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**SINGLE HOUSE  
262 CHAPMAN ROAD,  
BERESFORD, GERALDTON**

**Development Application  
Report**

**Heritage Impact Assessment**

Prepared for:

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February 2019

Griffiths Architects



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Cover: Image of 262 Chapman Road, Beresford, Geraldton January 2019.

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## Introduction

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This Heritage Impact Assessment (HIA) was prepared by Griffiths Architects. The place is included in the City of Greater Geraldton Municipal Inventory (MI) that was prepared by Tanya Suba and Simon Grundy in 1996 for the then City of Geraldton, and subsequently adopted as the Local Planning Scheme (LPS) Heritage List.

This HIA re-examines the house, tests its heritage values as stated in the MI and seeks to ascertain whether those values still apply, and then to assess whether the demolition of this place would be to the detriment of the City of Greater Geraldton.

In the assessment, the values that are to be tested are those stated in the MI place record. ((MI number 064, HCWA Heritage Place number 13248). Consideration is also given to the fact that 23 years have passed since the assessment was completed and endorsed.

The development approach is not considered in this assessment as it is already supported by the City. Further, in relation to demolition, this HIA concludes that the removal of the house at 262 Chapman Road would not impact the heritage stock of Geraldton.

## Heritage Listings

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The place is listed on the following statutory heritage lists:

- City of Greater Geraldton MI and Scheme List Category 4X (MI number 064, HCWA number 13248)



## Background

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### **Documentary evidence**

The wider area of land on which 262 Chapman Road now stands was subdivided into 43 allotments in 1914 and advertised as the Esplanade Estate. The advertisement drew attention to the 'splendid position' and the 'frontage to the sea beach'.<sup>1</sup> No evidence has been uncovered to establish the date of the building, which was determined from a physical inspection completed by Griffiths Architects on 6 February 2019.

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<sup>1</sup> *Geraldton Guardian* 5 February 1914: 3

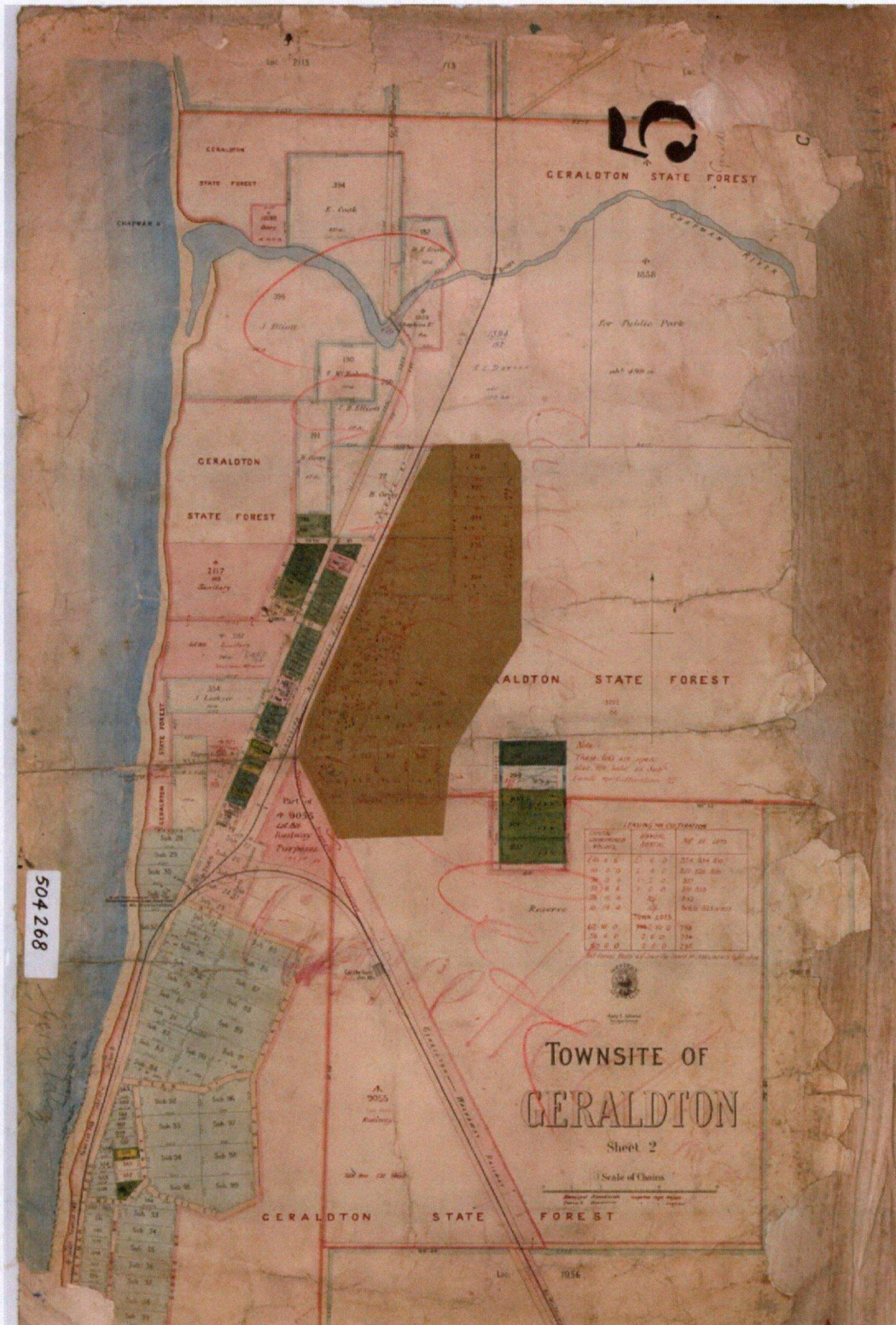


Fig 1. Plan of the Townsite of Geraldton showing lots for subdivision 1914 SROWA cons 5698 item\_0665



Fig 2. Enlargement of fig 1 showing Esplanade Estate

By the mid-1940s, the residence was occupied by Ronald Morgan.<sup>2</sup> Morgan played for the Railways Football Club, quickly becoming captain from 1938.<sup>3</sup> He was president of the club from 1965 to 1974, which is a club record.<sup>4</sup> In 1947, Morgan was appointed a representative of the Geraldton Tomato Growers' Association, which involved work in Melbourne. As a result, he was awarded life membership of Railways FC.<sup>5</sup> Today, there is a Ron Morgan Pavilion named in his honour at the club's home ground.

It is unclear how long he was engaged as a tomato grower's agent, but by 1952 he was working in Geraldton as a self-employed haulage contractor.<sup>6</sup> A large part of his work appears to have been moving wheat from growers to Consolidated Bulk Handling bins in the Geraldton area.

Morgan died in 1981, aged 74, and is buried in Utakarra Cemetery, Geraldton.

The property was acquired by the present owners in July 2016 from BJS Thompson with the intention of demolishing the present house and constructing a new residence.

<sup>2</sup> *Post Office Directories*, 'Geraldton Municipal Inventory'

<sup>3</sup> *Geraldton Guardian* 7 May 1938: 1

<sup>4</sup> Tanti, Victor, 'Railways Football Club Records, 1961-2012' (c.2012)

<sup>5</sup> *Geraldton Guardian* 19 April 1947: 3

<sup>6</sup> *Geraldton Guardian* 15 March 1952: 3



## Physical evidence

### Context

The house is set on the east side of Chapman Road, Beresford on a low rise, as are almost all residences in this part of Beresford. The context is Champion Bay to the west, as well as the newly rehabilitated permanent way and the dual carriageway road. There are narrow verges and a small number of verge plantings, with a gnarled Tuart of the verge in front of 262.

Most of the houses from the post first subdivision period from 1914 have been replaced in the past three decades, so that there is a variety of single and two storey houses, mostly in masonry construction.

There is no visual cohesion in the Chapman Road context and the diversity of housing types and style produces no special townscape qualities.

### Setting

The house is set on a plateau above road level on a large lot. The buildings include a framed and clad house completed in several stages of construction, a patio lean-to, a masonry construction outdoor toilet, and pair of sheds with a carport extension to the west.

The front garden has no special features. The garden consists of part of a ranch style fence (1970s), the remains of lawns, a variety of fences including brick, and super six asbestos, and plantings of Hibiscus, Lavender and Acalypha. None of the plantings relate to the time of construction of the house.

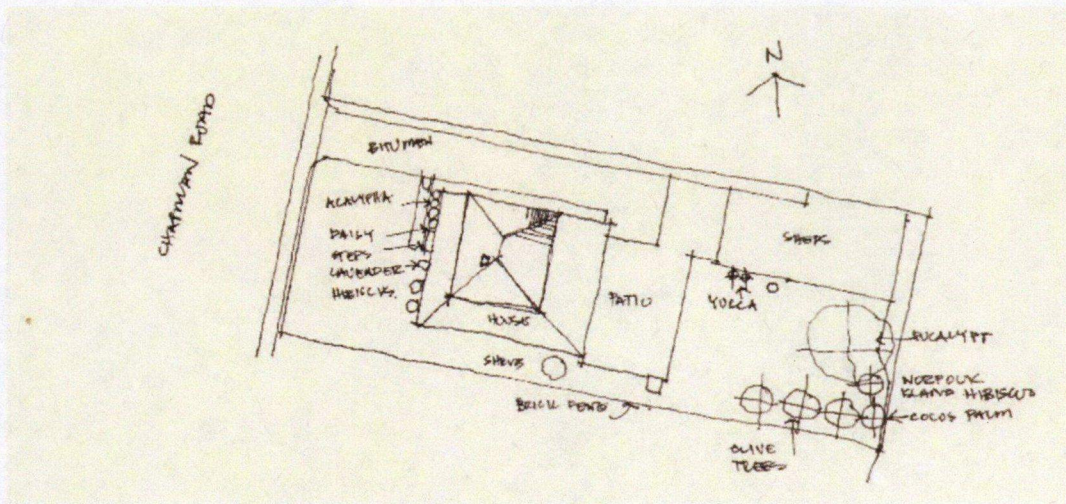


Fig 3. Site Plan sketch not to scale



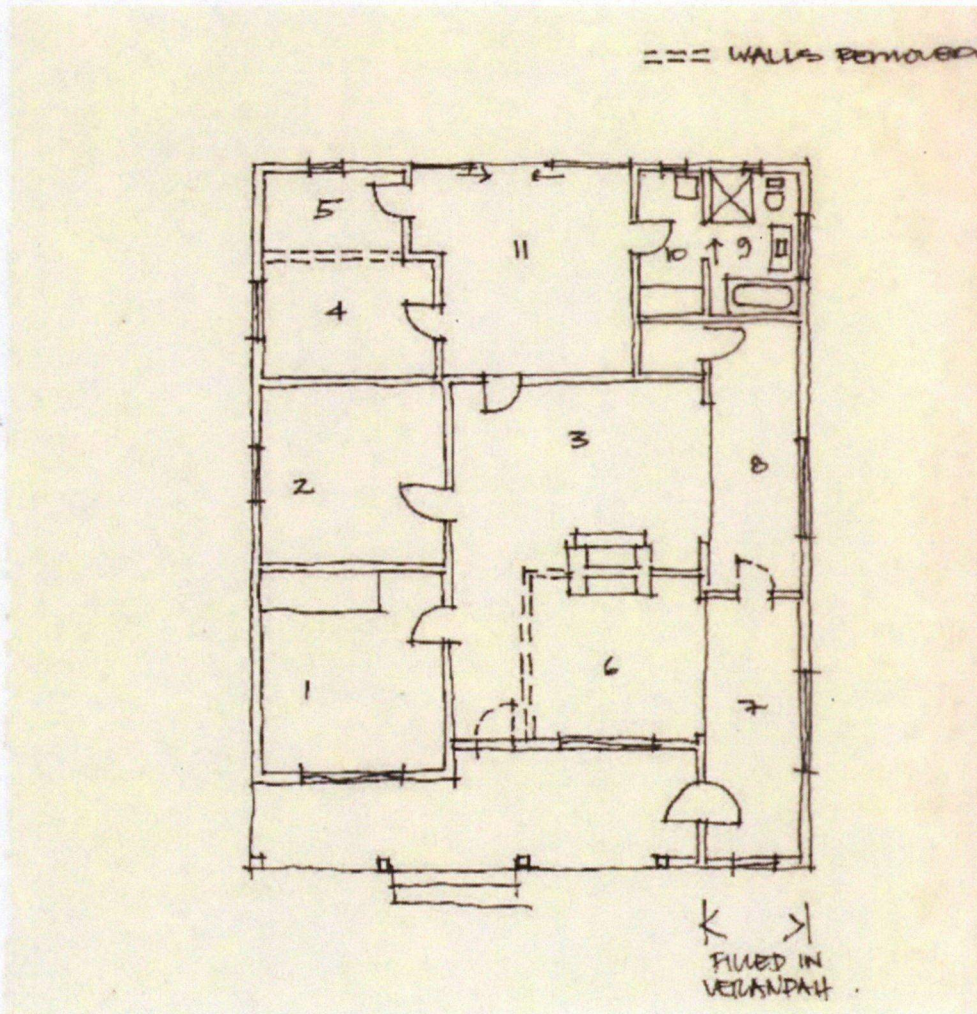


Fig 4. House Plan not to scale

The rear garden is overgrown and contains plantings of young Olive Trees, a Norfolk Island Hibiscus, a Eucalypt and Yucca, together with potted plants and creepers. There is also a 'well'. None of these features or planting relate to the time of construction of the house.

#### The House

The original house comprises 5 original rooms, and rooms formed out of filled in verandahs under a hipped and skillion corrugated metal roof.

#### Exterior

The place is raised on timber stumps, with framed timber clad dado walls and asbestos cement sheet upper walls, a variety of timber sash and casement windows, double hung sash, aluminium sliding doors and windows, together with louvred windows.



The house is styled in a simple bungalow form that was commonly developed in the Federation period, and in this version is simplified.

The house was built with a full width and return skillion roofed verandah, but the southern end of the west verandah and the whole of the south verandah has been filled in. The verandah now has reeded timber decking boards and 4" square posts which are notched indicating that there was originally a balustrade. Concrete steps replace the original timber steps.

The roof is hipped with a gable over the thrust bay to the north-west room (Room 1), with an asbestos and batten infill to the gable. There is a single brick chimney extending through the roof which served the original kitchen (Room 3) and living room (Room 6). The front door was located to the centre of the west elevation, south of the thrust bay, but this has been filled in and the door moved to the infilled southern verandah.

There are two sets of casement windows in the front elevation, one set of single pane and one set of 6 pane casements. One or the other is a replacement set, most likely the single pane set. The front door is a flush door a product of the 1960s or later.

The north elevation follows the same pattern as the front elevation, with a single double hung sash window (Room 2) and aluminium windows (Room 4). The south elevation is all the product of filling in a verandah which was done using the same materials and the original house, though all windows on this side of the house are aluminium sliding sashes.

The rear elevation is a patchwork comprising the exterior of the original bathroom to the north (Room 5), a verandah filled in with aluminium sliding doors, and a laundry and bathroom with sash and louvred windows. The area is shaded by a large steel framed patio shade structure of recent vintage, together with a concrete floor.

The external presentation of the house is poor, with all fabric types deteriorating. In addition to the deterioration, there have been numerous poorly executed changes, and these are generally in worse condition than the original house and negatively impacts on its presentation.

#### Interior

The original house comprised four main rooms and a hall, then a rear bedroom, bathroom and verandah. The southern wall that created the original central corridor has been removed, and the southern walls that separated room 3 and 6 from the verandah have been removed also.

Each of the original rooms has 5" tongue and grooved boarded timber floors, splayed timber skirtings, asbestos cement sheeted walls and ceilings with cover strips, and timber paneled doors with original door furniture. Lighting is all of recent origin and comprise a mix of pendants and recess downlights. In some areas the wall sheeting is fractured or broken. There is a fireplace in the living room (Room 6) and a place for the woodstove in the kitchen (Room 3). Floors are sloping away in all rooms, as stumps have subsided or rotted.



In Rooms 4 and 5, where the rear bedroom and bathroom and have been joined together, the same details that were noted in the original rooms of the house continue in this area, except that Room 4 has a flush door and Room 5 has a ledge and braced T&G faced door. Both rooms have a skillion soffit.

Room 11 is a filled in verandah, with aluminium sliding sashes to complete the filling in. This space is part of the original construction and is also under a skillion roof. The floor in this area is falling away steeply.

Rooms 7 and 8 are verandah infills and here the floors are 2.5" T &G boards, walls are asbestos cement, raking soffits and aluminium windows.

Rooms 9 and 10 are the present bathroom and laundry respectively and have timber floors with vinyl and tile flooring. There are louvred windows to the east and aluminium sliding windows to the south.

Generally, the interior is in poor condition and fittings have been removed from some rooms such as the kitchen.

#### Water Closet

The water closet is constructed in handmade concrete blocks and would appear to be contemporaneous with the house. There is a contemporary pan and cistern in the toilet and the brackets for the wash down pan cistern is still in place. The toilet is listing to the east.

#### Sheds

There are two large metal sheds in the north east corner of the site in contemporary construction.

### Comparative

The database indicates 23 houses in Geraldton of asbestos construction, though this belies the large number of framed construction, and asbestos and timber houses that are scattered throughout the city and are not included in the database.

### Values

The values in this section are based on the guidance offered in the State Heritage Office document *Criteria for the Assessment of Local Heritage Places and Heritage Areas 2012*.

#### *Criterion 1 Aesthetic value*

The place displays none of the qualities suggested by the guide criteria.

#### *Criterion 2 Historic value*

262 Chapman Road is associated with the Esplanade Estate subdivision, which was marketed from 1914 as occupying a prime position for residences with sea views, and with Ron Morgan, a local haulage contractor and significant figure in the Railways Football Club both as captain and president.



The mere fact of subdivision does not suggest that the threshold for historic value is met in a particular way. There is no evidence that Ron Morgan had a particularly important role in the history or development of Geraldton, so that this historic value is not met.

*Criterion 3 Research value*

Nothing in the information yielded during this assessment suggests that there is research value in the place.

*Criterion 4 Social value*

Beyond its inclusion in the MI nothing suggests there is any social value associated with the place.

*Criterion 5 Rarity*

The half-timber and asbestos cement clad, iron roofed cottage type was a common one and both in its plan form, style and elevation treatment. It would be difficult to claim rarity for this place.

*Criterion 5 Significance* in demonstrating the characteristics of a class of cultural places or environment in the local district.

Apart from anything else, the degree to which the house has been altered is such that no longer represents the type at all, so that this criterion has not been met.

*Condition*

The place is not in good condition and is so altered that it no longer has the capacity to support the values that it might have had, so to this extent the condition of the place is poor.

*Integrity*

The place only partly retains its original functions, having undergone so much change. In addition to that the construction materials, degree of deterioration and standard of accommodation provided mean that the place is no longer sustainable.

*Authenticity*

As the evidence clearly shows the place has been much altered, so that as a totality, the original state has been significantly eroded. Authenticity is medium to low.



## Statement of Significance

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Below is the Statement of Significance taken from the City of Greater Geraldton Scheme MI Place Record

The house contributes to the streetscape of this section of Chapman Road. The simple form of the building and the construction materials are representative of building styles of the era.

### Discussion

All houses contribute to the streetscape and the contribution may be positive, neutral or negative. Since the assessment was completed 23 years ago, the context is much altered. In 1995, there were a number of frame construction places on Chapman Road that would have giving it a particular visual flavour. A good number of them have now been removed, depriving this place of context. The statement of significance does not make a particularly strong claim or assess the degree of contribution. Given the ad hoc adaptation of the house and its much-diluted aesthetic value, in our view the contribution is at best neutral, and given the degree of inappropriate change could be said to be a negative contribution.

The second value in the statement refers to the place being representative of building styles of the era. However, as the examination of this value above reveals, the degree of change has made the place a rather poor representation.

In our view, the values in the statement of significance cannot be sustained.

## Conservation Policy

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The City of Greater Geraldton adopted its Municipal Inventory as its LPS Heritage List.

The place was assessed as a Category 4X level heritage place, stating that it had some significance, contributing to the heritage and/or historical development of the locality.

Flowing from this, it goes on to say in the management recommendation that conservation of the place is desirable and any proposed change to the place should be in sympathy with the heritage values of the place.

This falls short of mandating retention, and it only expresses a desire. Further, the re-examination of the values and statement of significance suggests that retention of the place is not warranted on cultural heritage grounds.



## Proposals

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The proposal is simply to demolish the place and replace it with a single storey rendered brick and hipped and gabled roof steel roofed house. Viewed in its immediate context, this is an appropriate outcome.

## Impacts and Mitigation

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In this assessment, the proposals have been measured against the heritage values outlined in the Statement of Significance.

The place is included in the MI as a Category 4X place, which means that it is not of the highest order of significance. The re-examination of the assessment suggests that entry in the MI prepared in 1996, saw the place through a different lens in a different time, and that perhaps in light of the re-examination, its retention is no longer warranted.

We suggest that the cultural heritage value of the place is low and that its loss would not negatively impact on the stock of cultural heritage places in Geraldton. The stock of cultural heritage places in Geraldton would not be diminished by its loss, and therefore there is no discernible impact.

Further, because there is no negative impact, there is no need for any mitigating measures.

## Conclusion

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In this re-assessment, the heritage values of the place were tested, and it was found that the heritage value of it is extremely low, that the recommendations in the MI express a desire rather than mandate an action, and that the loss of the place would not have a significant impact on the stock of the Greater City of Geraldton's heritage places.

Given this assessment, we are of the view that demolition can be allowed on the basis of cultural heritage value.



## Photographs

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This section includes photographs with explanations relating to some of the more significant tasks.

All photographs were taken by Griffiths Architects on 6 February 2019.



Context to the north of 262 Chapman Road, indicating a diversity of house types, vintages and styles.



262 Chapman Road with its Tuart verge tree. The ranch style fencing dates from the late 1960s or early 1970s



Context to the south of 262 Chapman Road, again indicating a large diversity in housing.



Front of 262 Chapman Road, note the front door was removed and the west and south verandahs filled in. The verandah posts are original and scars on the posts indicate a balustrade.





Thrust bay to main bedroom (Room 1) and blocked in front door to the right.



The old front door location and the set of windows that are most likely original.



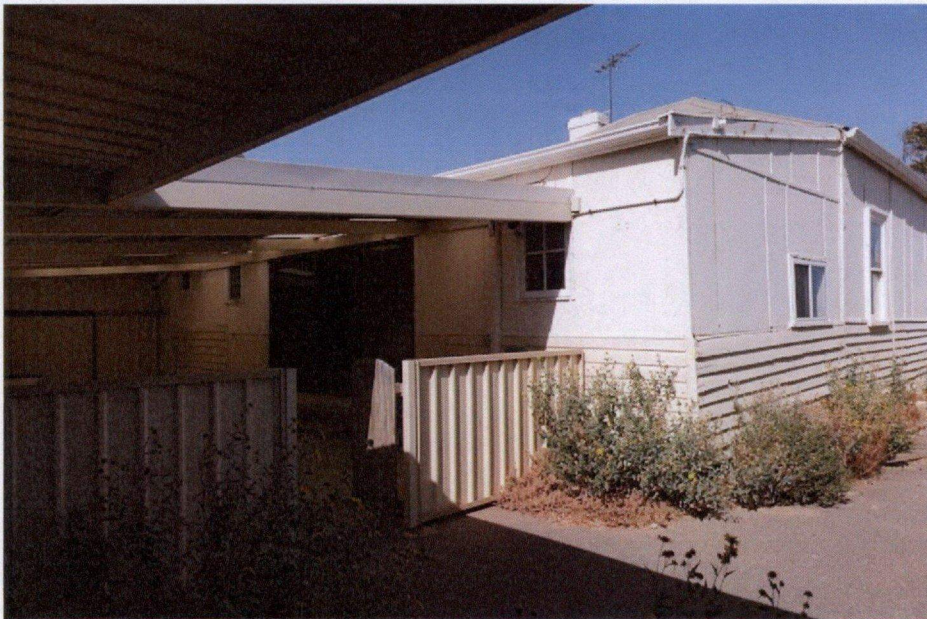
The current front door in the verandah infill.



The south elevation, a filled in verandah with aluminium windows. The tree in the distance is a Cape Lilac.



North elevation which is largely original fabric, aside from the window in the skillion.



North and east sides.



Rear garden and sheds.



Rear of the house, with the concrete block construction water closet to the left.



Interior of the water closet and washdown cistern brackets.



Front bedroom (Room 1).



Middle bedroom (Room 2).



Kitchen looking west (Room 3). The line of the corridor can be seen in the floor.



A combined bedroom and bathroom (Rooms 4 and 5). The line of the dividing wall can be seen in the floor.



Combined living room and passage (Room 6), with bedrooms beyond.

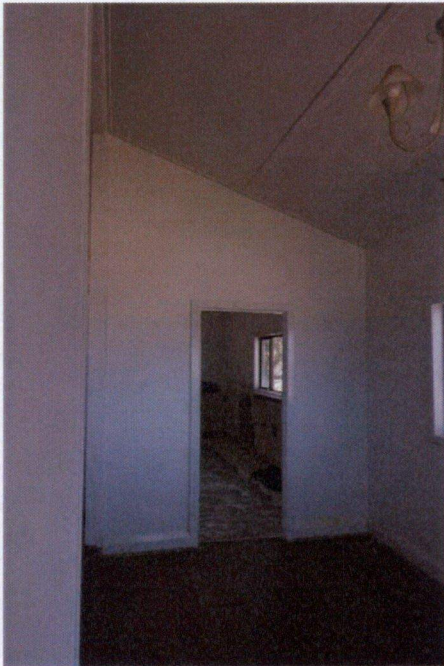


Room 6 Fireplace



View along old passage alignment looking east.





Sleepout (Room 7) looking east.



Room 7 Looking west.



Eastern sleepout (Room 8) looking east.



Bathroom and laundry (Rooms 9 and 10) looking east.



Infilled rear verandah looking south (Room 11) to the laundry.



Infilled verandah looking north (Room 11). The former bathroom door is to the right.



## References

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City of Greater Geraldton Place Record.

Primary research by History Now.

Secondary sources.

