



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)

- 3.4 Developing sheep and cattle industries
- 3.8 Farming for export under Australian conditions

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 301 Grazing, pastoralism and dairying
- 602 Early settlers
- 605 Famous and infamous people

11.1 AESTHETIC VALUE*

The fine Victorian Georgian stable buildings within the stone walled stockyard, the stable complex has a simple elegant vernacular beauty. The limewashed random rubble stone walls, impressive scale of the complex as a whole, steeply pitched roofs, generously scaled stockyard, elegantly proportioned elevations and the weathered patina of all the elements contribute positively to the place's aesthetic value. (Criterion 1.1)

The house built by the McKenzie Grant family was designed on a more modest scale than the house at Newmarracarra in the Federation bungalow style. Nevertheless, the new house at Glengarry is built to a high standard of design, with capacious rooms and high standard of detail throughout, with tall rooms and elegantly designed pressed metal ceilings. (Criterion 1.1)

Glengarry Station Complex sits within its landscape in a picturesque manner with its gently sloping landform, river's edge plateau, the Greenough River and its green fringes lying beyond, together with the fences, open landscape and mature trees. Buildings, including the ruins of the first house, the stable complex and the 1912 house and setting, combine to form a culturally modified landscape of considerable aesthetic value. There are many locations around the site where views back to *Glengarry Station Complex* make a picturesque composition. (Criterion 1.3)

* 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.

11. 2. HISTORIC VALUE

The whole collection of built elements that comprise *Glengarry Station Complex* illustrates the development of the opening up of the Greenough District through horse breeding, sheep raising and cropping with the assistance of convict labour, through to farming methods of the present day. The early shearing sheds are on a separate title north of the place, but can still be read as part of the Glengarry story. (Criterion 2.1)

As a major component of one of the first two properties to be settled in the district, the integrity of the place is important in providing historic evidence of the planning philosophy and construction methods of a major enterprise in the district, that was by the nature of its historic purpose and success, important to the development of the State. The only major built element of the early complex that is not included in the current title is the shearing complex that is still extant and is located at the northern extreme of the Glengarry Road. (Criterion 2.2)

Glengarry Station is significant for the scale of its use of convict (ticket of leave) labour in its development and operation and assists in the understanding of the operation of the system. (Criterion 2.2)

Thomas and Eliza Brown, together with their sons Kenneth and Maitland, established Glengarry Station in 1850 and built the first homestead in 1852 on the high banks of the Greenough River. They were amongst the earliest settlers in the region and Eliza Brown was the first European woman to visit the district. Kenneth, who was sent there as a teenager to assist with the establishment of the property, achieved prominence as a grazier, explorer and horse breeder and notoriety as a murderer. Maitland achieved prominence as a grazier, horse breeder, explorer, public servant, and politician. Kenneth commenced construction of the Glengarry Stables and they were completed during Maitland's time of sole ownership. (Criterion 2.3)

Kenneth's daughter, Edith, was born on the property and later became Edith Cowan, eminent social service worker and the first female member of parliament in Australia. Glengarry Station is also associated with J. McKenzie Grant, who absorbed it into Newmarracarra in 1893, and with his son, John Gordon Grant, who commissioned and had the new homestead at Glengarry Station built in 1912. (Criterion 2.3)

Glengarry Station Complex and those elements constructed after the first construction campaigns, is a grandly conceived complex, competently realised for the times during which the various elements were constructed, well sited and very well constructed. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

Due to the intact and original nature of much of its fabric, *Glengarry Station Complex* has the potential to contribute to an understanding of the design philosophy and construction methods of a mid- to late-nineteenth century complex of buildings and stockyards designed for use in a horse breeding operation, and also into construction methods of the first quarter of the twentieth century. The archaeological sites include a further two-roomed stone cottage, which is no longer apparent above ground. (Criterion 3.1)

11. 4. SOCIAL VALUE

The place is highly valued by the regional community for its associations with the early European settlement of the Mid-west region. The strength of this value is further underlined by the inclusion of the place in the Municipal Inventory for Shire of Greenough (1995). Glengarry Station contributes to the community's sense of place for its focal part in the development of the Mid-west. There is a high degree of community interest in its conservation. (Criterion 4.1)

Glengarry Station Complex, and the stables complex in particular, is held in such regard that it is one of a small number of places in the district which contributes to a sense of place at a local and regional level. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The lunging room at the stables of *Glengarry Station Complex* is the only known historic circular internal horse breaking room in Western Australia (possibly in Australia). (Criterion 5.1)

The stables complex at the *Glengarry Station Complex* is a comparatively rare phenomena for the combination of factors that have left a picturesque mid-nineteenth century stable complex in such an authentic condition. Though there have been changes to the fabric, the place is highly legible as a horse breeding and breaking complex. The adaptation of the buildings for shearing adds an important historic layer to the horse-breeding theme and enriches the overall cultural density of the place. Other places of its type are commonly not used for their original purpose, not used at all, in ruin or have been restored. The stables at the *Glengarry Station Complex* retains much unspoiled historic fabric. (Criteria 5.1 & 5.2)

12. 2 REPRESENTATIVENESS

The 1850s house ruin is representative of the simple vernacular buildings developed by the early pastoralists, and of a continuous process of exploiting local building resources to improve and expand their residences as the properties were put on a more prosperous footing. The stables complex at the *Glengarry Station Complex* demonstrates the principal characteristics of a Victorian Georgian farm building complex and, in terms of its function, is possibly a unique Australian example of a horse breeding and breaking facility. The place demonstrates the principal characteristics of an agricultural way of life, together with the design philosophy and building techniques of the Mid-west of Western Australia. The 1912 house is representative of the kinds of places built by successful farmers in the mid west of Western Australia in the Federation period. (Criteria 6.1 & 6.2)

The place is a major component of one of the early pastoral farms in the area. Others include the Bowes (Knockbrack), Oakabella, White Peak, Minninooka, Newmarracarra, Sand Springs and Narra Tarra. The stables complex is important because of its degree of intactness in representing tangible evidence of the design philosophy and construction methods of a major horse breeding facility, together with evidence of early settlement and general farming. (Criterion 6.2)

12.3 CONDITION

The 1850s house ruin is in a very poor state of repair and requires urgent stabilization to retain what remains of its values. It is in need of urgent conservation works.

The stables complex at the *Glengarry Station Complex* is in fair to good condition despite maintenance being poor in the latter part of the twentieth century. Conservation works carried out in 1999 and 2000 have stabilized several sections of the complex. The roofing on some of the stable buildings is in fair to poor condition and although the stonework is generally in good condition, there are some local failures, which are quite serious. Poor practices like filling the lunging room with grain and allowing trees to grow too closely to walls have impacted on several important walls. Termite damage has not been repaired or replaced and this is having an impact on timber structure as well as opening treatments. Overall the stables complex is in fair condition.

The 1912 house is very well maintained and has been the subject of conservation and adaptation works. It is in very good condition.

12.4 INTEGRITY

The 1850s ruin is not capable of use in its present state but retains much of its significance. It retains a moderate degree of integrity.

The stables complex is no longer used for horse breeding or breaking, but it is still used for shearing and storage associated with general farming on the property. The place retains a moderate to high degree of integrity.

The 1912 house is used for its intended purpose and retains a high degree of integrity.

12.5 AUTHENTICITY

The 1850s house ruin retains much original fabric and cumulative layers of successive improvements and therefore retains a moderate to high degree of authenticity.

The stables complex has suffered the loss of some of its detail, such as steep timber stairs and opening treatments, but these losses do not impinge on overall authenticity. Notwithstanding the replacement of some doors, windows and roof sheeting, the remaining built elements of stables complex retains a high degree of authenticity. The planning and the majority of the fabric is original material or is a product of the shift of emphasis from horse breeding to cropping and wool growing. The degree of authenticity of the stables complex, when compared to other such places that are not actually in ruins, is unusual, but not unique, in the Mid-west.

The 1912 house retains much of its original fabric. Changes include the replacement of the original roof and alteration of the roof pitch over verandahs, the introducing of a café area between the house and staff quarters and the like. Notwithstanding these changes and improvements to the kitchen and bathroom and minor improvements to the staff quarters, it retains a high degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Considine and Griffiths Architects Pty Ltd with Erickson and Taylor, 'Glengarry Station Stables Complex Conservation Plan' prepared for Faye Smart of Coondarino Pty Ltd in October 1999.

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to Considine and Griffiths Architects Pty Ltd with Erickson and Taylor, 'Glengarry Station Stables Complex Conservation Plan' prepared for Faye Smart of Coondarino Pty Ltd in October 1999.

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to Considine and Griffiths Architects Pty Ltd with Erickson and Taylor, 'Glengarry Station Stables Complex Conservation Plan' prepared for Faye Smart of Coondarino Pty Ltd in October 1999.

13.3 COMPARATIVE INFORMATION

For a Comparative Analysis refer to Considine and Griffiths Architects Pty Ltd with Erickson and Taylor, 'Glengarry Station Stables Complex Conservation Plan' prepared for Faye Smart of Coondarino Pty Ltd in October 1999.

13.4 REFERENCES

Considine and Griffiths Architects Pty Ltd with Erickson and Taylor, 'Glengarry Station Stables Complex Conservation Plan' prepared for Faye Smart of Coondarino Pty Ltd in October 1999.

13.5 FURTHER RESEARCH

The revised assessment is based on the work taken from the conservation plans as noted above. The conservation plan did not extend to a detailed study of the ruins of the 1850s or the 1912 house and both of these elements require further research. However, the lack of detailed information on these places does not in any way preclude an assessment of significance and would only clarify outstanding issues. Such research would provide detailed plans of both locations and a better understanding of the usage of the rooms within them. The work on the 1850s house would benefit from archaeological input.