address the floodplain as well as the street resulting in an asymmetrical façade. Detailing and articulation are limited, and includes timber framed windows, chimneys with feature cappings, and feature window sills. Hill Street is narrow, with 14m grassed verges and large mature street trees. The open spaces and large mature trees of Guildford Primary School are at one end and the Helena River floodplain at King's Meadow Oval at the other. The street is paved in red bitumen, there are no footpaths and the natural topography of the floodplain is largely intact. Front gardens are simple and informally planned, contributing to the rural riverine character of the street. There are limited formal plantings or garden design. Lawn is predominant. This continues to rear gardens, which are grassed and contain mature trees giving way to the Helena River floodplain. Front fences are almost entirely timber picket, with one exception. Residential lots exhibit varying size and frontage width, largely constrained by the floodplain and the result of later subdivision. Residential car parking is incorporated within existing built form: in front of or to the side of the dwelling in carports under the main roof. Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and the floodplain beyond. The street has a distinctly rural character, and views of the floodplain are afforded from virtually all points on the street. Views of, and engagement with, the floodplain is highly contributory to the character of this street in particular. <p>Non-contributory elements include buildings which do not address the public realm; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; smooth render finishes; dwellings without verandahs or porches; grey-spectrum clay roof tiles; loss of tree canopy and alteration of the natural topography within the floodplain; double garages facing the street, forward of the building line and accessed from a double-width crossover.</p>



Hill Street - Streetscape



229 James Street - Federation

STREET	CHARACTER
James Street/Bridge Street <u>Contributory Places</u> Bassendean – Guildford Road Bridge 229 James Street GUILDFORD	<p><i>No Heritage Council documentation for this portion of James Street, nor Bridge Street.</i></p> <p>Streetscape Character</p> <p>This portion of James Street runs from Market Street to the Bassendean-Guildford Road Bridge over the Swan River. It includes only one house, a double-storey Federation Era dwelling. The street is surrounded on both sides by very large mature trees giving way to the floodplain at the western entrance to Guildford.</p> <ul style="list-style-type: none"> • The contributory building is sited perpendicular to its side boundary, referencing the original alignment of the street. The building achieves wide setbacks to all other boundaries. • The building is a large double-storey dwelling, which continues the character of early dwellings on Market Street. The building exhibits traditional plate heights, steeply pitched roofs and an articulated facade consistent with the Gold Boom/Federation era of development. • The building incorporates wide, wrap around verandahs to both levels of the house, supported on square timber posts with arched timber fretwork. The upper storey verandah roof is a skillion extension of the main roof at a lower pitch. • Windows are vertically oriented and arranged rhythmically and symmetrically across the façade. • Roof material is galvanized iron. • Building material is red brick, with painted weatherboard to the rear. • The building is articulated and exhibits multiple stages of development. Detailing includes feature render banding to the façade, window sills and lintels, and the chimney, and arched timber fretwork over the verandahs. • James Street/Bridge Street is a single lane in each direction, with grassed verges and some very large street trees which continue into the floodplain. • The building has a very large and formally planned garden, including a circular front pathway, symmetrically planned garden beds, and the remnants of a formal terraced garden to the rear of the property. The front garden includes some large mature trees which serve to shield the house from the street. • Front fence is timber picket over stone. The side boundary of the lot is a solid metal panel fence fronting Bridge Street. • The lots is rectangular and aligned parallel to the past alignment of Bridge Street. It is a large lot which directly abuts the floodplain and has been altered over time due to widening and realignment of the Bridge Street/James Street road reserve. • Residential car parking is behind the building line in a separate outbuilding, visually subservient to the dwelling from the street. • This is a large double-storey dwelling on a large lot with wide setbacks to side boundaries, screened from the street by large mature trees. The trees within this lot and the street trees in the Bridge Street verge provide a rural riverine character to the western entry point to the Guildford Historic Town. Views of, and engagement with, the floodplain is highly contributory. As a significant Gold Boom/Federation Era dwelling, views of the building at no. 229 James Street are also a significant entry statement for the town. <p>Non-contributory elements include natural stone front fencing.</p>
Market Street <ul style="list-style-type: none"> • 11 Market Street GUILDFORD • 13 Market Street GUILDFORD • 19 Market Street GUILDFORD • 21 Market Street GUILDFORD • 25 Market Street GUILDFORD • 27 Market Street GUILDFORD • 29 Market Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>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 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.</i></p> <p><i>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.</i></p>

STREET	CHARACTER
Market Street (continued)	<p>Streetscape Character</p> <p>Market Street includes some of the largest lots and largest dwellings in Guildford, and many of the original ribbon allotments which extend to the river are still intact. Market Street was included on the 1829 plan and these allotments are retained from that time. Contributory buildings remaining on the street include 5 Inter-War Era dwellings, almost entirely located at the southern end of the street, 1 Gold Boom dwelling, and 2 Federation Era dwellings.</p> <ul style="list-style-type: none"> • Street setbacks are highly varied, however generally larger lots exhibit larger setbacks. Buildings are sited perpendicular to the street with wide side and rear boundary setbacks. The multi-residential development on the corner of James Street is not sited square to either Market or James street. • Buildings are large and primarily present as single storey to the street, however there are also a number of large double-storey dwellings on large lots where building bulk can be appropriately managed through setbacks, utilizing the natural topography and architectural features. Plate heights often exceed standard traditional dimensions, and facades are highly articulated. Roof pitches are consistent with the Gold Boom/Federation era of development. • Multi-residential presents as double storey to the street. • Dwellings incorporate verandahs, generally the full width of the façade however California Bungalow and wrap-around verandahs are also evident. Verandahs roofs are generally separate from the main roof in bullnose or skillion profile, supported on turned timber posts. • Multi-residential building incorporates verandahs to ground level. • Windows are vertically oriented and arranged rhythmically and symmetrically across the façade. • Roof materials are primarily galvanized iron or red clay tile. • Primary building material is red brick, a number of dwellings incorporating white rendered or painted finishes. • Buildings are large and highly articulated and detailed, consistent with grand homes from the Gold Boom/Federation Era. Facades are generally symmetrical with a central front door, Facades broken into bays reflecting more complex floor plans and mitigating the impact of building bulk, detailed timber fretwork over verandahs which are supported on turned timber posts, feature render banding, façade treatments, window sills or lintels, and chimney caps are also evident. Dwellings are often sited to one side of a large lot, allowing the building to address the street, the public realm to the rear, and the garden to the side, through similar detailing and façade treatments to all facades. • Market Street is wide, with up to 12m wide grassed verges and regularly planted, low street trees on the western side, and large mature Sugar Gums on the eastern side. • Residential buildings exhibit wide street setbacks affording large formal gardens in the front setback area. Gardens are symmetrically planned, with grass, a central pathway and feature or specimen tree. Circular driveways or pathways are evident, as are symmetrical and rectilinear garden beds. Rear gardens often display less formality and include large grassed areas and remnant vegetation in the floodplain. Remnants of former land uses such as mills, orchards and vineyards are occasionally visible. • Front fences are varied and include timber picket and post-and-wire, as well as landscaping features such as mature trees and hedges. • Lots are rectangular and aligned perpendicular to the street. Lots which have not been subdivided exhibit consistent frontage width, however a number no longer enjoy river frontage. Lots at the southern end of the street have been subdivided side by side resulting in narrower lots, however this has allowed dwellings to maintain a relationship with the street which is lost with battle-axe subdivision. • Residential car parking is generally provided to the side or rear of dwellings where site constraints allow, often in separate outbuildings. Narrower lots incorporate car parking within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. • Dwellings on Market Street are large, with wide setbacks to side boundaries, however fencing and landscaping elements within the front setback often obscure views of dwellings and the floodplain. <p>Non-contributory elements include buildings which do not maintain the predominant orientation; buildings built up to side lot boundaries; very wide buildings with limited articulation; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including white and cream-spectrum face brick, rendered and painted brick; aluminium window frames in inconsistent colours and finishes; windows oriented horizontally; grey-spectrum clay tile roofing; front fencing which exceeds 1.2m, or in finishes such as cream-spectrum face brick or limestone; inconsistent lot sizes the result of later subdivision and battle-axe subdivision; double garages facing the street, forward of the building line, with a nil setback to the side boundary and accessed from a double-width crossover.</p>



CENTRAL

Summary

The centre was brought to life with the construction of the Eastern Railway to Guildford in 1881. At the time of settlement, Stirling Square (formerly Church Square) spanned between Swan Street in the north and Helena Street in the south, splitting what would become James Street in two (formerly East and West Church Streets). In the 1840s, Stirling Square was halved in size, East and West Church Streets (now known as James Street and Mangles Street) connected and the land south of James Street subdivided. The original location of the railway was aligned with this new commercial development on James Street, re-orienting the town from Meadow Street/Swan Street/ Terrace Road. The first major subdivision of the town for residential development since 1829 occurred in conjunction with the construction of the railway and in the years that followed whereby original town lots of approximately 2 acres were subdivided into, typically, 20 residential lots, giving rise to the subdivision pattern which still exists today. The centre displays a mixed character of commercial main street and residential village. Approximately one-quarter of Guildford's convict era buildings exist in this portion, located on Meadow Street, Johnson Street and James Street. The dominant residential development period is the gold boom era, following the construction of the railway.

The northern side of James Street contains a line of Sugar Gums, Spotted Gums, jacarandahs, magnolias, and bottle brush extending into the south-east, providing a landscape link with the river crossing at Bridge Street and the floodplain at the eastern and western end of the town, as well as a landmark. Sugar Gums of similar age and size are evident on the western side of Johnson Street, south of Helena Street. Spring Reserve was originally part of Church Square (Stirling Square), and remains a public park today. It has existed as a site of fresh water supply throughout Guildford's history. This affords views of significant landscape elements, such as Stirling Square from James Street, the Helena River floodplain from Johnson Street, and the King's Meadow Polo Ground (LGI129) from Helena Street.

Lot sizes vary across, and larger lots, larger setbacks and larger dwellings are located on Helena St and Market Street. Dwellings are detached, exhibiting side boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk. James Street, Johnson Street and Meadow Street are of a mixed character, with both residential and non-residential land uses. The southern side of James Street incorporates a wide pedestrian promenade, 6-8m wide.

Non-residential buildings here generally have a nil setback to street and side lot boundaries and many include awnings over the footpath, creating a sense of enclosure. A number of buildings include al fresco seating or product display on the footpath, integrating pedestrian activity with the existing land use.

This area is primarily represented by the gold boom/federation era, as well as having a significant number of inter-war buildings. Olive Street and Hubert Street are highly intact examples of residential village development from the gold boom period, and James Street between Johnson Street and Stephen Street is highly representative of gold boom era commercial development. Dwellings primarily present as single storey to the street with steeply pitched galvanized iron roofs, and a limited material and colour palette is evident.

Non-residential development is generally one or two storeys. The Guildford Hotel is a grand two-storey rendered brick and iron building with a belvedere on the corner of James Street and Johnson Street. The building was constructed in various stages from 1886 to 1915, and restored in 2015 following a large fire in 2008; it exceeds 9m at its highest point. The Guildford Town Hall and Library is a two-storey red brick, rendered brick and tile building with an imposing entrance statement on the corner of James Street and Meadow Street. The building was constructed in 1937 in the inter-war art deco style and exceeds 9m at its highest point. A number of single and double-storey commercial buildings line James Street, which engage with existing contributory buildings through plate height, setbacks, openings, awnings, signage and detailing in order to produce a cohesive streetscape which contributes to the character of the Guildford Historic Town. Non-residential buildings utilise rendered finishes in far greater proportions than residential, and this is the dominant façade treatment for non-residential buildings. Buildings incorporate a nil setback to street boundaries, and buildings on corner lots address both streets equally through façade treatments, tenancy frontages, articulation of facades and architectural detailing. Steel awnings are common and extend over the footpath, with box, bullnose, flat and skillion profiles evident; often incorporating signage. Awnings are often supported by simple steel posts. Parapet walls incorporate signage or architectural detailing consistent with the era of development. Signage is generally limited to business information (name, address, phone number etc.), building name, or year of construction. Historic industries included Turton's brickworks, pottery works, and a bakery housing the oldest commercial brick oven in Guildford. (Continued on next page)

Buildings are often accessed via ingoes or similar thresholds which also serve to articulate the façade. Street facing windows are raised above external ground level and inset from building edges; floor-to-ceiling or wall-to-wall glazing is not evident.

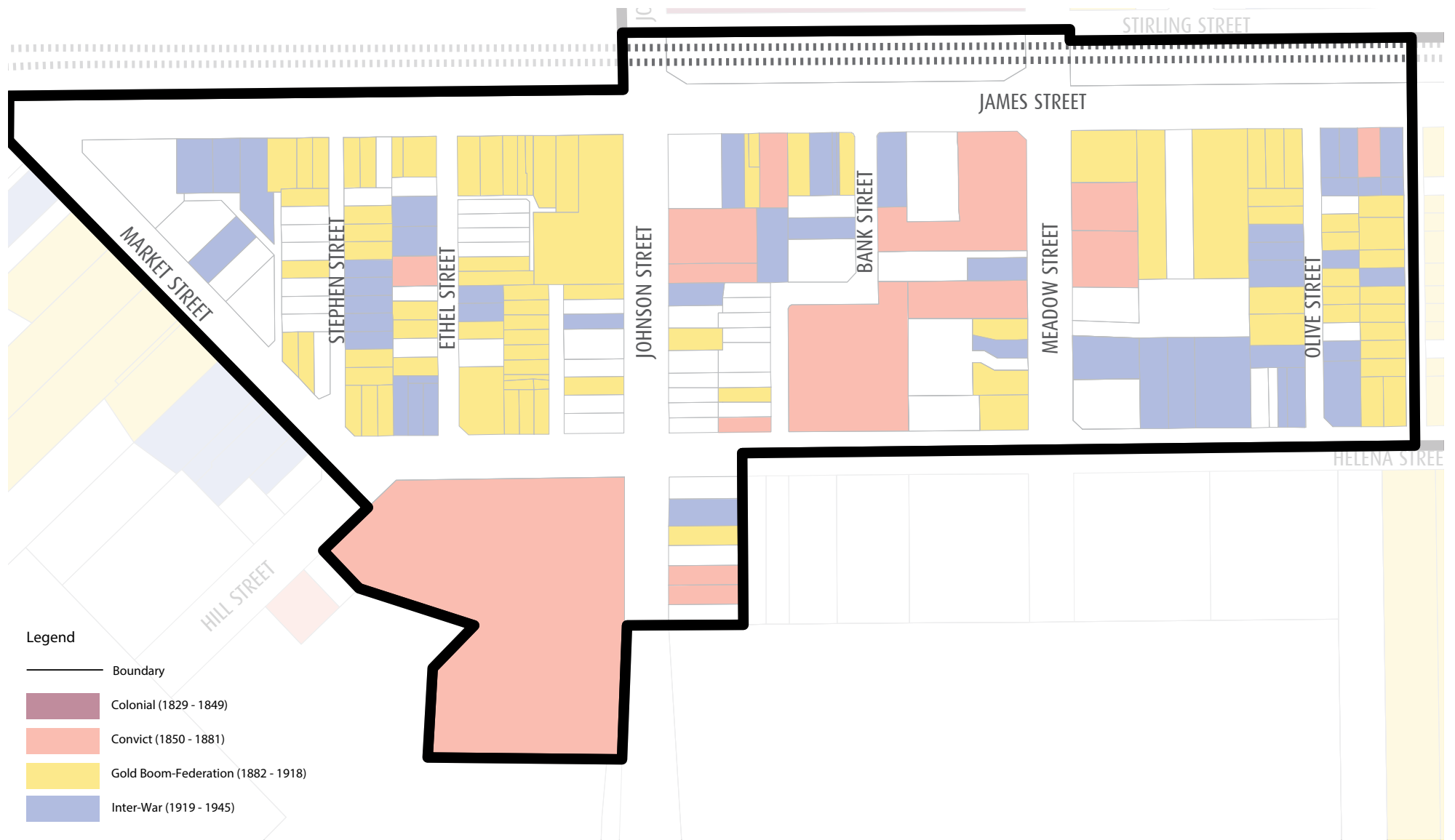
State Heritage Places

P2460 Guildford Town Hall & Library | P2462 Wesley Church and Manse (fmr) | P2463 Guilford Hotel | P2465 Johnson's Complex | P2469 Garrick Theatre | P2472 King's House and Shop

P2473 Lieutenant Du Cane's House | P4088 Guildford Primary School | P6120 Spring Reserve | P8806 Guildford Fire Station and Quarters

	Number of Buildings
Contributory (1829-1945)	124 (68%)
1946-1948 in contributory style	-
Non-contributory (1946-current)	58
Total	182

Category	Number of Buildings
Colonial	0
Convict	11
Gold Boom	16
Federation	53
Interwar	44
Total	124



STREET	CHARACTER
Bank Street <u>Contributory Places</u> <ul style="list-style-type: none"> 3 Bank Street GUILDFORD 	<p>Streetscape Character</p> <p>Bank Street is a short street which historically provided access to the rear of James, Johnson and Meadow Street lots. It contains 1 Inter War dwelling, and 3 post-WWII dwellings.</p> <ul style="list-style-type: none"> Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Contributory buildings are sited to achieve setbacks to side and rear boundaries. Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Inter-War era of development. The contributory building incorporates a verandah asymmetrically in the California Bungalow style, supported on a square timber post and is an extension of the main roof. Windows are vertically oriented and arranged adjacently to create wider openings, typical of the Inter-War Era. Roof material is galvanized iron. Building material is timber weatherboard. Buildings are simple and modestly detailed, with an asymmetrical façade, central front door, simple timber detailing over verandah and gable frontage. Bank Street is narrow, with narrow 4m wide grassed verges and mature street trees to the eastern side. Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy. The contributory building has a grassed front garden, absent of hardscaping with a mature tree to the left, and a large mature tree in the rear garden. The remaining houses on the street are almost entirely paved within their front and rear open space. Front fence of the contributory building is timber picket. The remaining dwellings incorporate non-contributory front fencing. Lots on the western side of the street are rectangular and aligned perpendicular to the street, and of consistent size and frontage width. Dwellings on the eastern side of the street are part of a grouped dwelling development which otherwise addresses Meadow Street. The remaining lots on this street are made up of car parking access for lots on James Street and Johnson Avenue. Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. Views from Bank Street to the south are significant. To the south is Spring Reserve and the Helena river floodplain beyond. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; cream-spectrum face brick finishes; aluminium window frames in inconsistent colours and finishes; roofing materials other than galvanized iron; excessive hardscaping and loss of tree canopy; front fencing which exceeds 1.2m; inconsistent lot sizes the result of grouped dwelling development.</p>



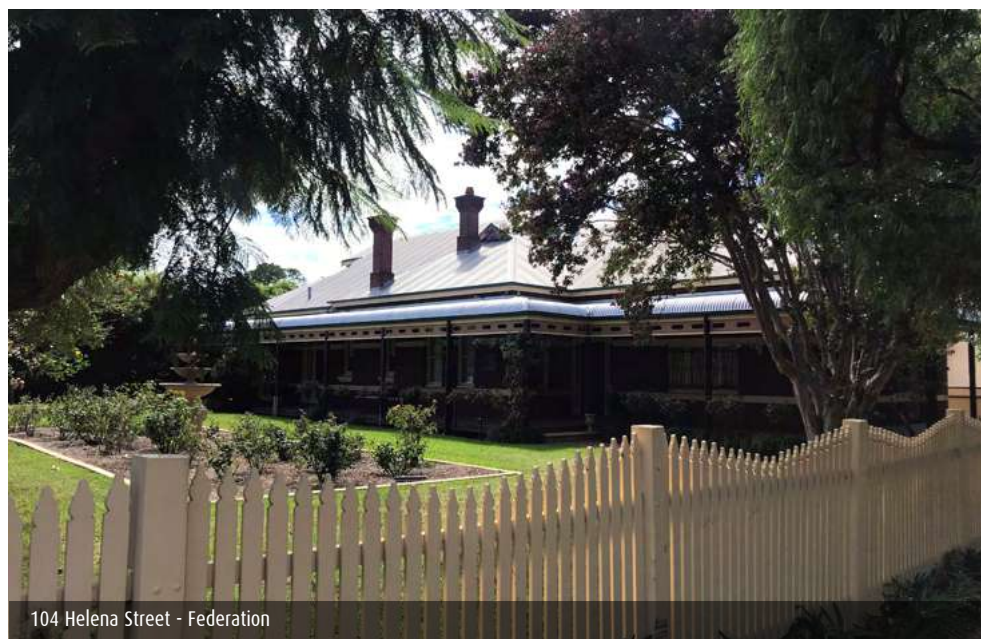
Bank Street - Streetscape

STREET	CHARACTER
<p>Helena Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 64 Helena Street GUILDFORD • 66 Helena Street GUILDFORD • 74 Helena Street GUILDFORD • 84 Helena Street GUILDFORD • 86 Helena Street GUILDFORD • 88 Helena Street GUILDFORD • 100 Helena Street GUILDFORD • 102 Helena Street GUILDFORD • 104 Helena Street GUILDFORD • 110 Helena Street GUILDFORD • 112 Helena Street GUILDFORD • 125 Helena Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>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. 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 19th to early 20th century streetscape (nos [16, 20, 22, 24, 26, 28, 30, 32, 36, 40, 42, 50, 60, 62 – Flour Mill Precinct], 64, 66 and 74). Remaining houses in this area include Federation Queen Anne cottages, Federation Arts and Crafts cottages, and Federation Bungalows.</i></p> <p><i>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.</i></p> <p><i>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 trees on both verges. Most houses have fences, predominantly timber picket, but also brick, and metal railings.</i></p> <p>Streetscape Character</p> <ul style="list-style-type: none"> • This incorporates the northern side of Helena Street, between Hubert Street and Market Street, as well as Guildford Primary School. This section of Helena Street is primarily represented by the Gold Boom/Federation and Inter-War Eras of development. There are 1 Convict Era, 5 Federation era, and 6 Inter-War Era buildings remaining. Guildford Primary School is located at the street's western extent and includes buildings from the Convict Era. • Helena Street is a long street, and residential buildings exhibit consistent street setbacks within blocks on the street. Buildings are sited perpendicular to the street, with setbacks to side and rear boundaries. Buildings on corner lots with major cross streets (Johnson Street, Meadow Street), are sited to address the north-south street rather than Helena Street. • Non-residential Guildford Primary School includes a number of buildings on a very large lot, bounded by Helena Street, Johnson Street and Hill Street. Buildings which face the street exhibit relatively consistent setbacks and are sited square to the street. • Residential buildings are of various sizes, proportionate to their lot size, and present as single storey to the street. Buildings exhibit traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Non-residential Guildford Primary School consists of a number of buildings sited within open space. Buildings are larger and often exceed residential plate heights, with roof pitches consistent with the Convict Era of development. • Residential buildings incorporate verandahs, predominantly asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally extensions of the main roof of the dwelling at a lower pitch. • Windows are vertically oriented and composed rhythmically across the façade revealing greater complexity in internal floor plans. Vertical windows are occasionally arranged adjacently to create wider openings. • Roof materials are galvanized iron or red clay tile. • Primary building material is red brick. • Residential buildings are large, highly articulated and modestly detailed. Facades are generally asymmetrical, and a number of dwellings are accessed from the secondary street while addressing Helena Street through façade treatments, articulation and architectural detailing. Facades broken into bays reflecting more complex floor plans and mitigating the impact of building bulk, modest timber fretwork over verandahs which are supported on square timber posts, feature render banding, façade treatments, window sills or lintels, and chimney caps are also evident. Dwellings are often sited to one side of a large lot, allowing the building to address the street, secondary street (if applicable) and the garden to the side, through similar detailing and façade treatments to all facades. • Non-residential Guildford Primary School contains a number of large buildings with wide facades exhibiting simpler detailing and limited articulation, consistent with the Convict Era of development. • Helena Street is wide, with 10m-11m wide grassed verges, low mature street trees on the northern side and remnant large mature trees on the southern side. The portion of the street west of Johnson Street contains more densely planted street trees in the verge in front of Guildford Primary School, transitioning to the rural character of the river at its western extent.

STREET	CHARACTER
Helena Street (continued)	<ul style="list-style-type: none"> • Residential buildings exhibit a varied landscape character, largely due to the varied lot sizes, however in general front gardens exhibit a high degree of formality in plantings and hardscaping, including central pathways and rectilinear garden beds, mature specimen trees and garden features within extensively grassed areas. Mature trees in rear gardens are visible from the public realm • Front fences are primarily timber picket, often as infill over masonry. Post-and-wire and landscaping elements, such as hedges, are also evident. • Lots are rectangular and aligned perpendicular to the street and exhibit inconsistent size and frontage width due to various stages of residential subdivision. As Helena Street was one of the original gazetted streets in Guildford, the later development of new cross streets has also altered the original lots, and a number of dwellings span multiple lots. • Residential car parking is generally provided to the rear of the dwelling or fronting secondary streets, within garages or outbuildings. Otherwise it is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width. • Non-residential Guildford Primary School car parking is provided in a bituminized surface car park fronting Johnson Street. Guildford Pre-Primary provides bituminized car parking on Helena Street, as well as surface parking accessed from Meadow Street. This serves to diminish the landscape character of the street by limiting the grassed verge and street tree plantings on Helena Street. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views of the floodplain to the south are provided along the length of the street between Johnson Street and Hubert Street, and to the east at Hill Street, retaining a significant landscape connection for the town. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; building facades which exhibit no articulation; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; smooth render finishes; dwellings without verandahs, porches or clearly definable entry points; windows oriented horizontally; red-spectrum metal sheet roofing; excessive hardscaping and loss of tree canopy associated with grouped dwellings and subdivision; front fencing which exceeds 1.2m or in rendered finishes; garages forward of the building line on secondary streets, and carports which occupy an excessive proportion of the building frontage; large, open, bituminised surface carparks which sever the relationship between streetscape and built form.</p>



64 Helena Street - Federation



104 Helena Street - Federation

STREET	CHARACTER
Hubert Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 1 Hubert Street GUILDFORD • 3 Hubert Street GUILDFORD • 5 Hubert Street GUILDFORD • 7 Hubert Street GUILDFORD • 9 Hubert Street GUILDFORD • 11 Hubert Street GUILDFORD • 13 Hubert Street GUILDFORD • 17 Hubert Street GUILDFORD • 19 Hubert Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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 small in scale and form, creating a strong sense of uniformity.</i></p> <p><i>At the southern end of the street, addressing Helena Street, there are more substantial Victorian dwellings on both corners of the road.</i></p> <p><i>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 to the front fences, combined with the openness of the street, contributes to the rustic charm of the street.</i></p> <p>Streetscape Character</p> <p>Hubert Street is a highly intact Gold Boom/Federation Era street, subdivided in the 1880s from Guildford Town Lot 48, its subdivision pattern is intact to this day. 8 of the 9 buildings on this side of the street are from the Gold Boom/Federation Era, with 2 Gold Boom and 6 Federation Era dwellings and 1 Inter-War Era dwelling. Only the Western side of the street is included in this portion.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are galvanized iron. • Primary building material is red brick, with a predominance of white rendered or painted finishes. Timber weatherboard is also evident. • Buildings are simple and modestly detailed, consistent with worker's cottages from the early Gold Boom/Federation Era. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. • Hubert Street is narrow, with narrow grassed 3m - 3.5m verges and limited street trees. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping. • Front fences are predominantly timber picket. Dwellings at either end of the street addressing James Street and Helena Street exhibit differing fencing styles. • Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from the late 19th century subdivision. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. Some recent additions of single garages in line with front facades and built up to side boundaries are intrusive. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views within Hubert Street are significant for offering a highly intact and engaging 19th century streetscape. <p>Non-contributory elements include; dwellings without verandahs; carports which occupy an excessive proportion the building frontage; enclosed carports and garages forward, or equal to, the building line which are built up to side boundaries.</p>

STREET	CHARACTER
James Street <u>Contributory Places</u> 79 James Street GUILDFORD 81 James Street GUILDFORD 83 James Street GUILDFORD 87 James Street GUILDFORD 89 James Street GUILDFORD 91 James Street GUILDFORD 93 James Street GUILDFORD 95 James Street GUILDFORD 97-99 James Street GUILDFORD 117 James Street GUILDFORD 119 James Street GUILDFORD 125 James Street GUILDFORD 127 James Street GUILDFORD 129-133 James Street GUILDFORD 141 James Street GUILDFORD 143 James Street GUILDFORD 145 James Street GUILDFORD 147 James Street GUILDFORD 159-161 James Street GUILDFORD 163 James Street GUILDFORD 165 James Street GUILDFORD 167A James Street GUILDFORD 167B James Street GUILDFORD 173 James Street GUILDFORD 175-179 James Street GUILDFORD 185 James Street GUILDFORD 187 James Street GUILDFORD 193-195 James Street GUILDFORD 197-199 James Street GUILDFORD 201 James Street GUILDFORD 205 James Street GUILDFORD 207 James Street GUILDFORD 215 James Street GUILDFORD 217 James Street GUILDFORD 219 James Street GUILDFORD	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>The portion of James Street, which runs east-west, between Meadow and Stephen 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.</i></p> <p><i>Toward 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 and 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. The Stirling Arms Hotel (P4085), a two-storey rendered masonry and iron hotel c.1852, is located on the corner of James and Meadow Streets. The building has been extensively altered and extended over time.</i></p> <p><i>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 buildings with characteristics of the Inter-War Free Classical style, originally constructed as the Regent Theatre (P14816).</i></p> <p><i>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.</i></p> <p><i>East of the commercial strip James Street continues to East Street, with the railway line parallel to the road until Scott Street [Flour Mill Precinct] 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 to both sides of the road, with mature trees along the northern verge.</i></p> <p><i>On the southern side, James Street is lined with houses from Olive Street to [the precinct boundary], 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, with many plants growing over, but appear to be modest, single-storey Federation era dwellings. James Street has a mixed character, leading from the leafy western end at the river [River Precinct] to the 20th century commercial strip toward its eastern extent [Flour Mill Precinct], and is a major road leading into and out of the town.</i></p>

STREET	CHARACTER
James Street (continued)	<p>Streetscape Character</p> <p>James Street is one of the historic focal points of Guildford. It came to life as the commercial heart of the town following the construction of the Eastern Railway in 1881, which ran down the middle of the street. The predominant era of development is the Gold Boom/Federation Era, with 8 Gold Boom buildings and 18 from the Federation era. There are also 3 Convict Era buildings which were constructed prior to the railway, and 11 Inter-War Era buildings. The street exhibits a mixed character as it is primarily defined by commercial development, however a number of residential buildings also exist, predominantly at the eastern and western extents.</p> <ul style="list-style-type: none"> • Residential buildings exhibit inconsistent street setbacks and are sited perpendicular to the street. Buildings are sited to one side of the lot but achieve setbacks to both side and rear boundaries. • Non-residential buildings between Market Street and Bank Street generally exhibit a nil setback to the front and side boundaries, with some exceptions to allow for access to the rear of lots. Between Meadow Street and Hubert Street, non-residential buildings generally incorporate setbacks to all boundaries. This is reflective of the differences in land use – commercial buildings prioritized street frontage and floor area, while community and institutional buildings were sited within open settings to engage with landscape and present as a focal point in the street. • Residential buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation Era of development. • Non-residential buildings between Market Street and Bank Street are predominantly single storey with parapet frontages and consistent plate heights. There are two double-storey buildings on both corners of Stephen Street which continue the established rhythm of the streetscape through aligning horizontal elements. There are two double-storey buildings on the corner of Johnson Street, one of which is the Guildford Hotel, which also includes a belvedere and is a landmark in Guildford, the opposite corner a contemporary build which continues the awning height established by the adjoining contributory building, with double-storey frontage with parapet above. On both corners of Meadow Street are large non-residential buildings; the Stirling Arms Hotel, and the Guildford Town Hall. The Stirling Arms is a large double-storey hotel substantially set back from the street, and the Guildford Town Hall and Library are set back within open space on a large lot. Both buildings present double-storey height frontages, and the Guildford Town Hall is another landmark within Guildford. Further east is the Wesley Chapel which is also a large double-storey building with steeply pitched roof set back from all boundaries. • Residential buildings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally extensions of the main roof of the dwelling at a lower pitch. • Non-residential buildings between Market Street and Bank Street incorporate verandahs or awnings over the footpath in various styles (skillion or bullnose verandahs, box awnings), supported on square or round steel posts. East of Bank Street, non-residential buildings exhibit less engagement with pedestrian activity and generally do not provide verandahs or awnings over the street. The Stirling Arms Hotel is fronted by a verandah the full width of the façade, however it is hidden behind later development and significantly set back from the street. The Guildford Town Hall and Library and Wesley Chapel incorporate a centrally located covered entryway in lieu of a verandah. • Residential buildings - windows are vertically oriented and arranged symmetrically across the façade. • Non-residential buildings between Stephen Street and Meadow Street incorporate traditional shopfront detailing with windows above stall risers and windows which frame ingoers/recessed entryways. Windows are framed by the edges of buildings and do not extend to the floor or wall. The Guildford Hotel incorporates vertically oriented windows to both first and second storey; first floor windows have arched lintels, second storey are square and are composed symmetrically across the façade. East of Meadow Street, non-residential buildings incorporate a more limited amount of windows, however vertical expression is exaggerated. • Roof materials are galvanized iron or red-spectrum clay tile. • Residential buildings are predominantly red brick. • Non-residential buildings are predominantly rendered masonry, painted in a variety of muted colours. Some white painted face brick, and red face brick finishes are also evident. • Residential buildings are simple and modestly detailed. Asymmetrical facades in the Bungalow style are common, simple timber detailing over verandahs or gable frontages and feature render window sills are common.

STREET	CHARACTER
James Street (continued)	<ul style="list-style-type: none"> • Non-residential buildings exhibit moderate articulation, often in the form of recessed entryways and verandahs/awnings projecting over the footpath. Detailing includes feature render banding and signage on parapets, feature render window sills or lintels, and tiled or rendered stall risers below ground floor windows. The eastern extent of the street, beginning with the Guildford Hotel, buildings exhibit greater articulation and detailing including tuckpointed stone pillars, feature render detailing, signage and ornamentation to parapets and fascias, articulated facades with feature window sills and lintels. • James Street is a wide dual-carriageway, with brick paved verge and footpath on the southern side and limited street trees. Some significant Sugar Gums dating to the 1890s line the northern side of the street at either end, as well as the median between Johnson Street and Meadow Street. Smaller, less regular street plantings line the remainder of the street. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however some mature trees in private gardens are visible from the public realm. Gardens are simple and symmetrically planned, however there is a predominance of hardscaping. The street primarily derives its landscape character from the public realm, to which the Sugar Gums are highly contributory. • Front fences are high, obscuring views of dwellings and private landscape elements, in a wide range of materials and finishes, including timber, timber picket, red brick, masonry and iron, and hedging. A significant amount of non-contributory finishes are also evident. • Lots are aligned perpendicular to the street, generally with narrow frontages, however ad-hoc subdivision and varying land uses has resulted in inconsistent lot sizes. and subsequent residential subdivision has generally maintained the predominant pattern of subdivision in the town. Residential lot sizes and frontages are relatively consistent, while non-residential lots exhibit varying size and frontage. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width. • Non-residential car parking is generally provided to the rear of buildings or from secondary streets and large surface car parks do not front James Street. • James Street incorporates some significant views of and within the town, and much of the history of Guildford can be seen from this street. Views of the large Sugar Gums lining the northern side of James Street are significant, as are views to the west towards the floodplain. Views across the railway line of Stirling Square and the Guildford Post Office are important, as are views of the landmark buildings within James Street – Guildford Hotel, Guildford Town Hall, and Wesley Chapel. The commercial strip between Stephen Street and Johnson Street is itself significant for providing views of an intact late-19th – early-20th century main street. <p>Non-contributory elements include buildings sited parallel to the street addressing surface parking, rather than James Street; buildings on corner lots which do not address the secondary street; very wide buildings with limited articulation; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; smooth render finishes to residential buildings; buildings without verandahs, porches or clearly definable entry points; windows oriented horizontally; excessive hardscaping and loss of tree canopy associated with vehicular infrastructure; front fencing in rendered, cream- or brown-spectrum brick finishes; inconsistent lot sizes the result of ad-hoc subdivision which interrupts the rhythm of the streetscape; surface car parking fronting James Street which severs the relationship between streetscape and built form; building services visible from the street such as solar panels and roof or wall-mounted air conditioning units; signage which includes third party or product advertising, or painted windows.</p>



Brockman House, 143 James Street - Convict



Guildford Hotel - Gold Boom



Guildford Hotel - Gold Boom



James Street - Streetscape



James Street shopfrontages and streetscape



Santa Rosa Old Village Markets, 175-179 James Street - Federation

STREET	CHARACTER
<p>Johnson Avenue <u>Contributory Places</u></p> <ul style="list-style-type: none"> • 1 Johnson Avenue GUILDFORD • 3 Johnson Avenue GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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. The public open space contains an artesian bore (1898) that was the town's main water supply prior to 1906.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <hr/> <p>Streetscape Character</p> <p>Johnson Avenue is a short street with Spring Reserve on the eastern side, which intersects with Bank Street at its northern end. At the southern end dwellings are built up above street level, due to the topography, and the dwelling on the corner of Helena Street addresses Johnson Avenue. There is 1 Gold Boom Era dwelling and 1 Federation Era dwelling on the street, and 12 non-contributory buildings.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks, with the exception of no. 1. Buildings are sited perpendicular to the street and are built close to side boundaries achieving small side boundary setbacks. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. Some have second storey additions to the rear, which are visible from the street, and the northern side of the street contains 6 double-storey attached townhouses overlooking Spring Reserve. • Dwellings incorporate verandahs, predominantly the full width of the façade or asymmetrically in the California Bungalow style, supported on square or turned timber posts. Verandah roofs are generally separate from the main roof of the dwelling on contributory buildings, in a bullnose profile. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are galvanized iron. • Finish of contributory buildings is timber weatherboard or corrugated iron on the facades. Red brick is the primary building material for the remainder of the street. • Buildings are simple and modestly detailed. Symmetrical facades with central front door, simple timber detailing over verandahs and feature render window sills are common. • Johnson Avenue is narrow, with narrow grassed verges approximately 3.5m wide to the western side with a limited number of mature street trees. The eastern side contains Spring Reserve which is a grassed open space sparsely planted with mature trees. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, no. 1 is an exception, with a large front yard and a large mature tree. No. 3 has a very tall conifer in its front setback. Many dwellings include substantial hardscaping areas and few formal garden features. Front gardens are often raised above street level severing the relationship between landscape and streetscape. • Front fences are predominantly timber picket or iron. A number of dwellings at the southern end incorporate their front fences above garages. • Lots are rectangular and aligned perpendicular to the street and exhibit consistent size and frontage width, with 3 exceptions. This largely matches the late-19th – early-20th century subdivision of the street. • Residential car parking is generally provided in front of dwellings and is a dominant visual feature of the street. • Views of built form are not a contributory element in Johnson Avenue, as much of the remnant building stock is disconnected from the street. Significant views are of Spring Reserve, and the Helena River floodplain and Polo Grounds to the south. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings built up to side lot boundaries; buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted face brick and smooth render; dwellings without verandahs; excessive hardscaping and loss of tree canopy associated with grouped dwellings and subdivision; absence of front boundary definition; double garages facing the street, forward of the building line, with a nil setback to the side boundary and accessed from double-width crossovers; carports on the street boundary which occupy an excessive proportion the building frontage.</p>

STREET	CHARACTER
<p>Johnson Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 4 Johnson Street GUILDFORD • 6 Johnson Street GUILDFORD • 10 Johnson Street GUILDFORD • 12 Johnson Street GUILDFORD • 19 Johnson Street GUILDFORD • 24 Johnson Street GUILDFORD • 25 Johnson Street GUILDFORD • 29 Johnson Street GUILDFORD • 30 Johnson Street GUILDFORD • 32 Johnson Street GUILDFORD • 34 Johnson Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>Johnson Street extends north from the Helena River and is bisected by the railway at James Street, with a small portion comprising the western side of Stirling Square [Education Precinct]. South of James Street, Johnson Street 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.</i></p> <p><i>The southern portion of the street crosses the river and is flanked by riverine floodplains 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.</i></p> <p><i>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 contemporary commercial building on the opposite (southeast) corner. The houses are single-storey, predominantly masonry, and set close to the lot line, including Victorian Georgian, Federation Bungalow and Queen Anne cottages and late 20th century dwellings. Most dwellings have fences, predominantly brick, obscuring views of the buildings.</i></p> <p><i>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.</i></p> <p><i>Johnson Street, south of James 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.</i></p> <p>Streetscape Character</p> <p>Following the construction of the Eastern Railway, James and Johnson Streets became the new commercial heart of Guildford, and saddle makers, blacksmiths, hairdressers, newsagents, banks, trades people, wine bars and cinemas came to the area. Johnson Street has lost most of its shopfronts and historic businesses, but retains some of the earliest buildings in Guildford. There are 3 Convict Era buildings, 3 Gold Boom buildings, 3 Federation buildings, and 3 Inter-War Era buildings remaining, as well as 10 non-contributory buildings. Johnson Street has a mixed character, incorporating residential and non-residential buildings, and transitioning from the centre of the town at James Street to the floodplain prior to crossing the Helena River.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street, with setbacks to both side and rear boundaries. • Non-residential buildings are generally sited according to operational requirements. Gold Boom shopfronts incorporate a nil setback to the street boundary, while the 21st century service station and Guildford Primary School are substantially set back from Johnson Street to allow for vehicular access. • Residential buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation Era of development. • Non-residential buildings are generally single storey with parapet frontages and consistent plate heights. Buildings on the corner of James Street which address Johnson Street with tenancy frontages are double-storey and continue the established plate heights and scale of contributory buildings on James Street. • Contributory residential buildings incorporate verandahs the full width of the façade, supported on square or turned timber posts. Verandah roofs are generally separate from the main roof of the dwelling in either bullnose or skillion profile. • Contributory non-residential shopfront buildings incorporate verandahs over the footpath, supported on square timber posts in skillion profile. Contemporary non-residential buildings at the northern end of the street exhibit a nil setback to the street boundary with narrow awnings extending over a portion of the footpath. • Residential buildings - windows are vertically oriented and arranged symmetrically across the façade. • Non-residential buildings incorporate traditional shopfront detailing with windows above stall risers and windows which frame ingoes/recessed entryways. Windows are framed by the edges of buildings and do not extend to the floor or wall. • Roof materials are galvanized iron or red-spectrum clay tile. • Residential buildings are predominantly red brick or timber weatherboard.

STREET	CHARACTER
Johnson Street (Continued)	<ul style="list-style-type: none"> • Non-residential buildings are predominantly rendered masonry, painted in a variety of muted colours. Some red face brick finishes are also evident. • Residential buildings are generally simple and modestly detailed. The residential building at no. 34 (Johnsons's Complex) is elaborate and ornately detailed. It has a highly articulated façade and includes extensive verandahs along the northern and western sides decorated with iron lacework. • Non-residential buildings exhibit moderate articulation, often in the form of recessed entryways and verandahs/awnings projecting over the footpath. Detailing includes feature render banding and signage on parapets, feature render window sills or lintels, and tiled or rendered stall risers below ground floor windows. The side of the Guildford Hotel exhibits greater articulation and detailing including tuckpointed stone pillars, feature render detailing, signage and ornamentation to parapets and fascias, and an articulated facade with feature window sills and lintels. • Johnson Street is a wide dual-carriageway, with wide grassed verges and uneven planting of street trees. Some significant Sugar Gums dating to the 1890s line the northern end of the street at James Street as well as the verge in front of Guildford Primary School, where the character of the street transitions to more rural and gives way to the floodplain. Smaller, less regular street plantings line the remainder of the street. • Residential buildings generally exhibit small street setbacks resulting in modest front gardens with limited tree canopy, however some mature trees in private gardens are visible from the public realm. Gardens are simple and symmetrically planned, however there is a predominance of hardscaping. The residential building at no. 34 (Johnson's Complex) is set within a traditional cottage garden with mature trees and recessed street hedge. • Front fences are high, obscuring views of dwellings and private landscape elements, predominantly red brick. Some timber picket is evident, as well as landscaping features such as hedges. • Residential lot sizes and frontages are relatively consistent, while non-residential lots exhibit varying size and frontage. The 19th century subdivision is largely intact, however amalgamation and subdivision has somewhat altered this to accommodate larger non-residential buildings. • Residential car parking on the western side of the street is provided from Shenton Avenue. There are no vehicle crossovers on this side of the road. Lots on the eastern side incorporate parking within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive, or from the rear where available. Crossovers widths vary. • Non-residential car parking is generally provided to the rear of buildings or from secondary streets, however this has resulted in a large surface carpark fronting Johnson Street which serves the Guildford Hotel, interrupting the streetscape. • Views to the north and south of Johnson Street are significant and incorporate the Guildford Hotel at the corner with James Street, and the Helena River floodplain at the southern end. Sugar Gums at the northern end of the street and in front of Guildford Primary School are significant and carry the riverine landscape character from the floodplain into the town centre. <p>Non-contributory elements include buildings sited parallel to the street, or which do not address Johnson Street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes on residential buildings including smooth render and brown- or cream-spectrum face brick; finishes on non-residential buildings such as steel and expansive glass; dwellings without verandahs; aluminium window frames in inconsistent colours and finishes; windows oriented horizontally; excessive hardscaping and loss of tree canopy; front fencing in rendered, brown-, cream- or white-spectrum face brick or limestone; wide frontage non-residential buildings with limited articulation; surface car parking fronting Johnson Street which interrupts the streetscape.</p>



Guildford Town Hall, 97-99 James Street - Inter-War



Guildford Town Hall & Council Chambers detail

STREET	CHARACTER
<p>Market Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 12 Market Street GUILDFORD • 14 Market Street GUILDFORD • 20 Market Street GUILDFORD • 22 Market Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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 [River Precinct]. The street has wide grassed verges, with regular, close placed street tree plantings, and paved brick footpaths.</i></p> <p><i>The eastern side of the street comprises single-storey modestly scaled Inter-War bungalows and late 20th century dwellings constructed to reflect the Federation era dwellings. Market Street has a particularly stately feeling with its wide street and verges with thick tree plantings, and grand homes set in large gardens.</i></p> <p>Streetscape Character</p> <p>Market Street was included on the 1829 plan, however lots on the eastern side of the street were subdivided later than the ribbon allotments on the western side of the street. The eastern side of the street is included in this portion. There are 2 Federation and 2 Inter-War contributory buildings remaining on the street. The Federation dwellings are at the southern end of the street, and the Inter-War dwellings the middle of the street on adjoining lots.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. Federation Era dwellings are sited at an angle to Market Street due to the orientation of their lots which are parallel to Stephen Street. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Inter-War era of development. • Dwellings incorporate verandahs asymmetrically in the California Bungalow style or centrally located on the facade, supported on square timber posts. Verandah roofs are generally extensions of the main roof of the dwelling or separate gables. • Windows are vertically oriented and arranged symmetrically across the façade, occasionally arranged adjacently to create wider openings typical of the Inter-War Era. • Roof materials are galvanized iron or clay tile in a red-spectrum. • Dwellings are constructed of masonry, with red face brick the predominant finish, although some contributory dwellings incorporate rendered finishes. • Buildings are simple and modestly detailed, with asymmetrical facades, simple timber detailing over verandahs or gable frontages and feature render window sills common. • Market Street is wide, with 10m-10.5m wide grassed verges and large mature Sugar Gums on the eastern side. • Private gardens are primarily grassed, with some mature trees in the front setback, and where hardscaping and garden beds exist, they are symmetrically planned and rectilinear in form. Some large mature trees in rear gardens are visible from the public realm. • Front fences exhibit very little consistency. Contributory finishes include timber picket, masonry and iron, landscaping elements such as hedges and garden beds, post and wire, red brick, and timber. • Lots are irregularly shaped, due to the alignment of Market Street and exhibit varying size and frontage. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Vehicle access is generally provided from Market Street despite rear laneway access. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views within Market Street and to the south and west include the large dwellings and ribbon allotments on the western side of the street and the floodplain beyond. • Non-contributory elements include very wide buildings with limited articulation; smooth render finishes; dwellings without verandahs; aluminium window frames in inconsistent colours and finishes; windows oriented horizontally; front fencing which exceeds 1.2m, or in finishes such as steel panel or limestone; double garages facing the street accessed from double-width crossovers.

STREET	CHARACTER
<p>Meadow Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 1 Meadow Street GUILDFORD • 2 Meadow Street GUILDFORD • 3 Meadow Street GUILDFORD • 5 Meadow Street GUILDFORD • 7 Meadow Street GUILDFORD • 11 Meadow Street GUILDFORD • 14 Meadow Street GUILDFORD • 15 Meadow Street GUILDFORD • 16 Meadow Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>Meadow Street runs north-south from the Swan River [Education Precinct], terminating at the polo grounds on the Helena River meadows [River Precinct]. North of the river it becomes West Swan Road.</i></p> <p><i>The southern section of Meadow Street is residential in nature, with no buildings south of Helena Street, and includes 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.</i></p> <p><i>On the eastern side of the street is Guildford Fire Station and Quarters (1934), designed in the Inter-War Functionalist style and Inter-War California Bungalow style respectively.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Meadow Street developed as one of the most important Colonial Era streets in Guildford. North of the railway line it fronted Stirling Square and provided access to the public river landing. A number of early government buildings were built on Meadow Street, and the portion south of the railway line retains 3 Convict Era buildings, 2 Federation buildings, and 4 Inter-War Era buildings. Meadow Street exhibits a mixed character incorporating both residential and non-residential buildings.</p> <ul style="list-style-type: none"> • Residential buildings exhibit inconsistent street setbacks and are sited perpendicular to the street, with setbacks to both side and rear boundaries. • Non-residential buildings incorporate a reduced setback to the street, compared to residential buildings, and are generally sited with wide side and rear boundary setbacks, within open space. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and simple, symmetrical facades consistent with the Convict Era of development. Non-residential buildings are larger with higher plate heights, but are consistent in bulk and form. Non-residential buildings on the corner which address James Street are double-storey in height and present simple façade treatments to Meadow Street. • Buildings incorporate verandahs the full width of the façade, supported on square or turned timber posts. Verandah roofs are generally separate from the main roof of the building in either bullnose or skillion profile. • Windows are vertically oriented and arranged symmetrically across the façade. • Roof materials are predominantly galvanized iron, and some red-spectrum clay tile is evident. • Residential buildings are predominantly red brick or timber weatherboard. • Non-residential buildings are predominantly red brick, with some feature rendered facades. • Buildings are generally simple and modestly detailed and exhibit little articulation, consistent with the Convict Era of Development, and include Flemish bond brickwork, paned windows, and slate roofs. The Federation dwellings at the southern end of the street exhibit greater articulation and ornamentation including turned timber posts, timber fretwork to bullnose verandahs and feature render banding and window sills. The Inter-War Guildford Fire Station incorporates art deco detailing including feature rendered facades, and decorative pillars and parapet. • Meadow Street is a narrow street with very wide 11m-12m grassed verges and uneven planting of street trees. Some very tall Sugar Gums are at the northern end of the street on the eastern side. • Gardens are simple and symmetrically planned, incorporating grassed areas, generally with central brick paved pathway and some formal plantings. Some large trees in rear gardens are visible from the public realm.

STREET	CHARACTER
Meadow Street (continued)	<ul style="list-style-type: none"> • Front fences are varied, but timber picket is the predominant contributory element. • Lots are rectangular and aligned perpendicular to the street, however there is little consistency in lot size and frontage width. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are generally single width, however grouped dwelling developments have resulted in a proliferation of vehicle crossovers to Meadow Street. • Non-residential car parking is generally provided to the rear of buildings or from secondary streets, however this has resulted in a large surface carpark fronting Meadow Street which serves the Stirling Arms Hotel, interrupting the streetscape. Guildford Pre-Primary and Guildford Fire Station share a very wide crossover and surface parking fronting Meadow Street which severs the relationship between landscape elements and the streetscape. • Views to the north of Meadow Street incorporate a number of landmarks and historical buildings of Guildford including Guildford Town Hall, the Stirling Arms Hotel and the Guildford Post Office and Stirling Square over the railway line. Views to the south of the street terminate on the Polo Grounds and the Helena River floodplain. Views within the street are also significant for containing a large number of historic buildings of both local and state significance. <p>Non-contributory elements include buildings sited parallel to the street; buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; rendered masonry finishes to residential buildings, and cream-spectrum face brick; dwellings without verandahs; windows oriented horizontally; grey-spectrum clay roof tiles; excessive hardscaping and loss of tree canopy associated with grouped dwellings and vehicle infrastructure; buildings which do not address the street resulting from grouped dwelling development; amalgamation of lots to enable grouped dwellings; surface car parking fronting Meadow Street which interrupts the streetscape.</p>
Olive Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 1 Olive Street GUILDFORD • 5 Olive Street GUILDFORD • 6 Olive Street GUILDFORD • 7 Olive Street GUILDFORD • 8 Olive Street GUILDFORD • 10 Olive Street GUILDFORD • 11 Olive Street GUILDFORD • 12 Olive Street GUILDFORD • 13 Olive Street GUILDFORD • 14 Olive Street GUILDFORD • 15 Olive Street GUILDFORD • 16 Olive Street GUILDFORD • 17 Olive Street GUILDFORD • 18 Olive Street GUILDFORD • 19 Olive Street GUILDFORD • 20 Olive Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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, which is believed to have been constructed c.1902, with the original building still extant behind the c.1930s façade. 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.</i></p> <p>Streetscape Character</p> <p>Olive Street represents the Gold Boom/Federation and Inter-War Eras, with all but 3 dwellings being constructed in a contributory period. The street was subdivided from Guildford Town Lot 47, and is thought to have been named for a row of Olive trees planted along its western boundary, some of which still remain today. There are 2 Gold Boom, 6 Federation and 7 Inter-War Era buildings remaining on the street.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation Era of development. • Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square or turned timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are primarily galvanized iron, with some clay tile. • Primary building material is red brick, with a predominance of white rendered or painted finishes. Timber weatherboard is also evident.



STREET	CHARACTER
<p>Olive Street (continued)</p>	<ul style="list-style-type: none"> • Buildings are simple and modestly detailed, consistent with worker's cottages from the Gold Boom/Federation Era. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. Some dwellings incorporate turned timber verandah posts and timber fretwork or iron lacework over verandahs. • Olive Street is narrow, with narrow 2.5m - 4m grassed verges and low, regularly planted street trees on the eastern side. The verge on the western side is only the width of the concrete footpath. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping. • Front fences are predominantly timber picket, with a number of brick and iron fences. Dwellings at either end of the street addressing James Street and Helena Street exhibit differing fencing styles. • Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from the late 19th century subdivision. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. Some recent additions of carports built up to the street boundary are intrusive. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views within Olive Street are significant for offering a highly intact and engaging early 20th century streetscape. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; grey- or brown-spectrum clay roof tiles; front fencing which exceeds 1.2m, or the absence of front boundary definition; carports built up to the street boundary, or which occupy an excessive proportion the building frontage.</p>
<p>Shenton Avenue <u>Contributory Places</u></p> <ul style="list-style-type: none"> • 1 Shenton Avenue GUILDFORD • 3 Shenton Avenue GUILDFORD • 5 Shenton Avenue GUILDFORD • 7 Shenton Avenue GUILDFORD • 9 Shenton Avenue GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>Shenton Avenue is a short street running north-south from the open space behind the Guildford Hotel to Helena Street.</i></p> <p><i>The eastern side of this narrow street mainly provides rear access to the garages and gardens of houses on Johnson Street.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Shenton Avenue is a short street providing rear access to Johnson Street residential lots on the eastern side, and encompassing an intact Gold Boom/Federation Era streetscape on the western side. All 5 dwellings on the western side of the street date to the Federation period.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street, with the exception of no. 7, with a wider setback. Buildings are sited close to each other and to the street, with small setbacks. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandahs have skillion roofs. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are galvanized iron.

STREET	CHARACTER
Shenton Avenue (continued)	<ul style="list-style-type: none"> Buildings are generally framed construction with a variety of cladding including corrugated iron, timber weatherboard, and compressed fibre cement panel. There is one masonry building which exhibits a rendered finish. Buildings are simple and modestly detailed, consistent with worker's cottages from the early Gold Boom/Federation Era. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. Shenton Avenue is narrow, with narrow 2.5m - 3m brick paved verges and street trees only at the northern end. Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy. Gardens are simple and symmetrically planned, with a predominance of hardscaping. There is little consistency to front fences. Masonry is the dominant material, however various finishes are evident. Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from the late 19th century subdivision. Recent alterations and a grouped dwelling development have oriented some of the blocks on the eastern side of the street to Shenton Avenue, rather than Johnson Street. Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. <p>Non-contributory elements include buildings which do not maintain the predominant orientation, and buildings sited parallel to the street; smooth render finishes; excessive hardscaping and loss of tree canopy associated with grouped dwellings and vehicular infrastructure; front fencing which exceeds 1.2m, or in painted brick or corrugated compressed fibre cement panel finishes.</p>
Stephen Street <u>Contributory Places</u> <ul style="list-style-type: none"> 2 Stephen Street GUILDFORD 4 Stephen Street GUILDFORD 6 Stephen Street GUILDFORD 6A Stephen Street GUILDFORD 8 Stephen Street GUILDFORD 10 Stephen Street GUILDFORD 11 Stephen Street GUILDFORD 12 Stephen Street GUILDFORD 14 Stephen Street GUILDFORD 16 Stephen Street GUILDFORD 19 Stephen Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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 20th century dwellings. Houses are built close together and to the lot line, creating an intimate feeling to the street.</i></p> <p><i>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. There is a large Jacaranda tree (Jacaranda mimosifolia) in the rear garden of No. 19 which is visible from the Railway Station.</i></p> <p>Streetscape Character</p> <p>Stephen Street represents the Gold Boom/Federation and Inter-War Eras, with all but 1 dwellings on the eastern side of the street being constructed in a contributory period. The western side of the street contains 2 contributory buildings. There are 6 Federation and 5 Inter-War buildings on this street.</p> <ul style="list-style-type: none"> Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. No. 18, a former bakery, is double-storey, as are the adjacent non-residential buildings which address James Street on the northern corners of the street. Buildings at the southern end of the street, addressing Market Street, have double-storey additions and outbuildings which are visible from Stephen Street. Dwellings incorporate verandahs, predominantly the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally skillion extensions of the main roof of the dwelling, however separate bullnose verandahs are also evident. Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. Roof material of contributory buildings are primarily galvanized iron. Primary building material is red brick, with a predominance of white rendered or painted finishes. Timber weatherboard is also evident. Buildings are simple and modestly detailed, consistent with the Gold Boom/Federation workers cottages and Inter-War Eras. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. Stephen Street is a narrow one-way street with narrow brick paved verges less than 2m wide and no street trees.

STREET	CHARACTER
Stephen Street (continued)	<ul style="list-style-type: none"> Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping. Gardens on the western side of the street are larger and display greater formality in planning than the eastern side. Front fences are predominantly timber picket, sometimes as infill over masonry. Dwellings at either end of the street addressing James Street and Market Street exhibit differing fencing styles. Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from the late 19th century subdivision. Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. Stephen Street incorporates on-street car parking and has converted to one-way traffic to accommodate this. Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views to the north from Stephen Street terminate on some very tall Sugar Gums on the northern side of James Street. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted face brick, smooth render, and brown-spectrum face brick; dwellings without verandahs, porches or clearly definable entry points; aluminium window frames in inconsistent colours and finishes; windows oriented horizontally; roofing materials in brown- or grey-spectrum clay tiles, and green- or red-spectrum corrugated steel sheeting; front fencing which exceeds 1.2m or in smooth rendered finishes; garages facing the street, forward of the building line, with a nil setback to the side boundary; carports forward of the building line which occupy an excessive proportion the building frontage.</p>



Stephen Street - Streetscape



Stephen Street - Streetscape

SOUTH-EAST

Summary

This area has a strong connection with industry as the former site of the Peerless Flour Mill, a timber merchant, and a clay pit. Fauntleroy Park was the site of the Royal Agricultural Show from 1883-1904. Swan Street, East Street, Helena Street and James Street formed part of the 1829 town plan; James Street as East Church Street then Mangles Street, while the railway line was extended to Midland Junction in the 1890s. Fauntleroy Street, Peel Street and Piercy Street were gazetted following the Royal Show's relocation to Claremont in 1905. Hubert and Scott Streets were created in the 1880s and were some of the first streets to expand Guildford from Sutherland's 1829 plan, both of which still contain a number of intact gold boom and federation era dwellings.

The northern side of James Street contains a line of Spotted Gums, Sugar Gums, Flooded Gums, and Lemon-Scented Gums extending into the centre, providing a landscape link with the floodplain at the eastern end of the town, as well as a landmark. Fauntleroy Park was used by the Agricultural Society as a venue for the annual show from 1883 until 1904. A large Sugar Gum at the northern end was planted at the entry gates to the former showground. A plough to the south was a gift from the Royal Agricultural Society to commemorate its centenary. The park is lined with large Sugar Gums and Peppermint trees which contribute to the rural character of this part. Hubert Street, Scott Street, Wellman Street, Attfield Street, Fauntleroy Street, Peel Street and Piercy Street exhibit narrow, grassed verges and low, mature street trees; Helena Street, East Street (south) and Swan Street exhibit similar character, but with wider verges, setbacks and larger private gardens. Tree canopy is contributed to by retention of mature trees within private gardens, and views of private landscape elements are permitted by low, visually permeable fencing.

Streets are aligned to cardinal points, except where geographical constraints precluded this alignment, for example where East St deviates south of James Street to respect the river floodplain. Dwellings on corner lots are generally sited with their primary frontage to the east-west oriented street, however they address both street frontages through architectural detailing, landscape elements and consistent fencing styles. Lot sizes vary, however they are generally between 400-700m², with narrow frontages and short primary street setbacks. Larger lots, larger setbacks and larger dwellings are located on Swan St, East St south, and Helena St. Dwellings are detached, exhibiting side boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk. Car parking is generally incorporated within traditional

site planning of lots, ie. In front of or to the side of the dwelling, either covered or uncovered but visually recessive. Dwellings in recent subdivisions often incorporate garaging forward of the dwelling as a dominant streetscape element, with frontage to rear laneways rather the intended east-west street (James Street), this siting and car parking solution subverts the traditional pattern of development which detracts from the James Street streetscape, while incorporating non-contributory built form outcomes. Post-war light industrial development is detached from the streetscape by surface car-parking which fronts James Street, however scale and siting of buildings is generally consistent with the historical development pattern. The detachment from the street and predominant building materials used are intrusive elements.

This area is equally represented by Gold Boom/Federation and Inter-War contributory periods, of which Hubert Street, Helena Street and East St (north) are highly intact and consistent examples. There is also a predominance of non-contributory post-war residential and commercial development, especially on James Street and around Scott and Wellman streets. Dwellings primarily present as single storey to the street with a minimum plate height of 3m and steeply pitched roofs. Primary building materials are red brick, often with feature render banding or detailing, or painted weatherboard. Roofing material is primarily galvanized iron or zincalume, as well as some clay tile. Tiled roofs are more common in the intact Inter-War streetscape on Helena Street. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Windows display vertical proportions and are composed rhythmically and proportionally across the façade. Verandahs, and by extension, internal finished floor levels are often raised above ground level, contributing to the overall verticality in architectural expression.

Non-residential development encompasses a variety of land uses, and building heights are often indicative of operational requirements, however all exceed the minimum 3m plate height or 4.5m parapet height. Post-war light industrial development includes corrugated iron and tilt-up concrete which, combined with detachment of built form from streetscape result in this section of James Street adopting an industrial/highway character.

State Heritage Places

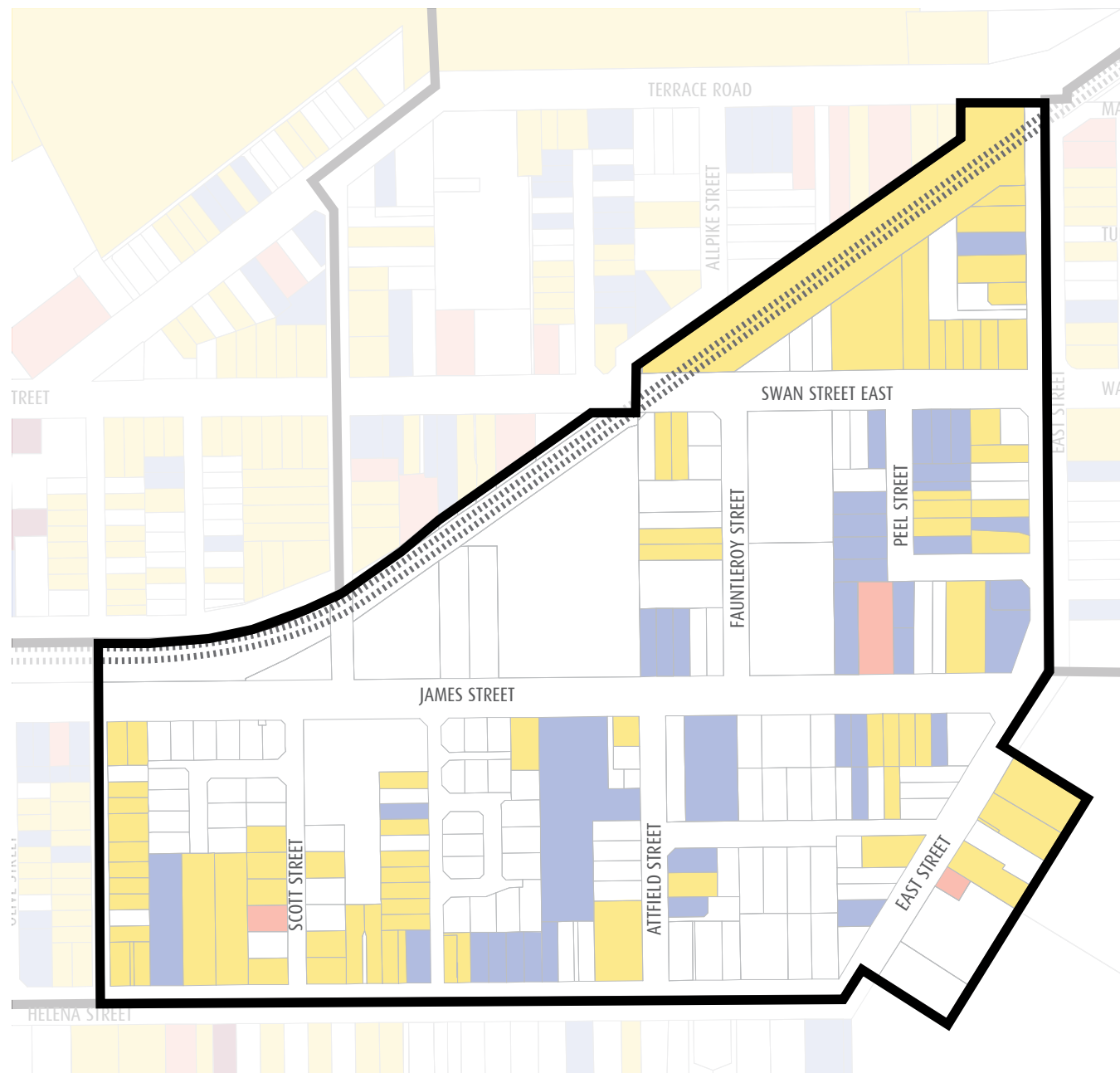
P4099 House, 4 Scott Street

	Number of Buildings
Contributory (1829-1945)	103 (48%)
1946-1948 in contributory style	-
Non-contributory (1946-current)	111
Total	214

Category	Number of Buildings
Colonial	-
Convict	2
Gold Boom	17
Federation	51
Interwar	33
Total	103

Legend

- Boundary
- Colonial (1829 - 1849)
- Convict (1850 - 1881)
- Gold Boom-Federation (1882 - 1918)
- Inter-War (1919 - 1945)



STREET	CHARACTER
<p>Attfield Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 2 Attfield Street GUILDFORD • 4 Attfield Street GUILDFORD • 6 Attfield Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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 set back a small way from the lot line.</i></p> <p><i>On the western side of the street, houses are generally simple single-storey Inter-War framed cottages, clad in timber weatherboards or compressed fibre cement with tiled roofs, displaying simplified characteristics of the California Bungalow style. There is one late 20th 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.</i></p> <p><i>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 20th 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.</i></p> <p>Streetscape Character</p> <p>Attfield Street contains 3 Inter-War era residential dwellings on the eastern side of the street; the Inter-War St. Mary's Catholic Church is on the north-east corner with James Street, addressing James Street; the Gold Boom/Federation era Swan Bowling Club is sited behind a large surface car park addressing Attfield Street; and a modest Gold Boom/Federation era residential dwelling is on the north-west corner with James Street, addressing James Street.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street, with traditional plate heights, steeply pitched roofs and modest articulation to facades. • Dwellings incorporate verandahs, predominantly asymmetrically in the California Bungalow style under the main roof, supported on square timber posts. • Windows are vertically oriented, and often arranged adjacently to create wider openings of a simple rectangular form, consistent with the Inter-War period. • Roof materials are primarily galvanized iron on the eastern side of the street and clay tile on the western side, with some exceptions. • Primary building material is painted weatherboard, painted in a variety of muted colours. Some compressed fibre cement sheet and red brick is also evident. • Buildings are simple and free of ornamentation consistent with the Inter-War period, however some contain detailed timber fretwork over verandahs, or simple timber detailing on gable frontages. • The open space to the west of St. Mary's contains a number of large eucalypts, and verges are grassed with low, mature street trees. • Gardens are simple and generally informally planned and mature specimen trees are common in front gardens. Some large mature trees in rear gardens are visible from the public realm. No. 4 is situated in a thickly planted private garden with a number of mature trees and garden beds. • Front fences are predominantly timber picket, in a variety of heights, finishes and visual permeability. • Lots are rectangular, aligned perpendicular to the street and of consistent size and frontage width. Residential lots primarily reflect the original pattern of subdivision of Attfield Street which occurred around the Swan Bowling Club and St. Mary's Catholic Church, assuring their prominence in the streetscape. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. • Residential buildings incorporate setbacks to side boundaries, and low visually permeable fencing allows views of landscaping elements in private gardens and significant tree canopy within the town. • Non-residential Swan Bowling Club signage includes club name and logo affixed to building façade facing Attfield Street. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings which present a double-storey frontage; inconsistent lot sizes the result of later subdivision, battle-axe subdivision and a grouped dwelling development on a corner lot which does not address the east-west street; double garages facing the street, forward of the building line, with a nil setback to the side boundary and accessed from a double-width crossover; a large, open, bituminised surface carpark fronting Attfield Street which severs the relationship between streetscape and built form; some building services are visible from the street, including roof-mounted solar panels, TV antennas and solar hot water systems; free-standing panel signage including club sponsor logo is located facing the street.</p>

STREET	CHARACTER
Brittain Mews	Brittain Mews was created in an early 21st century residential subdivision from a formerly commercial-industrial lot. It contains no contributory buildings and was not subdivided in any of the contributory periods. This street does not contribute to the State Heritage values of the Guildford Historic Town. New development should reference the overall character as outlined in the summary and be sympathetic to an established streetscape, the prevailing subdivision pattern and landscape character, and any adjacent contributory buildings. Overall Policy provisions shall prevail.
East Street (north) <u>Contributory Places</u> <ul style="list-style-type: none"> • 9 East Street GUILDFORD • 15 East Street GUILDFORD • 16 East Street GUILDFORD • 18 East Street GUILDFORD • 20 East Street GUILDFORD • 22 East Street GUILDFORD • 35 East Street GUILDFORD • 39 East Street GUILDFORD • 45 East Street GUILDFORD • 55 East Street GUILDFORD • 57 East Street GUILDFORD • 61 East Street GUILDFORD • 63 East Street GUILDFORD • 65 East Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>East Street extends north from the eastern end of James Street. 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.</i></p> <p><i>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 20th century brick and iron dwelling.</i></p> <p><i>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.</i></p> <p><i>Despite the dual carriageway and median strip, there is a country town feeling, contributed to by the wide road and low scale and form of the housing.</i></p> <p>Streetscape Character</p> <p>East Street was an original 1829 street and is unique for retaining a cluster of houses from the late 19th century. East Street (north) contains 6 Gold Boom residential dwellings on the western side of the street, 2 Federation era dwellings, and one from the Inter-War period. Only the western side of this street is included in this portion.</p> <ul style="list-style-type: none"> • Residential buildings exhibit varying street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street, with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Dwellings incorporate verandahs or porches in a variety of styles. Verandah roofs are generally separate from the main dwelling, and include flat, skillion and bullnose, supported on square or turned timber posts, or concrete columns. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are a mixture of galvanized iron and clay tile. Several Gold Boom/Federation era buildings have been re-roofed from the original iron to tile. • Primary building material is brick in a variety of finishes, mostly red brick, some Flemish bond. Some compressed fibre cement sheet and timber weatherboard is also evident. • Buildings from the Gold Boom/Federation era are highly articulated and incorporate ornate detailing, especially iron lacework or timber fretwork over verandahs, turned timber verandah posts or simple timber detailing on gable frontages. • The median strip is planted with some tall eucalypts, and verges are grassed with low, mature street trees north of Swan Street East. • Mature trees are common in front gardens, and front gardens are simple and generally informally planned. 2 James Street and 65 East Street at either end of the street both contain some very large trees which are visible from the public realm and contribute to the landscape character of the street. • Front fences are high, obscuring views of dwellings and private landscape elements. Red brick is common, as well as timber panel fencing and timber picket. • Residential lots are rectangular, aligned perpendicular to the street and of varying size and frontage width, largely reflecting the residential subdivision of the street. No. 53 is a battle-axe lot created by the extension of the railway line, which it backs on to, and no. 65 is contained within the rail reserve. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. • Residential buildings incorporate setbacks to side boundaries allowing views of significant tree canopy within the town, however the predominance of high solid fencing often obscures views of private landscaping elements. Views to the north of Guildford Grammar Chapel and school grounds are significant. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted face brick and smooth render.</p>

STREET	CHARACTER
East Street (south)	<p>Heritage Council Assessment</p> <p><i>East Street extends north-east from the eastern end of Helena Street, terminating at a cul-de-sac just before it intersects with James Street. The southern portion of East Street (below James Street) is a wide street with broad grassed verges and a concrete footpath on the western side, and a brick paved footpath along the eastern side.</i></p> <p><i>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 20th century brick and iron building in a Victorian Colonial replica style. North of Sweeting Street on this side are three late 20th century dwellings which reflect the Federation buildings, and one house completely obscured behind a brick fence and heavily planted yard.</i></p> <p><i>On the eastern side of the street at the southern end is a late 20th 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, on 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.</i></p> <p><i>The wide street and verges with single-storey dwellings and low street trees combine to create an open, country-like feeling.</i></p> <p>Streetscape Character</p> <p>East Street was an original 1829 street, however the southern section was developed later than the northern section, as the land on the western side of the street was originally set aside as a cemetery. Lots on the eastern side were originally ribbon allotments with Helena River frontage, a context that is not retained today. There is 1 Gold Boom Era building, 3 Federation Era, and 1 from the Convict Era.</p> <ul style="list-style-type: none"> • Buildings on the western side of the street are sited to cardinal points, resulting in them being sited diagonally to East Street. Street setbacks vary and contributory buildings exhibit setbacks to side and rear lot boundaries. Buildings on the eastern side of the street are sited perpendicular to East Street and exhibit consistent street boundary setbacks • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Dwellings incorporate verandahs, predominantly the full width of the facade, supported on square timber posts. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are primarily galvanized iron. • Primary building material is red brick, with some painted weatherboard. • Buildings are simple and free of ornamentation, however one building contains very detailed iron latticework over the verandah, and others more simple timber detailing over verandahs and gable frontages. • Significant remnant vegetation with views and access to the Helena River floodplain occurs at both ends of the street. Houses on the eastern side of the street back on to the floodplain, and verges are grassed with low, mature street trees. • Mature trees are common in front gardens, and some large mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas, hardscaping and low garden beds. No. 21 is situated in a thickly planted private garden with a number of large mature trees and garden beds. No. 15 contains a formal front garden with some large mature trees in the front setback area. • Front fences are predominantly timber picket, in a variety of heights, and finishes, sometimes as infill over masonry. Other methods of boundary definition include hedges and low garden beds. • East Street (south) is oriented northeast-southwest responding to the Helena River floodplain. The western side of the street exhibits rectangular lots aligned to cardinal points, the eastern side rectangular lots aligned perpendicular to the street. Lots are of varying size and frontage width. Residential lots largely reflect the late 19th century pattern of subdivision of East Street (south). • Residential car parking is incorporated to the rear of dwellings, where site constraints allow, otherwise within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive.



15 East Street - Federation



Attfield Street - Streetscape



Coachman's Cottage, Waterhall Estate, 16 East Street - Convict

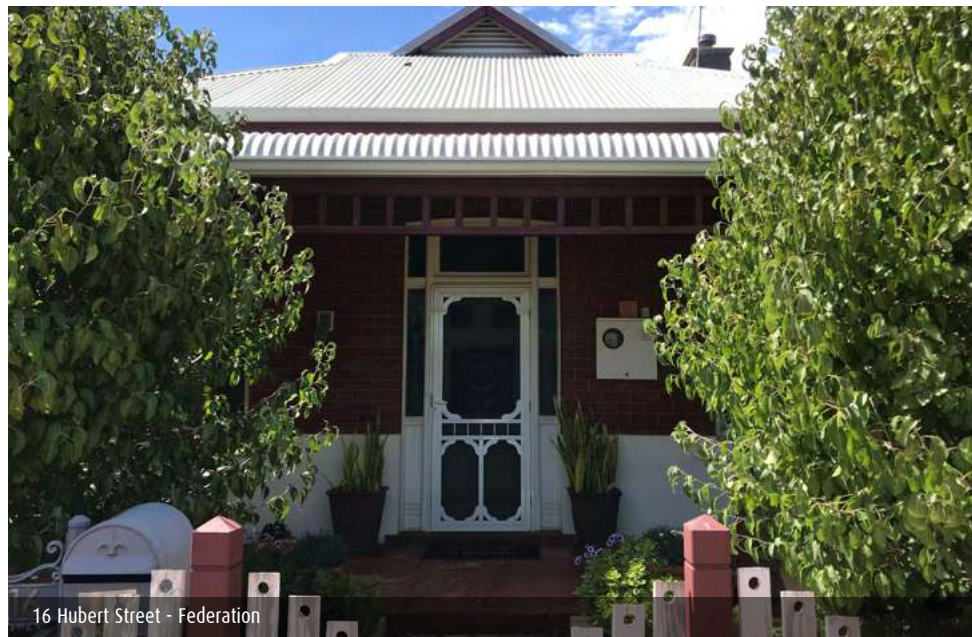


Fauntleroy Street - Streetscape

STREET	CHARACTER
East Street (south) (continued)	<ul style="list-style-type: none"> Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of landscaping elements in private gardens and significant tree canopy within the town. Views to the east at either end of the street over the Helena River floodplain maintain a significant landscape connection <p>Non-contributory elements include buildings which do not maintain the predominant orientation, and buildings built up to side lot boundaries; very wide buildings with limited articulation, and plate heights which do not maintain traditional proportions of the predominant era of development; smooth render finishes; excessive hardscaping and loss of tree canopy associated with grouped dwellings and subdivision; front fencing which exceeds 1.2m; limestone walls; amalgamation of lots to enable grouped dwellings; double garages, single garages forward of the building line, double width crossovers, and carports which occupy an excessive proportion the building frontage.</p>
Fauntleroy Street <u>Contributory Places</u> <ul style="list-style-type: none"> 7 Fauntleroy Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>Fauntleroy Street 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.</i></p> <p><i>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 20th century brick dwellings in styles that reflect the Federation housing stock of the area.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Fauntleroy Street was gazetted following the relocation of the Royal Agricultural Society to Claremont, and was named for the Secretary of the Royal Agricultural Society. Only a single contributory building remains on this street, no. 7, from the Federation era, as well as the Local Heritage Inventory listed Fauntleroy Park which contains a number of significant Sugar Gums around its perimeter on Fauntleroy Street and Swan Street East.</p> <ul style="list-style-type: none"> Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are modestly sized and present as single storey to the street, with consistent plate heights, steeply pitched roofs and modest articulation to facades. Dwellings incorporate verandahs, in a variety of styles, supported on square timber posts or under the main roof of the building. Windows are vertically oriented. Roof materials are primarily galvanized iron, or modern materials in a similar finish. Primary building material is red brick. Buildings exhibit simple ornamentation. Significant Sugar Gums and Peppermint trees line Fauntleroy Park, and its 3.5m street verges are narrow and grassed, without street plantings. Gardens are simple and symmetrical, and are generally grassed with limited plantings. No. 7 is situated in a thickly planted private garden with a number of large mature trees and garden beds. Front fences are predominantly timber picket, sometimes as infill over masonry. Other methods of boundary definition include hedges and garden beds. Lots are aligned perpendicular to the street with little consistency in size and frontage width. Most dwellings include garages facing the street. Significant views include Fauntleroy Park to the east, especially the mature tree plantings, and St. Mary's Catholic Church to the south <p>Non contributory elements include buildings built up to side boundaries, buildings sited parallel to the street, buildings on corner lots which do not front the east-west street, and buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain predominant proportions of the streetscape; aluminium window frames in inconsistent colours and finishes; grey-spectrum clay roof tiles and red-spectrum steel roofing; cream-spectrum face brick and painted brick finishes; excessive hardscaping and loss of tree canopy associated with grouped dwellings and subdivision; limestone walls; amalgamation and subdivision of lots to enable grouped dwellings; double garages, single garages forward of the building line and double width crossovers;</p>

STREET	CHARACTER
Helena Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 16 Helena Street GUILDFORD • 20 Helena Street GUILDFORD • 22 Helena Street GUILDFORD • 24 Helena Street GUILDFORD • 26 Helena Street GUILDFORD • 28 Helena Street GUILDFORD • 30 Helena Street GUILDFORD • 32 Helena Street GUILDFORD • 34 Helena Street GUILDFORD • 36 Helena Street GUILDFORD • 38 Helena Street GUILDFORD • 40 Helena Street GUILDFORD • 42 Helena Street GUILDFORD • 48 Helena Street GUILDFORD • 50 Helena Street GUILDFORD • 54 Helena Street GUILDFORD • 58 Helena Street GUILDFORD • 60 Helena Street GUILDFORD • 62 Helena Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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 (River Precinct).</i></p> <p><i>Housing on the northern side of the street forms an almost completely intact late 19th to early 20th century streetscape. (nos 16, 20, 22, 24, 26, 28, 30, 32, 36, 40, 42, 50, 60, 62, [64, 66 and 74 – Village Precinct]). 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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Residential buildings on Helena Street are primarily from the Gold Boom/Federation Era, with 3 Gold Boom dwellings and 10 Federation era dwellings remaining. There are also 6 Inter-War Era buildings, including an intact cluster between nos. 20 – 28. The northern side of the street between Hubert Street and East Street is included in this portion.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street, with traditional plate heights, steeply pitched roofs and articulated facades consistent with the era of development. • Dwellings incorporate verandahs or porches in a variety of styles. Gold Boom/Federation Era verandah roofs are generally separate from the main dwelling, while Inter-War Era verandahs are generally incorporated under the main roof. Profiles are generally skillion or bullnose and supported on square timber posts. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. Inter-War and post-war buildings often cluster vertical windows together to create wider openings. • Roof materials are primarily galvanized iron. Some clay tile is evident, often in non-contributory colours and profiles. • Primary building material is brick however a variety of finishes are evident in addition to red face brick. Timber weatherboard is also common, especially in the Inter-War section. • Buildings exhibit modest articulation and detailing, however some of the larger Gold Boom/Federation Era dwellings incorporate wrap-around verandahs with detailed timber fretwork and turned timber posts. • Significant remnant vegetation with views and access to the Helena River floodplain exists at the eastern end of the street. Verges are 11m - 12m wide and grassed with low, mature street trees. • Mature trees are common in front gardens, and some large mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas, hardscaping and low garden beds. No. 16 contains a very tall Conifer in the front setback, and a large formal garden. The dwelling at no. 54 is set back substantially from the street behind a thickly planted mature garden which includes a large Eucalypt. • Front fences are low, allowing views of dwellings and private landscape elements. Timber and metal picket fencing are common, occasionally as infill over masonry. • Residential lots are rectangular, aligned perpendicular to the street and of varying size and frontage width, largely reflecting the mid – late 19th century residential subdivision of the street, with some subsequent infill. A narrow right-of-way originally used to access a lot which would become part of the Swan Bowling Club still exists, and Nos 50, 54 and 58 retain their original size and frontage width. • Residential car parking is incorporated to the rear of dwellings, where site constraints allow, otherwise within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive.

STREET	CHARACTER
Helena Street (continued)	<ul style="list-style-type: none"> Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of landscaping elements in private gardens and significant tree canopy within the town. Views to the east over the Helena River floodplain maintain a significant landscape connection. <p>Non-contributory elements include buildings built up to side boundaries, buildings sited parallel to the street and buildings on corner lots which do not front the east-west street; plate heights and roof pitches which do not maintain predominant proportions of the streetscape; windows oriented horizontally; grey- and green-spectrum clay roof tiles; cream brick, smooth render and painted brick finishes; excessive hardscaping and loss of tree canopy associated with grouped dwellings and subdivision; front fencing which exceeds 1.2m, which is not visually permeable, or in a smooth render finish; amalgamation of lots to enable grouped dwellings; double garages, single garages forward of the building line and double width crossovers.</p>
Howell Court	<p>Howell Court was created in an early 21st century residential subdivision from a formerly commercial-industrial lot. It contains no contributory buildings and was not subdivided in any of the contributory periods. This street does not contribute to the State Heritage values of the Guildford Historic Town. New development should reference the overall character-as outlined in the summary and be sympathetic to an established streetscape, the prevailing subdivision pattern and landscape character, and any adjacent contributory buildings. Overall Policy provisions shall prevail.</p>
Hubert Street <u>Contributory Places</u> <ul style="list-style-type: none"> 2 Hubert Street GUILDFORD 6 Hubert Street GUILDFORD 8 Hubert Street GUILDFORD 10 Hubert Street GUILDFORD 12 Hubert Street GUILDFORD 16 Hubert Street GUILDFORD 18 Hubert Street GUILDFORD 20 Hubert Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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 small in scale and form, creating a strong sense of uniformity.</i></p> <p><i>At the southern end of the street, addressing Helena Street, there are more substantial Victorian dwellings on both corners of the road.</i></p> <p><i>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 to the front fences, combined with the openness of the street, contribute to the rustic charm of the street.</i></p> <p>Streetscape Character</p> <p>Hubert Street is a highly intact Gold Boom/Federation Era street, subdivided in the 1880s from Guildford Town Lot 48, its subdivision pattern is intact to this day. 8 of the 10 buildings on this side of the street are from the Gold Boom/Federation Era, 1 from the Gold Boom period and 7 Federation. Only the eastern side of the street is included in this portion.</p> <ul style="list-style-type: none"> Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose. Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. Roof materials are primarily galvanized iron. Primary building material is red brick, with a predominance of white rendered or painted finishes. Timber weatherboard is also evident. Buildings are simple and modestly detailed, consistent with worker's cottages from the early Gold Boom/Federation Era. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. Hubert Street is narrow, with narrow 3m grassed verges and limited street trees. Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping. Front fences are almost entirely timber picket, with one exception. Dwellings at either end of the street addressing James Street and Helena Street exhibit differing fencing styles.



STREET	CHARACTER
Hubert Street (continued)	<ul style="list-style-type: none"> • Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from the late 19th century subdivision. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views within Hubert Street are significant for offering a highly intact and engaging 19th century streetscape. <p>Non-contributory elements include plate heights and roof pitches which do not maintain predominant proportions of the streetscape; dwellings without verandahs, porches or clearly definable entry points; roofing materials other than galvanized iron or similar; limestone; building facades which exhibit no articulation; carports which occupy an excessive proportion the building frontage.</p>
James Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 2 James Street GUILDFORD • 4 James Street GUILDFORD • 5 James Street GUILDFORD • 7 James Street GUILDFORD • 8 James Street GUILDFORD • 9 James Street GUILDFORD • 10 James Street GUILDFORD • 11 James Street GUILDFORD • 13 James Street GUILDFORD • 14 James Street GUILDFORD • 15 James Street GUILDFORD • 21 James Street GUILDFORD • 23 James Street GUILDFORD • 28 James Street GUILDFORD • 30 James Street GUILDFORD • 32 James Street GUILDFORD • 41 James Street GUILDFORD • 43 James Street GUILDFORD • 75 James Street GUILDFORD • 77 James Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>James Street runs east-west from East Street to Bridge Street (River Precinct) and includes the James Street commercial area (Village Precinct). 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 Meadow Street (Village Precinct), 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.</i></p> <p><i>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 20th 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.</i></p> <p><i>On the southern side, James Street is lined with houses from Olive Street (Village Precinct) to Scott Street. 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 Attfield 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.</i></p> <p><i>On the corner of James and Attfield 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 late 20th 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.</i></p> <p><i>James Street has a mixed character, leading from the leafy western end at the river (River Precinct) to the 20th century commercial strip towards its eastern extent, and is a major road leading into and out of the town.</i></p> <p>Streetscape Character</p> <p>This segment of James Street is unique for its associations with community and industry. The Royal Agricultural Society held its annual show at Fauntleroy Park until 1904, the Swan Bowling Club has operated from its location on James Street since 1895 and churches and other community facilities are also located here. James Street was once home to 2 of the major industries associated with early Guildford – the wood merchant and the flour mill. Light industry persists locally to this day. There is 1 Gold Boom era building, 9 Federation era buildings and 9 Inter-War era buildings remaining on James Street, as well as 1 Convict Era building. Gold Boom/Federation Era buildings are primarily on the southern side of the street and Inter-War Era buildings on the northern side.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street, and buildings on corner lots address James Street. Buildings are sited to achieve setbacks to side and rear boundaries. • Non-residential buildings exhibit wide setbacks to all boundaries, indicative of current and former land uses, with little consistency in setbacks and siting. • Residential buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the era of development. • Non-residential buildings are generally large buildings set on large lots and present as double-storey to the street with varying plate heights, roof pitches and little articulation to facades.

STREET	CHARACTER
James Street (continued)	<ul style="list-style-type: none"> • Residential buildings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose. • Non-residential buildings incorporate verandahs, predominantly bullnose, some skillion and under main roof, supported on square timber or steel posts. • Windows are vertically oriented and arranged symmetrically across the façade. • Roof materials are galvanized iron or clay tile in a red-spectrum. • Residential buildings are primarily masonry in a variety of finishes including face red brick, rendered or stucco finishes, and painted face brick. Timber weatherboard is also common, especially at the eastern end of the street. • Non-residential buildings primarily exhibit non-contributory materials and finishes. • Residential buildings are simple and modestly detailed, consistent with worker's cottages from the early Gold Boom/Federation and Inter-War Eras. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. • Non-residential buildings exhibit simple facades with little articulation, often the façade is only articulated by the inclusion of a projecting verandah over entryways. • James Street is a wide dual-carriageway, with grassed verges. Some significant Sugar Gums dating to the 1890s line the northern side of the street at the western end and small, sparse street plantings line the remainder of the street. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy, however there are some mature trees in rear gardens are visible from the public realm at the eastern end of the street. Gardens are simple and symmetrically planned, however there is a predominance of hardscaping. Non-residential buildings exhibit a similar, limited landscape character. • Front fences are high, obscuring views of dwellings and private landscape elements, primarily red brick. Where low, visually permeable fences are provided they are timber picket. • Historically this section of James Street contained large lots with industrial land uses, some of which are still evident. Lots are generally aligned perpendicular to the street and subsequent residential subdivision has generally maintained the predominant pattern of subdivision in the town. Residential lot sizes and frontages are relatively consistent, while non-residential lots are very large, with varying size and frontage. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width. • Non-residential car parking takes the form of large surface car parks fronting James Street. • High fencing and large, industrial-aesthetic buildings do not allow views of dwellings and landscaping elements in private gardens, significant tree canopy within the town nor result in a pleasing and engaging streetscape. Views to the east over the Helena River floodplain maintain a significant landscape connection, St. Mary's Catholic Church is a contributory visual landmark, as are the large Sugar Gums at the western extent. <p>Non-contributory elements include buildings which do not address James Street and buildings with wide setbacks behind surface car parking, severing the relationship between streetscape and built form; plate heights and roof pitches which do not maintain predominant proportions of the streetscape; buildings which do not maintain the predominant orientation, and buildings built up to side lot boundaries; buildings sited parallel to the street; buildings on corner lots which do not address the secondary street; very wide buildings with limited articulation; building facades which exhibit no articulation; dwellings without verandahs, porches or clearly definable entry points; windows oriented horizontally; aluminium window frames in inconsistent colours and finishes; grey-spectrum clay roof tiles; residential smooth render and painted brick finishes; face brick in cream and brown colour spectrum; metal panel sheeting; tilt-up concrete; full height and horizontally oriented glazing; grey bitumen finishes in front setback area; excessive hardscaping and loss of tree canopy associated with vehicle infrastructure and light-industrial development; residential subdivisions resulting in inconsistent lot sizes and dwelling orientation, battle-axe subdivision, and amalgamation; large, open, bituminized car parks fronting James Street which sever the relationship between streetscape and built form.</p>



St Mary's Roman Catholic Church, James Street - Inter-War



St Mary's Roman Catholic Church, James Street - Inter-War

STREET	CHARACTER
Peel Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 1 Peel Street GUILDFORD • 2 Peel Street GUILDFORD • 3 Peel Street GUILDFORD • 4 Peel Street GUILDFORD • 5 Peel Street GUILDFORD • 6 Peel Street GUILDFORD • 7 Peel Street GUILDFORD • 8 Peel Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>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 20th century dwelling at no. 9. The wide street, open yards, consistency of house styles and scale, and cul-de-sac contribute to a quiet, bucolic feeling.</i></p> <p>Streetscape Character</p> <p>Peel Street was created in the early 1900s and the majority of the original houses still stand today. Of the 9 dwellings on the street, 8 are from a contributory period and represent the late Gold Boom/Federation to early Inter-War Eras of development. There are 2 Federation Era buildings, and 6 Inter-War Era buildings.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and primarily present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Dwellings incorporate verandahs the full width of the façade supported on square timber posts. Verandah roofs where separate from the main roof of the dwelling are skillion or bullnose. A number of dwellings incorporate verandahs under the main roof. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans, with white timber frames. • Roof materials are primarily galvanized iron. • Primary building material is timber weatherboard, painted in a variety of muted colours. • Buildings are simple and modestly detailed with symmetrical facades, central front door and simple timber detailing over verandahs. • Peel Street is wide with a grassed central median strip containing street trees, and narrow 3m - 3.5m grassed verges to either side. • Residential buildings exhibit small street setbacks resulting in modest gardens however most contain low, mature trees. Mature trees in rear gardens are visible from the public realm. Gardens are simple and symmetrically planned, with a combination of grassed areas, hardscaping and specimen trees. No. 8 contains a thickly planted private garden with a number of very large trees. • Front fences are predominantly timber picket. Two dwellings exhibit timber post-and-wire fencing, no. 8 uses landscape elements as boundary definition. Three dwellings have no form of front boundary definition at all. Dwellings at the northern end of the street addressing Swan Street East and Helena Street exhibit solid corrugated compressed fibre cement panel fencing greater than 1.2m. • Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width – lots on the western side of the street are all 702m2 with 17.2m frontage and back on to Fauntleroy Park, lots on the eastern side of the street are all 609m2 with 13.8m frontage. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; buildings with skillion roofs; buildings which present as double-storey to the street; cream-spectrum face brick; dwellings without verandahs, porches or clearly definable entry points; aluminium window frames in inconsistent colours and finishes; roofing materials in brown-spectrum clay tile and green-spectrum metal sheeting; absence of front boundary definition; some building services are visible from the street, including roof-mounted solar panels, and air conditioning units.</p>

STREET	CHARACTER
Piercy Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 1 Piercy Street GUILDFORD • 11 Piercy Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>The wide street, open yards, consistency of house styles and scale, and cul-de-sac contribute to a quiet, bucolic feeling.</i></p> <p>Streetscape Character</p> <p>Piercy Street was created in the early 1900s and named for the Mayor at the time. The street only contains two houses, no. 11 and no. 1 which addresses East Street. Both are from the Inter-War Era. The remainder of the street is the rear yards of buildings on East and James streets.</p> <ul style="list-style-type: none"> • Residential buildings are sited perpendicular to the street with setbacks to side and rear boundaries. • The building is modestly sized and presents as single storey to the street with traditional plate height, roof pitch and articulation consistent with the Gold Boom/Federation style of dwellings on Peel Street. • The building incorporates a wrap-around verandah, asymmetrically in the California Bungalow style, supported on turned timber posts. The verandah roof is a skillion form extended from the main roof of the house. • Windows are vertically oriented and combined to create a rectangular opening in the front façade. • Roof material is galvanized iron. • Building material is timber weatherboard, painted white. • The building is simple and modestly detailed, referencing the Gold Boom/Federation Era of surrounding development. It has an asymmetrical facade with front door accessed from the side of the dwelling, simple timber detailing on the gable frontage, white timber window frames and sills, and turned timber verandah posts. • Piercy Street is narrow, with 6m - 7m wide grassed verges and a mature Flame tree. • The building contains a simple asymmetrical front garden, grassed with hardscaping to one side and no tree canopy. Rear gardens of James Street lots are visible and form a large part of the character of the street including some large mature trees and formal plantings visible from the street. • Front fence is timber picket. Rear and side fences of buildings on adjoining streets include timber picket and metal post and wire, providing engagement between streetscape, landscape and built form. • The lots is rectangular and aligned perpendicular to the street, likely the result of subdivision of no. 8 James Street, to the rear. • Residential car parking is provided in a garage set to the rear of the lot, accessed from a double-width crossover shared between the lot and the rear of no. 10 James Street. • This is a modest dwelling with setbacks to side boundaries, and low visually permeable fencing allows views of the dwelling and landscaping elements in private gardens and significant tree canopy within the town. The rear gardens of adjacent lots are also visible and create a unique landscape character for this street. <p>Non-contributory elements include loss of tree canopy associated with subdivision; metal panel fencing greater than 1.2m in height.</p>
Scott Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 4 Scott Street GUILDFORD • 5 Scott Street GUILDFORD • 11 Scott Street GUILDFORD • 12 Scott Street GUILDFORD • 13 Scott Street GUILDFORD • 15 Scott Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>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 20th century dwellings reflecting Federation era housing.</i></p> <p><i>Scott Street is a wide red bitumen road, with narrow grassed 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.</i></p>



7 Peel Street - Inter-War



4 Scott Street - Gold Boom

STREET	CHARACTER
<p>Scott Street (continued)</p>	<p>Streetscape Character</p> <p>Scott Street was created in 1880, coinciding with the construction of the Eastern Railway, and was one of the first streets to expand Guildford from the 1829 plan. The 6 contributory buildings on the street all date to the Gold Boom/Federation Era – 2 Gold Boom and 4 Federation.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Dwellings incorporate verandahs, predominantly the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally skillion extensions of the main roof, at a lower pitch. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are primarily galvanized iron. • Primary building material is red brick, a number of dwellings incorporating feature render detailing. Timber weatherboard is also evident. • Buildings are simple and modestly detailed, consistent with worker's cottages from the early Gold Boom/Federation Era. Symmetrical facades with no articulation, central front door, simple timber detailing over verandahs and feature render window sills are common. • Scott Street is narrow, with 3.5m narrow grassed verges and some large street trees at its southern extent. The remainder of the street contains recent plantings yet to mature. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy. Gardens are simple and symmetrically planned, with a combination of grassed areas, hardscaping and low garden beds. • Front fences are primarily timber picket. • Lots are rectangular and aligned perpendicular to the street, exhibit consistent size and frontage width and are intact from the late 19th century subdivision, from Helena Street to nos 12 and 15. From these points on are a large commercial-industrial lot addressing James Street and an early 21st century residential subdivision. • Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive. Crossovers are single width or, where shared between two lots, double width. A number of dwellings have recent carport or garage additions within side setbacks. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views within Scott Street are significant for offering a highly intact and engaging 19th century streetscape. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings which do not maintain the predominant orientation, and buildings built up to side lot boundaries; buildings on corner lots which do not appropriately acknowledge the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including smooth painted render; windows oriented horizontally; dark grey spectrum steel roofing; street fencing which exceeds 1.2m, which is not visually permeable, or in a metal panel finish; inconsistent lot sizes and dwelling orientation the result of later subdivision; double garages, single garages forward of the building line, double width crossovers, and carports which occupy an excessive proportion the building frontage.</p>
<p>Swan Street East: <u>Contributory Places</u></p> <ul style="list-style-type: none"> • 18 Swan Street East GUILDFORD • 19 Swan Street East GUILDFORD • 20 Swan Street East GUILDFORD • 21 Swan Street East GUILDFORD • 22 Swan Street East GUILDFORD • 23 Swan Street East GUILDFORD • 24 Swan Street East GUILDFORD • 25 Swan Street East GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Swan Street was one of the original east-west streets included in the 1829 plan, and this section was separated when the railway was extended to Midland Junction in 1897. This was the gateway for the Royal Agricultural Society Show at Fauntleroy Park. Swan Street East contains 1 Gold Boom building, 6 Federation and 4 Inter-War Era buildings. The northern side of the street is primarily from the Gold Boom/Federation Era, while the south side of the street is primarily from the Inter-War Era.</p> <ul style="list-style-type: none"> • Residential buildings exhibit fairly consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries.

STREET	CHARACTER
<p>Swan Street East (continued)</p> <ul style="list-style-type: none"> • 26 Swan Street East GUILDFORD • 27 Swan Street East GUILDFORD • 28 Swan Street East GUILDFORD • 39 Swan Street East GUILDFORD • 30 & 32 Swan Street East GUILDFORD 	<ul style="list-style-type: none"> • Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the era of development. • Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. Later Inter-War dwellings often cluster vertical windows to create wider openings. • Roof materials are primarily galvanized iron, with some clay tile. • Building material is varied, with a number of red brick and timber weatherboard dwellings. • Buildings are articulated and incorporate varied timber detailing, especially timber fretwork over verandahs, simple timber detailing on gable frontages and feature render banding or window sills are common. • Swan Street East is narrow, with 11m wide grassed verges heavily planted with street trees. West of Peel Street, on the south side, street plantings are significant and very large Sugar Gums leading to the open space at Fauntleroy Park. Opposite Fauntleroy Park is Jock Forbes Park, which contains a number of mature trees of various species fronting the railway line. • Residential buildings exhibit wide street setbacks resulting in formal gardens and mature trees in private gardens are visible from the public realm. Gardens are generally symmetrically planned, with central or curved pathways from front gates to dwelling, separating grassed areas with formally planned plantings and specimen trees. • Front fences are predominantly timber picket, with some low masonry fences and metal picket infill over masonry. • Lots are rectangular and aligned perpendicular to the street. They exhibit varying size and frontage width, reflecting various stages of subdivision and amalgamation, however the relationship with the street has largely been retained. • Residential car parking is often incorporated forward of the dwelling or under extensions to dwelling or verandah roofs. Many lots include recent carport additions forward of the dwelling. Crossovers are single width or, where shared between two lots, double width. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. Views of Fauntleroy Park and especially the very large Sugar Gums are significant. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings built up to side lot boundaries; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted face brick and smooth render; front fencing which exceeds 1.2m and/or which is not visually permeable; inconsistent lot sizes the result of amalgamation, altering the townscape as viewed from the railway; double garages, single garages forward of the building line and carports which occupy an excessive proportion the building frontage; some building services are visible from the street including solar hot water systems and wall mounted air-conditioning units visible from the public realm.</p>
<p>Sweeting Street <u>Contributory Places</u></p> <ul style="list-style-type: none"> • 2 Sweeting Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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 a large grassed open space at the rear of St Mary's Catholic Church on the north side at its western end.</i></p> <p><i>Sweeting Street contains mostly post-WWII and late 20th 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.</i></p> <p>Streetscape Character</p> <p>Sweeting Street was gazetted in multiple stages, initially servicing residential lots subdivided on the western side of East Street south, and later extended to connect Attfield Street following subdivision of remaining town lots in the area. The original street did not align with lot boundaries, resulting in 10m wide verges on the southern side of the street. There is one remaining contributory building from the Federation Era.</p> <ul style="list-style-type: none"> • Residential buildings exhibit varied street setbacks and are predominantly sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and predominantly present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development.

STREET	CHARACTER
Sweeting Street (continued)	<ul style="list-style-type: none"> • Some dwellings incorporate verandahs, however there is little consistency within the street. Contributory building at no. 2 exhibits a full width wrap-around verandah with a skillion roof extended from the main roof of the house, supported on square timber posts. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are a mixture of galvanized iron and clay tile. • Building material is predominantly red brick and timber weatherboard, however non-contributory finishes dominate. • Buildings are simple with little detailing or articulation to facades. • Sweeting Street is narrow, with a very wide grassed verge on the southern side incorporating some large street plantings. The western end of the street terminates with the open space to the rear of St. Mary's Catholic Church, which is a wide open grassed area providing views to the church and the large eucalypts on the north-western corner of the lot. • Gardens within front setbacks are informal, generally incorporating grassed areas, often with a tree. There are some very large mature trees in rear gardens which are visible from the public realm. • Dwellings at the eastern end of the street generally exhibit timber picket fences, while dwellings at the western end of the street often exhibit no form of boundary definition. Landscaping elements such as hedges and garden beds are also common. • Lots are rectangular and aligned perpendicular to the street, and size and frontage width reflects the various stages of subdivision. Lots at the western end of the street are wider and mirror lot frontage of James Street lots directly to the rear. • Residential car parking is incorporated in garages behind or to the side of the dwelling, or in carports to the side or in front of the dwelling. Car parking structures are more prevalent in Sweeting Street than others in the area. • Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. The open space at the western end of the street allows significant views of St. Mary's Catholic Church and tree canopy within the town and private gardens. <p>Non-contributory elements include buildings which do not maintain the predominant orientation of dwellings in the street; building facades which exhibit no articulation; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; buildings which present a double-storey frontage; finishes which include smooth painted render, cream-spectrum face brick, and raw timber panelling; dwellings without verandahs, porches or clearly definable entry points; aluminium window frames in inconsistent colours and finishes; windows oriented horizontally; brown-spectrum clay tile roofing; absence of front boundary definition; limestone; double garages, single garages forward of the building line, double width crossovers, and carports which occupy an excessive proportion the building frontage;</p>
Tauman Loop	<p>Tauman Loop was created in an early 21st century residential subdivision from a formerly commercial-industrial lot. It contains no contributory buildings and was not subdivided in any of the contributory periods. This street does not contribute to the State Heritage values of the Guildford Historic Town. New development should reference the overall character of the as outlined in the summary and be sympathetic to an established streetscape, the prevailing subdivision pattern and landscape character, and any adjacent contributory buildings. Overall Policy provisions shall prevail.</p>



Swan Street East - Streetscape



Sweeting Street - Streetscape

STREET	CHARACTER
<p>Wellman Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 1 Wellman Street GUILDFORD • 3 Wellman Street GUILDFORD • 5 Wellman Street GUILDFORD • 7 Wellman Street GUILDFORD • 11 Wellman Street GUILDFORD • 13 Wellman Street GUILDFORD • 17 Wellman Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>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).</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Wellman Street was created in 1902 and retains 6 Federation Era dwellings, and one Inter-War Era dwelling.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Contributory buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the Gold Boom/Federation era of development. • Dwellings incorporate verandahs, either the full width of the façade or asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are generally separate from the main roof of the dwelling and either skillion or bullnose. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are primarily galvanized iron. • Primary building material is red brick, timber weatherboard is also evident. • Buildings are simple and modestly detailed, consistent with worker's cottages from the early Gold Boom/Federation Era. Asymmetrical facades with central front door, simple timber detailing over verandahs or gable frontages and feature render window sills are common. • Wellman Street is narrow, with narrow grassed 2m - 3m wide verges and limited street trees. • Residential buildings exhibit small street setbacks resulting in modest gardens with limited tree canopy. Gardens are simple and symmetrically planned, with a combination of grassed areas and hardscaping. • Front fences are predominantly timber picket. Dwellings at the northern end of the street addressing Tauman Loop and Brittain Mews exhibit solid red brick fencing. • Lots are rectangular and aligned perpendicular to the street. Lots on the western side of the street exhibit consistent size and frontage width and are intact from the late 19th century subdivision. Lots on the eastern side of the street are larger with wider frontages and varying orientations. • Residential car parking in contributory buildings is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, generally uncovered. Garaging is provided at the rear of dwellings where site constraints allow. Crossovers are generally single width. Recent buildings on the eastern side of the street incorporate double garaging accessed from adjacent street frontages. <p>Non-contributory elements include buildings which do not maintain the predominant orientation, and buildings built up to side lot boundaries; buildings on corner lots which do not address the secondary street; plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including smooth render and white-spectrum face brick; grey-spectrum clay tile and red-spectrum metal sheet roofing; excessive hardscaping and loss of tree canopy associated with vehicle infrastructure and excessive site coverage; front fencing which exceeds 1.2m, which is not visually permeable; inconsistent lot sizes the result of later subdivision; a large, open, bituminised surface carpark fronting on the corner of James Street which severs the relationship between streetscape and built form.</p>



Wellman Street - Streetscape



Wellman Street - Streetscape

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EAST

Summary

The east incorporates East St, Water St and Helena St which all formed part of the original 1829 plan for Guildford. Turton St, Martha St and Almond St were the result of subdivision of ribbon allotments with Helena River frontage, formerly a dairy farm. Turton St was named after James Turton who operated brick works and clay pits in the area, utilising the iconic red clay soil which was used as the primary building material for much of the Guildford Historic Town. The area provided access across the Helena River at multiple points, the Water St crossing still in place today. This part of Guildford was important due to its proximity to Governor James Stirling's property "Woodbridge", and James Morrisson's "Bushmead" and "Water Hall". The prevailing 19th Century subdivision pattern has faced pressure from late 20th Century residential subdivision. This contains a variety of lot sizes and frontages, and a mixed character giving it a village context within a riverine setting.

Streets are aligned to cardinal points except where geographical constraints precluded this alignment, for example where East St deviates south of James Street to respect the river floodplain. Gum Grove, Chestnut Street and Claymore Close are an exception. Dwellings on corner lots are sited with their primary frontage to the east-west oriented street, however they address both street frontages through architectural detailing, landscape elements and uniform fencing. Gum Grove, Chestnut Street and Claymore Close are an exception. Lot sizes vary, however they are generally in accordance with the residential village context of 400-700m², with narrow frontages (10-15m) and small primary street setbacks (3-4m). Larger lots, larger setbacks and larger dwellings are located on Water St, East St south, and Helena St. Gum Grove, Chestnut Street and Claymore Close are an exception.

Martha Street, Almond Street and Turton Street exhibit narrow, grassed verges and low, mature street trees; Helena Street and Water Street exhibit similar character, but with wider verges, setbacks, larger street trees and larger private gardens. Helena St terminates at either end with views and access to the riverine floodplain.

Tree canopy is contributed to by retention of mature trees within private gardens; views of private landscape elements are permitted by low, visually permeable fencing. Gum Grove, Chestnut Street and Claymore Close exhibit grassed verges and a number of mature Jacaranda trees.

This area is primarily represented by the Gold Boom/Federation era, as well as a number of inter-war buildings. Turton Street is a highly intact example of residential village development from the gold boom period, and the north side of Water Street contains an intact group of large inter-war dwellings. Dwellings are detached, exhibiting side boundary setbacks which provide a feeling of openness and which serve to reduce the impact of building bulk. Dwellings primarily present as single storey to the street with a minimum plate height of 3m and steeply pitched roofs. Primary building materials are red brick, painted or bagged brick finishes, or painted weatherboard. Red brick dwellings often include feature render detailing. Roofing material is galvanized iron or zincalume or clay tile. A limited material and colour palette is evident, and painted and rendered finishes are generally white or cream. Detailing and articulation to dwellings is era appropriate and often includes feature render window sills or white painted timber window frames, feature render banding or plinths, turned timber posts and timber fretwork over verandahs. Windows display vertical proportions and are composed rhythmically and proportionally across the façade. Car parking is generally incorporated within traditional site planning of lots, ie. In front of or to the side of the dwelling, either covered or uncovered but subservient to the dwelling. Martha Street, Almond Street and Turton Street (north side) enjoy rear laneway access, and often utilise a rear garage. Gum Grove, Chestnut Street and Claymore Close are an exception.

State Heritage Places

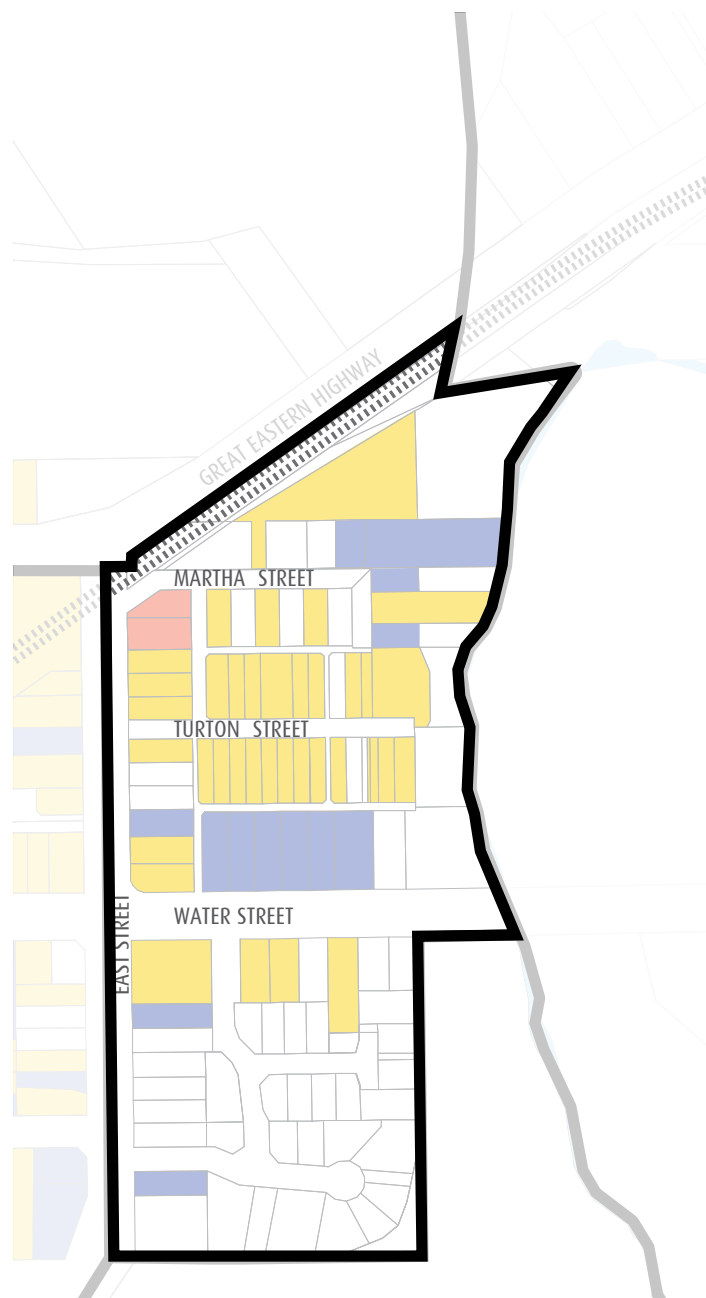
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	Number of Buildings
Contributory (1829-1945)	44 (49%)
1946-1948 in contributory style	-
Non-contributory (1946-current)	46
Total	90

Category	Number of Buildings
Colonial	0
Convict	1
Gold Boom	9
Federation	19
Interwar	15
Total	44

Legend

- Boundary
- Colonial (1829 - 1849)
- Convict (1850 - 1881)
- Gold Boom-Federation (1882 - 1918)
- Inter-War (1919 - 1945)



STREET	CHARACTER
<p>East Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 28 East Street GUILDFORD • 38 East Street GUILDFORD • 46 East Street GUILDFORD • 50 East Street GUILDFORD • 52 East Street GUILDFORD • 54 East Street GUILDFORD • 58 East Street GUILDFORD • 60 East Street GUILDFORD • 62 East Street GUILDFORD • 66 East Street GUILDFORD • 70 East Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>East Street extends north from the eastern end of James Street. 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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Streetscape Character</i></p> <p>East Street was an original 1829 street and is unique for retaining some houses from the late 19th century. East Street (north) contains 1 convict building (Woodbridge Hotel), 4 Gold Boom/Federation era residential dwellings, and 6 Inter-War era residential dwellings on the eastern side of the street.</p> <ul style="list-style-type: none"> • Buildings exhibit varying street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries with the exception of non-residential buildings which exhibit nil setbacks. • Buildings are modestly sized and present as single storey to the street, with traditional plate heights, steeply pitched roofs and articulated facades consistent with the era of development. • Dwellings incorporate verandahs or porches in a variety of styles. Verandah roofs are generally separate from the main dwelling, and include flat, skillion and bullnose, supported on square or turned timber posts, or concrete columns. • Windows are vertically oriented and arranged symmetrically across the façade revealing simple internal floor plans. • Roof materials are a mixture of galvanized iron and clay tile. Several Gold Boom/Federation era buildings have been re-roofed from the original iron to tile. • Primary building material is brick in a variety of finishes, mostly red brick, some Flemish bond. Some compressed fibre cement sheet and timber weatherboard is also evident. • Buildings from the Gold Boom/Federation era are highly articulated and incorporate ornate detailing, especially iron lacework or timber fretwork over verandahs, turned timber verandah posts or simple timber detailing on gable frontages. • The median strip is planted with some tall eucalypts, and verges are grassed with low, mature street trees north of Swan Street East. • Mature trees are common in front gardens, and front gardens are simple and generally informally planned. 2 James Street and 65 East Street at either end of the street both contain some very large trees which are visible from the public realm and contribute to the landscape character of the street. • Front fences are high, obscuring views of dwellings and private landscape elements. Red brick is common, as well as timber panel fencing and timber picket. • Residential lots are rectangular, aligned perpendicular to the street and of varying size and frontage width, largely reflecting the residential subdivision of the street. • Lots north of Water Street are rear loaded with laneways and therefore vehicular infrastructure is obscured. Lots south of water street are not rear loaded but vehicular infrastructure is visually recessive with single width cross overs and no garages or carports in the front setback. • Residential buildings incorporate setbacks to side boundaries allowing views of significant tree canopy within the town, however the predominance of high solid fencing often obscures views of private landscaping elements. Views to the north of Guildford Grammar Chapel and school grounds are significant. <p>Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including painted face brick and smooth render.</p>



Inavhoe, Scaddan House, 38 East Street - Federation



Woodbridge Hotel - East Street

STREET	CHARACTER
Martha and Almond Street <u>Contributory Places</u> <ul style="list-style-type: none"> • 2 Almond Street GUILDFORD • 4 Almond Street GUILDFORD • 6 Almond Street GUILDFORD • 7 Almond Street GUILDFORD • 4 Martha Street GUILDFORD • 5 Martha Street GUILDFORD • 6 Martha Street GUILDFORD • 7 Martha Street GUILDFORD • 8 Martha Street GUILDFORD • 9 Martha Street GUILDFORD • 10 Martha Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>On the northern side the street is lined with single-storey houses, of which no's 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.</i></p> <p>Streetscape Character</p> <p>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. There are 5 Gold Boom Federation era houses and 4 Inter war era houses.</p> <ul style="list-style-type: none"> • Residential buildings exhibit largely consistent setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings are modestly sized and present as single storey to the street, with traditional plate heights, steeply pitched roofs and modest articulation to facades. • Dwellings incorporate verandahs; federation homes with symmetrical verandahs and Interwar house with asymmetrical, supported on rounds or square timber posts. • Windows are vertically oriented, with sash windows in Federation/Gold Boom era dwellings and in Interwar dwellings; often arranged adjacently to create wider openings of a simple rectangular form. • Roof materials are primarily galvanized iron. • Primary building material brick for federation homes and weatherboard for Interwar, painted in a variety of muted colours. Some compressed fibre cement sheet is also evident. • Inter war buildings are simple and free of ornamentation consistent with the Inter-War period, however some contain detailed timber fretwork over verandahs, or simple timber detailing on gable frontages. • Federation homes have more elaborate detailing such as bullnose verandahs and painted tuck pointed Flemish bond brickwork. • Gardens are simple and generally informally planned and mature specimen trees are common in front gardens. Some large mature trees in rear gardens are visible from the public realm. • Front fences are predominantly low white timber picket. • Lots are rectangular, aligned perpendicular to the street and of consistent size and frontage width, with the exception of some lots on Almond Street, which reflect contemporary subdivision patterns. • Residential car parking is incorporated within traditional site planning of lots to the side of the dwelling, either covered by a carport or uncovered but very visually recessive. Crossovers are single width. • Residential buildings incorporate setbacks to side boundaries, and low visually permeable fencing allows views of landscaping elements in private gardens and significant tree canopy within the town. <p>Non-contributory elements include buildings on corner lots which do not address the east-west street; buildings which present as a double-storey frontage; double/triple garages facing the street, forward of the building line, with a nil setback to the side boundary and accessed from a double-width crossover; visible colourbond fences and lack of picket fences, interrupting the streetscape.</p>

STREET	CHARACTER
<p>Turton Street <u>Contributory Places</u></p> <ul style="list-style-type: none"> • Lot 8 Turton Street GUILDFORD • 1 Turton Street GUILDFORD • 2 Turton Street GUILDFORD • 4 Turton Street GUILDFORD • 7 Turton Street GUILDFORD • 8 Turton Street GUILDFORD • 9 Turton Street GUILDFORD • 10 Turton Street GUILDFORD • 11 Turton Street GUILDFORD • 12 Turton Street GUILDFORD • 13 Turton Street GUILDFORD • 14 Turton Street GUILDFORD • 15 Turton Street GUILDFORD • 16 Turton Street GUILDFORD • 17 Turton Street GUILDFORD 	<p><i>Heritage Council Assessment</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>No. 7 appears to have been subdivided with the original house retained at the front, and a new house constructed at the rear.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Turton Street is very intact from the time of subdivision, with all 9 Gold Boom/Federation era residential dwellings built in the period extant.</p> <ul style="list-style-type: none"> • Residential buildings exhibit consistent setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Buildings appear modestly sized as they present as single storey to the street and often extend over two lots with mature plantings. • Houses display architectural details characteristic of federation style including traditional plate heights, steeply pitched roofs, brick walls in Flemish bond or tuck pointed, bullnose or skillion verandahs and timber detailing. • Windows are vertically oriented, often sash windows. • Buildings are highly articulated as characteristic of the era with ornate detailing, especially iron lacework or timber fretwork over verandahs, turned timber verandah posts or simple timber detailing on gable frontages. • Roof materials are primarily galvanized iron with some clay tile. • Primary building material is brick with some painted weatherboard. • Gardens are simple and generally informally planned and mature specimen trees are common in front gardens, contributing significantly to the streetscape. Some large mature trees in rear gardens are visible from the public realm. The gardens at No. 1 and 2 contain mature plantings in the original planting designs that date to the construction of the houses. • Front fences are predominantly low permeable white timber picket or brick. • Lots are rear loaded, rectangular, aligned perpendicular to the street and of consistent size and frontage width. Residential lots primarily reflect the original pattern of subdivision with most dwelling covering two lots. • Residential car parking is largely incorporated within the rear of the lots, with vehicular infrastructure visible from the streetscape either uncovered or covered by a carport but visually recessive. There are no garages and crossovers are single width, contributing to the intact nature of the street. • Residential buildings incorporate setbacks to side boundaries, and low visually permeable fencing allows views of landscaping elements in private gardens and significant tree canopy within the town. <p>Non-contributory elements include full length doors with windows facing the street and the lack of articulation of the façade to reflect the prevailing federation character.</p>



STREET	CHARACTER
<p>Water Street</p> <p><u>Contributory Places</u></p> <ul style="list-style-type: none"> • 4 Water Street GUILDFORD • 5 Water Street GUILDFORD • 6 Water Street GUILDFORD • 8 Water Street GUILDFORD • 9 Water Street GUILDFORD • 10 Water Street GUILDFORD • 11 Water Street GUILDFORD • 12 Water Street GUILDFORD • 14 Water Street GUILDFORD 	<p>Heritage Council Assessment</p> <p><i>Water Street extends eastward from East Street, 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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Streetscape Character</p> <p>Water Street leads to the riverine floodplain and remnant bush at the river, giving the street a distinctly country feeling. The Street has an intact row of Interwar era dwellings on the north side and federation era dwellings on the south side and has 10m - 12m wide verges with homogenous street plantings.</p> <ul style="list-style-type: none"> • Residential buildings exhibit largely consistent setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries. • Lots are larger and the size of the houses reflects this, however buildings still present as are modestly sized and as single storey to the street, with traditional plate heights, steeply pitched roofs and modest articulation to facades. • Inter war era dwellings incorporate verandahs, predominantly asymmetrically in the California Bungalow style under the main roof, supported on square timber posts. • Windows are vertically oriented, and often arranged adjacently to create wider openings of a simple rectangular form, consistent with the Inter-War period. • Roof materials are primarily galvanized iron or and clay tile. • Primary building material is painted weatherboard, painted in a variety of muted colours, red brick and some compressed fibre cement sheet. • Buildings are simple and free of ornamentation consistent with the Inter-War period, however some contain detailed timber fretwork over verandahs, or simple timber detailing on gable frontages. • Federation era dwellings exhibit skillion verandahs and overhanging gables, ornate timber decoration and ornate lead lights. • Front fences are predominantly low permeable white timber picket or brick. • Car parking is incorporated within traditional site planning of lots to the side of dwellings with carports set back behind the building line. Lots to the north are rear loaded. Vehicular infrastructure visible from the streetscape is either uncovered or covered by a carport but visually recessive. There are no garages and crossovers are single width or collocated, contributing to the intact nature of the street. • Residential buildings incorporate setbacks to side boundaries, and low visually permeable fencing allows views of landscaping elements in private gardens and significant tree canopy within the town. <p>Non-contributory elements include a lack fencing, interrupting the streetscape, new builds that don't reference the character of the street (ie reference the architectural features of the nearby contributory buildings such as through materiality plate height and rood pitch).</p>
<p>Gum Grove Estate</p>	<p>The area is non-contributory due to the street pattern or curvy streets and cul-de-sacs. Most builds when assessed against the policy would be broadly consistent (plate height, roof pitch and materiality) however non-contributory elements include double storey frontages, Colourbond fencing, garages forward of the house or not recessed behind the building line and presenting a visually dominant in the streetscape, double crossovers. Building design that doesn't reference the contributory eras of development (for example Italian influence dwellings).</p>

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