



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4.5 Changing the face of rural and urban Australia through migration
- 3.11.5 Retailing food and beverages

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 101 Immigration, emigration and refugees
- 302 Rural industry and market gardening

11.1 AESTHETIC VALUE*

The 1929 winery building has some aesthetic significance as an example of a vernacular industrial building. Its location near Lake Goollelal, with natural vegetation and undeveloped wetlands, lends it additional aesthetic value. (Criteria 1.1. & 1.3)

11.2. HISTORIC VALUE

The place has historical significance for its association with Italian market gardening in the greater Perth Metropolitan area. (Criterion 2.1)

The place has historical significance for its association with the agricultural development of the Wanneroo area through the early twentieth century and for its association with Ezio Luisini, who founded the vineyard and who was considered a patron of the Italian community in Western Australia. (Criteria 2.2 & 2.3)

The place has historical significance for its former position as the largest privately owned winery in Western Australia. (Criterion 2.4)

The place has historical significance as it contains one of only three registered stills that operated in Western Australian vineyards. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

The study area has the potential to yield archaeological deposits which relate to the activities of newly arrived Italian migrants and the ongoing activities of

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

the winery, such as the demolished buildings associated with the winery, the former orchard and olive trees, the demolished 1941 building and others. (Criterion 3.1)

The place is important for its surviving distillery technology, being one of a limited number of registered distilling plants allowed to operate in Western Australia, its innovative methods of construction displayed in both the limestone and brick walls, and its demonstration of the wine making process. (Criteria 3.2 & 3.3)

11. 4. SOCIAL VALUE

Luisini Winery Group is important to the Wanneroo and Italian communities for its long association with the manufacture and supply of wines, its association with Ezio Luisini who was an influential figure within the Italian community until his death in 1964, and as a place of first employment of many new Italian migrants. (Criteria 4.1 & 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The surviving still equipment is the only one of its kind to survive in the Metropolitan area. (Criterion 5.1)

The Luisini Winery is considered rare as it demonstrates a method of commercial winemaking and distillation that is no longer practiced in Western Australia. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The Luisini Winery Group demonstrates aspects of wine making and distillation from the mid-twentieth century. (Criterion 6.2)

12. 3 CONDITION

In general the structure of the winery building is in fair condition. The exceptions are the structural timbers damaged by termite infestation, some deterioration of older corrugated galvanised iron sheets, the failure of some gutters and lifting of some roof sheets. The latter two problems are the result of limited maintenance over the last several years.

The structural elements would not meet the requirements of current building codes and engineering practice, but their continuing existence after many years of use demonstrates a reasonable structural adequacy. New loads must not however be exerted on the existing structure and any additional work should be free-standing or self-supporting. The roof structure in particular, while capable of carrying the current cladding is not considered to be capable of carrying any further loads. Where additional loads are required, it will be necessary to build a separate supporting structure to carry these additional loads.

A general clean up and pigeon proofing has been carried out under the direction of the National Trust and a structural engineer has been engaged to report in more detail on the roof structure.

12.4 INTEGRITY

The winery operated from 1929 until 1986 when it was closed and the land redeveloped into suburban lots by Ernie Mondello (Luisini's nephew). Wine sales continued from the winery building until 1989. All buildings associated with the winery were demolished in 1989 with the exception of the main cellar which contains the original 1929 section.

Little or no structural change has occurred since the closure of the winery, other than the removal of some elements of process. The building is structurally sound, although several years without maintenance has resulted in some deterioration. Overall, the remaining building has a low degree of integrity as it is no longer used as a winery.

12.5 AUTHENTICITY

Although some elements of the wine making process, some fittings, stainless steel vats and at least two water tanks have been removed, the winery building remains unmodified from its last period of use. It is considered that the remnant building displays a high degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Palassis Architects, 'Luisini Winery, Lakeway Drive, Kingsley, Western Australia: Conservation Plan', for the Western Australian Planning Commission, September 2000.

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to Palassis Architects, 'Luisini Winery, Lakeway Drive, Kingsley, Western Australia: Conservation Plan', prepared for the Western Australian Planning Commission, September 1996.

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to Palassis Architects, 'Luisini Winery, Lakeway Drive, Kingsley, Western Australia: Conservation Plan', prepared for the Western Australian Planning Commission, September 1996.

13.3 COMPARATIVE INFORMATION

For a discussion of the Comparative Information refer to Palassis Architects, 'Luisini Winery, Lakeway Drive, Kingsley, Western Australia: Conservation Plan', prepared for the Western Australian Planning Commission, September 1996.

13.4 REFERENCES

Palassis Architects, 'Luisini Winery, Lakeway Drive, Kingsley, Western Australia: Conservation Plan', prepared for the Western Australian Planning Commission, September 1996.

13.5 FURTHER RESEARCH

Further oral research may provide additional information on the nature and operation of the Luisini Winery and the adjacent areas, as well as its social significance.