



# 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

*Dewar's House* is important to the community for its aesthetic values imparted by the warm and mellow colour and texture of the diaper patterned Flemish bond brickwork harmonising with the sheoak shingled roof; the massing of the two-storied section of the building with its two-storied timber verandah contrasting with the long, ground hugging wing facing Weld Street. (Criterion 1.1)

The buildings provide a highly visible introduction to the heritage values of the Town of Gingin. (Criterion 1.2)

The house, the most prominent in the town, with its three large palms, stands on high ground at the intersection of Weld Street and the railway line in a commanding position overlooking the town, is an important local landmark. (Criterion 1.3)

### 11.2. HISTORIC VALUE

The place is important for its illustration of the evolution of Gingin in its diverse roles as a home, a shop and hotel, also as a recipient of a National Estate grant for its preservation. (Criterion 2.1)

The place is important for its association with E. O. Cockram the first hotel licensee in Gingin (the Gingin Hotel 1871) and later the Dewar family. (Criterion 2.3)

### 11.3. SCIENTIFIC VALUE

-----

### 11.4. SOCIAL VALUE

*Dewar's House* is important in contributing to the sense of place of the community. (Criterion 4.1)

The place contributes to Gingin's group of places of nineteenth century architecture. (Criterion 4.2)



## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

-----

### **12. 2 REPRESENTATIVENESS**

-----

### **12. 3 CONDITION**

The building fabric is in good condition. The shingle roof has recently been relaid and the brickwork restored with the replacement of damaged bricks with new bricks of a closely matching colour. The restoration works; however, are incomplete in that the verandah flooring at ground floor level has been removed and not replaced.

### **12. 4 INTEGRITY**

The place has a high degree of integrity in that the significant values have long term viability. The residential function of the place is capable of being maintained.

### **12. 5 AUTHENTICITY**

The place has a moderate degree of authenticity in that the original brickwork is largely intact as is the stone work of the outbuilding. The corrugated iron roof has been replaced with sawn shingles, which approximate the texture of the original split shingles. The verandah flooring has yet to be replaced at ground floor level and the authenticity of this element cannot be determined.

### 13. SUPPORTING EVIDENCE

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

#### 13.1 DOCUMENTARY EVIDENCE

Interest in the district of Gingin began in the 1830s, but it was not until 1841 that the first block of land was surveyed and taken up by William Locke Brockman.<sup>1</sup> During the 1840s, a number of settlers moved into the district.

A small farming community developed south of the 'Police Paddock', named for the U turn in the Gingin Brook that acted as a natural barrier for horses and stock. In 1859, a bridge was built over the Brook, Saint Luke's Church was opened in 1860, and a school was established two years later.<sup>2</sup> The population steadily increased, so that by 1867 petitions were sent to the government for a town to be declared. Another petition was sent in December 1868, which caused Surveyor General John Septimus Roe to send a surveyor to the area.<sup>3</sup> An area three miles north-west of the 'Police Paddock', thought suitable for a town, was chosen and a scheme of lots laid out. The first name used was 'Frogmore', which was greeted with derision by the locals. The name 'Granville' was quietly substituted, but the community remained unsatisfied. The town of Granville was duly proclaimed on 26 August 1869.<sup>4</sup>

The authorities persisted with the town of Granville for some time despite protests from settlers. Another petition was sent to the Governor in late 1869, requesting the authorities to change the site of the town to the 'Police Paddock', because the ground at Granville was too swampy and the place was too far from the present school, church and bridge.<sup>5</sup> Finally, a proclamation was made by Governor Weld on 11 December 1871, saying that 'whereas it is expedient to establish a new town in the Swan District, to be called the town of GINGIN...land situated in what is at present known as the Swan District, containing 268 acres, starting from the point where the South side of the Gingin Brook intersects the East side of the Perth to Gingin road'.<sup>6</sup> The town was officially gazetted a day later on 12 December 1871.<sup>7</sup>

The Cockram family had settled in the Gingin district in the late 1850s. Edmund Oxenham Cockram (b. 1839) had migrated with his parents, Richard and Elizabeth (nee Buckingham), on the *Sophia* in 1850. His father had settled at 'Lennard Brook' at Gingin. Edmund married his cousin Mary Buckingham at Gingin, on 3 April 1862 and they had eight children.<sup>8</sup> He held various pastoral leases before his marriage, but relinquished them to select a block of land on the Moore River, Swan Location 315. The couple lived there for a

---

<sup>1</sup> *Government Gazette*, 29 November 1841.

<sup>2</sup> *Government Gazettes*, 1859, 1860, 1862.

<sup>3</sup> *Government Gazettes*, 1867, 1869.

<sup>4</sup> *Government Gazette*, 26 August 1869.

<sup>5</sup> *Government Gazette*, 1869.

<sup>6</sup> *Government Gazette*, 11 December 1871.

<sup>7</sup> *Government Gazette*, 12 December 1871.

<sup>8</sup> Erickson Rica, *Dictionary of Western Australians 1829-1914I*, (Nedlands, 1979), p.148.

time on his property known as 'Warren Warren'.<sup>9</sup> From 1869 to 1872, he was the mail contractor for the Moore River and Yatheroo settlers.<sup>10</sup> Edmund gained a Publican's License in June 1870<sup>11</sup> and ran the family owned 'Gingin Hotel', north of Lennard Brook, which had been in operation since the beginning of 1870.<sup>12</sup>

In May 1871, Edmund was one of the few who purchased land in Granville, Lots 29 and 30 on the southwest side of Dewar Road.<sup>13</sup> He also purchased Town Lots in Gingin. Lot 29 at the corner of Weld and Edward streets, originally taken up by R.S. Mitchell in July 1872, was transferred to Edmund on 25 September 1872 for the price of £4-10-9.<sup>14</sup> After purchasing this land Edmund and his father proceeded to erect a hotel and store there. The single-storey building was built with burnt bricks and had a roof of pit-sawn timber and shingles. It had three rooms in a row, with a verandah along the west side, fronting the Gingin to Guildford Road. A barn and store was also erected. The Cockram family managed a successful trade and mercantile business for some years, selling women's and men's clothing and a variety of other goods. It was called the 'Gingin Store'.<sup>15</sup>

On 12 November 1879, Edmund announced that he was retiring from his business in Gingin, because he was offered the management of Perth's Railway Hotel, in Barrack Street.<sup>16</sup> On 4 February 1880, Gingin Town Lot 29 and the buildings on it were sold to Mr C.O. Speight, only to be transferred again eight days later.<sup>17</sup> The purchaser was a Mr John Dewar (b.1827), who had arrived at the colony on the *Warrior* on 12 March 1830. He had married Selina York (b. 1839), of Creaton, on 21 August 1855, and they had sixteen children. The Dewars were already an influential family in Gingin and had helped establish the township. John was a member of both the Gingin and Swan Road Boards, and in 1870 a member of the Gingin Board of Education.<sup>18</sup>

John Dewar owned a large land holding at Gingin, known as 'Bedammup'.<sup>19</sup> In 1882, he bought for £2,500, his father-in-law, John York's, properties of 'Creaton', 'Spratton', 'Bambun House', and 'Breara Homestead'.<sup>20</sup> After the purchase of Cockram's store, he engaged G.Butler and J. Meakins, to build an imposing two-storey residence, on the north side of the existing building. This was so he could overlook the 'Granville Hotel' and the Weld Street Bridge. Mr James Horton, a brick maker by trade, manufactured and fired the bricks using clay from the gully across from Weld Street. With a hotel trade in mind, a large cellar was dug beneath the new rooms and a stable with a hay loft was added to the rear.<sup>21</sup> The building was open for trade on 1 July

---

<sup>9</sup> De Burgh W.J., *Neergaby*, (Gingin, 1976), p.30.

<sup>10</sup> Erickson Rica, *Dictionary of Western Australians 1829-1914*, (Nedlands, 1979), p.148.

<sup>11</sup> *Government Gazette*, June 1870.

<sup>12</sup> *Inquirer*, 2 March 1870.

<sup>13</sup> Udell Helen, *Gingin 1830-1960*, (Gingin, 1979), p.88.

<sup>14</sup> *Memorial*, 7/844.

<sup>15</sup> *Inquirer*, 11 January 1888.

<sup>16</sup> *Inquirer*, 29 December 1879.

<sup>17</sup> *The Architect*, 79/4, p.12.

<sup>18</sup> Erickson Rica, *Dictionary of Western Australians*, p.212.

<sup>19</sup> *Memorial*, 7/4500

<sup>20</sup> *Memorial*, 8/1572.

<sup>21</sup> Udell Helen, *Gingin*, p.118.

1886, and was called the 'Railway Hotel'. Dewar had been granted a licence for a General Public House.<sup>22</sup> Mrs Selina Dewar was concerned about the effect hotel life was having on her young family, so it is believed that the 'Railway Hotel' was shut down chiefly for this reason.<sup>23</sup>

*Dewar's House* then became the family home. The Road Board met at the house in 1893-1894.<sup>24</sup> John Dewar died in 1911, and his wife and son William Francis, were named the executors and trustees of his properties in July 1912.<sup>25</sup> The house was cared for by a daughter, Mrs Richard Masters, until Selina died on 19 July 1917. The Richard Masters family then moved to Fremantle to live. Wilfred Ralph Dewar became executor of Selina's will and *Dewar's House* was inherited by her daughter Selina Ann Jane King.<sup>26</sup> Selina King, rented the house for several years to Mr and Mrs W.B. Gordon, followed by Dr. Nutting. In March 1922, the house was let to Miss Annie Fitzpatrick, a sister of Tom and Bill McCormick, who were prominent Gingin residents.<sup>27</sup> In 1927, Selina King's younger brother, Lionel Horace Dewar, purchased the house for £300.<sup>28</sup> On 28 July 1939, Lionel died intestate and his sons Horace Oscar and John Russell Dewar were granted the Letters of Administration of his estate on 14 June 1940.<sup>29</sup> The house was transferred to Lionel's widow, Emma Julia, on 16 May 1960.<sup>30</sup> Emma Julia died two years later, and John Russel and Douglas Hamilton Dewar became executors to her will.<sup>31</sup> The two of them became tenants in equal shares of *Dewar's House*, on 7 March 1963. On 23 March 1981, John Russell Dewar died, and his share of the house was transferred to Douglas Hamilton Dewar on 20 August 1981.<sup>32</sup> *Dewar's House* remains the private residence of Douglas Dewar, who continues to restore and maintain the building.

### 13. 2 PHYSICAL EVIDENCE

*Dewar's House* stands on high ground overlooking the town at the intersection of Weld Street and the railway line. The large town lot is fenced with a metre high white painted open picket fence on the west (Weld street) and the north boundary. Low trees are spaced along the Weld Street boundary while three very tall palm trees grow in the centre of the front garden to the north of the house. Otherwise the lot is bare. The ground slopes gently from south to north so that the verandah along the north elevation is approximately a metre above ground level.

The older part of the house is single-storied with a sawn sheoak shingle roof, which is hipped at the south end and abutts the blank south wall of the two-

---

<sup>22</sup> *Police Occurrences*, 1885-1888.

<sup>23</sup> Udell Helen, *Gingin*, p.119.

<sup>24</sup> Municipal Inventory of the Shire of Gingin.

<sup>25</sup> *Memorial*, 17/317.

<sup>26</sup> *Memorial*, 18/677.

<sup>27</sup> Udell Helen, *Gingin*, p.334.

<sup>28</sup> *Memorial*, 20/150.

<sup>29</sup> *Certificate of Title*, Vol. 524, Fol. 100.

<sup>30</sup> *ibid.*

<sup>31</sup> *ibid.*

<sup>32</sup> *ibid.*

storey 1886 addition at the north end. There is a verandah running along the Weld street facade. The walls are of a light coloured brick, Flemish bonded.

The two-storied addition has a steeply pitched sawn sheoak shingle hip roof, with 'broken-back' roofs over the two storied verandahs on the west and north facades. The balustrades of the upper verandahs are infilled with sheet material while the lower verandahs have no balustrades. The lower verandah currently has no floor. The windows are casement sashes. The brickwork is Flemish bond with a marked contrast between the light colour of the stretcher bricks and the dark colour of the header bricks.

To the east of and adjacent to the house is a detached brick store room and some 40 metres to the east of the house is a stone walled corrugated iron roofed shed.

### **13.3 REFERENCES**

Ian Molyneux, Architect. Working Documents.