



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

St Luke's (Anglican) Rectory is important for its aesthetic characteristics imparted by the texture of the materials and the built form of the steeply pitched iron roof together with the soft white stone walls all set in the open woodland of native trees on the fringe of the townsite. (Criterion 1.1)

11.2. HISTORIC VALUE

The place is important in relation to the development of the Church of England Parish in Gingin. (Criterion 2.2)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

As part of the functioning of the Church of England Parish in the latter part of the nineteenth century, the Rectory, together with St Lukes Church, contributes to the sense of place of the Church of England community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

St Luke's (Anglican) Rectory is representative of buildings in the locality constructed with walls of diatomaceous stone.

12. 3 CONDITION

The condition of the building is poor. There is considerable fretting of the stone walls from rising damp, and the electrical outlets are in some cases detached from their wall mountings.

12. 4 INTEGRITY

The building has a moderate degree of integrity. While its significant values are either intact or are capable of being restored in relation to the original stone portion of the building, the intrusive brick addition at the rear is unlikely to be replaced. The residential function of the place is preserved even though the rector is no longer living in the house.

12. 5 AUTHENTICITY

The place has moderate authenticity. The rear, lean-to section of the building has been added comparatively recently and is visually intrusive. The suspended ceilings introduced to the rooms within the original stone section of the house are likewise aesthetically intrusive.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by David Kelsall, Architect.

13.1 DOCUMENTARY EVIDENCE

Interest in the land around the present Gingin townsite began in the early 1830s when explorers discovered the Gingin Brook, however it was not until the 1840s that settlers began moving into the area. William Brockman was one of the first to establish a large holding which he called *Gingin Station*.

Other settlers soon followed. St Luke's Church was built in 1861. By 1865, a townsite had been declared and the first lots sold. Within three years there were 25 families consisting of 150 persons living within 4 miles of the town centre. The first townsite, initially Frogmore, changed its name to Granville in 1869, but was abandoned in favour of the Gingin townsite.

An area known as the 'Police Paddock' became the centre for the district and the Police Station was established there. A small community had grown up around the Police Station. In 1869 the new townsite location was named Gingin. This was gazetted in 1871 and proclaimed a municipality in February 1893.¹

The long serving Anglican rector of St Lukes Church, Rev George Sadler BA acquired a considerable amount of land in and around Gingin. He arrived in the Colony in December 1859 and served in Champion Bay in 1860 as Chaplain. In 1863 he became the Chaplain of Gingin and later served on the Board of Education.²

He built a large home of casuarina stone on his land north-west of the church. He did not live in the house. In 1884 he retired at the age of 64 to live in Guildford and was succeeded by the newly ordained Reverend Edwin T. Pritchett. Initially, Sadler's house was rented to Pritchett.

In 1892 the need to build a rectory for St Luke's was first recorded. The foundation stone was laid in August 1898. William Philbey was the contractor for the work.³

The Municipal Inventory of the Shire records that the rectory was used by the incumbent clergy of the Gingin Parish until joined with the Swan Parish in 1945. The building is currently rented out.

13.2 PHYSICAL EVIDENCE

St Luke's (Anglican) Rectory is set in open woodland to the north of St Luke's Church. The house faces westward towards which the land gently falls. At the rear is a lean-to addition with cream brick walls probably added in the 1960s. The new work is crudely bonded into the earlier masonry.

The original structure consists of two rooms on one side and three rooms on the other of a wide passage running east-west. The front room of the north

¹ Dickie, L. *Development of the Gingin Region*. .

² Erickson, R., *Dictionary of Western Australians, Vol. 3, Free 1850-1868*. 1979. UWA Press

³ Udell, H. *Gingin 1830 to 1960*. 1980, Shire of Gingin

side forms a projection at the west elevation. A raised concrete paved verandah wraps around the west and north elevations.

The roof is steeply pitched around 45°, corrugated iron clad and forms two hips facing the lean-to at the rear. There is a connecting roof across the front with converging valleys and a box gutter over the passage. The projection at the west elevation terminates in a bracketed gable decorated with timber battens and louvred vent in a simple semi-circular motif. The verandah roof has a gentle pitch springing from a timber plate fixed to a brick string course built into the walls below the gutter line of the main roof and supported at the outer edge on timber posts. The verandah floor is of concrete with salmon brick riser.

The walls of the original structure are of diatomaceous stone in random rubble except the walls facing the front (west elevation) where the stones have been laid in a pattern approaching ashlar and with the mortar joints squared up with fine black tuck pointing. A plinth has been provided around the base.

The window and door heads are formed into a shallow arch with stone voisoirs over steel arch bars. The reveals have roughly dressed quoins in the same stone as the body of the walls with rendered reveals and sills under the verandah. The walls beyond the verandah have been cement rendered as an ill-advised remedy to the rising damp problem.

The chimneys are of fair face brick with cement rendered plinths at the roof and moulded cement rendered capping surmounted with pressed cement baffles with an unusual serpentine profile.

The window joinery is multi-paned double hung sashes. The openings facing the north verandah are double hung reaching almost to floor level. What is probably original patterned and figured glazing remains in several of the openings.

Internally the walls are plastered and the floors are carpeted timber. New subceilings at a lower level comprising a suspended plasterboard ceiling system with exposed aluminium supports have been installed in all of the 1898 structure excepting the front projecting room. As a result, the original boarded ceilings and the top of the arch in the passage way are concealed. Some timber mantels remain although now painted.

None of the original wet areas remain, having been displaced by the extensions.

13.3 REFERENCES

No key references.