



HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

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)

- 3.5.3 Developing agricultural industries
- 3.9 Farming for commercial profit
- 3.12.4 Preserving Food and Beverages

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 301 Grazing, pastoralism and dairying
- 302 Rural industry and market gardening
- 308 Commercial services and industries
- 605 Famous and infamous people

11. 1 AESTHETIC VALUE*

The two storey red brick Distillery Tower with its crenellated roofline and other distinctive Federation Gothic features, with the adjoining monolithic red brick walls of the *Winery Ruin* in the background, and within its setting including a mature Eucalypt, is a distinctive landmark on the outskirts of Katanning that is highly valued by both local residents and visitors to the town. (Criterion 1.1)

The Distillery Tower of *Piesse's Winery (fmr), Katanning* is a very good, well designed and well-constructed example of a tower in a Federation Gothic style. Distinctive features include the corbelled and crenellated parapet with sloping brick copings, arrow loops at the centre of each apex, arched windows and doors, and red English bond brickwork with raised quoining and plinth, as well as the arched windows and rectangular façade. (Criterion 1.2)

Piesse's Winery (fmr), Katanning is one of a number of highly distinctive buildings of the Federation period, many of which were strongly associated with Frederick Piesse, that contribute to the heritage and identity of the town of Katanning.

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

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

(Criterion 1.4)

11. 2. HISTORIC VALUE

The tower and ruin of *Piesse's Winery (fmr), Katanning* used first as a winery, then as a butter factory, then finally abandoned, are significant in demonstrating the changing conditions and responses, both at a local and state level, of the agricultural economy of the state. (Criterion 2.2)

As a short-lived butter factory for the Manjimup Dairy Produce Company, *Piesse's Winery (fmr), Katanning* demonstrates the development of regional butter factories and the tensions that existed between the competing butter companies. (Criterion 2.2)

Piesse's Winery (fmr), Katanning was one of a diverse range of businesses owned by F Piesse, a significant farmer and politician of the Katanning community, whose enterprises shaped the growth of Katanning and whose political career is associated with the fledgling representative and federal governance of Western Australia. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Piesse's Winery (fmr), Katanning has the potential to yield archaeological and other material that will contribute to a wider understanding of the development and early practices of viticulture in the state and region. (Criterion 3.1)

Piesse's Winery (fmr), Katanning has the potential to yield information regarding the early methods of the practice of viticulture, particularly in the Katanning region. (Criterion 3.2)

Piesse's Winery (fmr), Katanning demonstrates the technical innovation and achievement of Frederick Piesse and his vintner Carl Bungert in the establishment of an internationally renowned and awarded viticulture venture in the Katanning region. (Criterion 3.3)

11. 4. SOCIAL VALUE

The landmark quality of *Piesse's Winery (fmr), Katanning's* uncommon architectural style and its association with the Piesse family contributes to Katanning's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The Distillery Tower at *Piesse's Winery (fmr), Katanning* is a very rare example of the Federation Gothic style applied to an industrial building. (Criterion 5.1)

Piesse's Winery (fmr), Katanning contains a very rare example of a standalone brick tower and as the site of a distillery, with only a small number of extant examples in the state. (Criterion 5.2)

Piesse's Winery (fmr), Katanning has moderate rarity as an example of an early 20th century winery and is rare as a 20th century butter factory. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The Distillery Tower of *Piesse's Winery (fmr), Katanning* is a good example of a brick tower constructed for commercial use in the Federation period. (Criterion 6.1)

Piesse's Winery (fmr), Katanning illustrates the early development, high quality, commercial scale and general methods of viticulture in the southern part of the state. (Criterion 6.2)

12. 3 CONDITION

The condition of the most of the fabric of the Distillery Tower is good. The external brickwork is in good condition. Internally the brickwork is in poorer condition, with about 10-20% of bricks fretted and there has been some repair work attempted with inappropriate hard grey cementitious mortar.

There is no roof sheeting in the Distillery Tower as the tanks probably acted as a roof. These were supported on timber boards. The tanks have been removed but the boards remain, however storm water is able to penetrate into the building through the boards and is likely to be contributing the deterioration of the internal brickwork and to rot in the first floor timber floor boards, which are in poor condition and are dangerous and unusable.

The Winery Ruin is in poor condition, with almost all structures damaged to some extent. The ruin appears relatively stable, with the exception of the northern wall in the central winery cellar and the structures surrounding the Eucalyptus tree, which will continue to degrade as the dirt wall erodes and the tree grows.

12. 4 INTEGRITY

Piesse's Winery (fmr), Katanning displays a high degree of integrity. Although the building is unused at the present time, and the winery is in ruins, the original intent is legible.

The Winery Ruin displays a moderate degree of integrity. While most of the structural features of the winery and later butter factory are gone, the function of the building can still be discerned via the cellar space and the wine vats.

12. 5 AUTHENTICITY

The Distillery Tower displays a high degree of authenticity. The form and most of the fabric are original. There are some missing elements such as the roof tanks, and there have been some inappropriate repairs to the mortar in areas.

The Winery Ruin displays a high degree of authenticity. The material is almost entirely original, and the later material from the structure's life as a butter factory appear to have been laid over the top of the earlier structure rather than replacing structural elements. Again, there has been some inappropriate repairs to the brickwork in some areas and some acts of vandalism.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Lynne Farrow, in January 2014, with amendments and/or additions by the Heritage Council and the Department of Planning, Lands and Heritage.

13. 1 DOCUMENTARY EVIDENCE

Piesse's Winery (fmr), Katanning comprises a Winery Ruin, constructed in 1897 and a brick Distillery Tower constructed in 1910, the structures built for farmer, politician and businessman Frederick Piesse at Katanning.

Frederick Henry Piesse was born at Northam in 1853, eldest of the children of William and Elizabeth Piesse who travelled from London in 1842 to settle in the Swan River Colony.¹ Piesse worked in government service as a postmaster and telegraphist, and in 1880 established the firm F & C Piesse Company with his brother Charles at Williams, which traded supplies to local farmers in exchange for wool, sandalwood and kangaroo skins.² By 1886 the brothers also sold their own brand of aerated water and leased their properties for local use.³

During this period the Western Australian Government accepted the proposal of a business syndicate led by A Horden to construct a railway between Beverley and Albany under a land grant system. This agreement entitled the syndicate, known as the Western Australian Land Company, almost 3 million acres of land along the proposed railway route, which could be sold to encourage agricultural expansion and turn a profit.⁴ The Great Southern Railway was completed in 1889, and Katanning was identified as the site of the central station. A townsite was declared around this station, and Frederick Piesse quickly established a presence in the new settlement, buying extensive areas of land and building a flour mill, granary, goods sheds, hotel and general store.⁵

This growth was given further impetus by the discovery of gold in the state's interior in the 1890s, the dramatic population shift to the goldfields creating a strong market for fresh produce, in particular fruit, vegetables and wine. During the gold boom period there was a steady increase in orchards and vineyards, which was supported by government education programs and private businesses.⁶ The F & C Piesse Company already run by the brothers expanded with a second business to become Piesse, Lowe & Co., which acted as produce merchants transporting goods from the Great Southern region to the goldfields between 1904 and 1917.⁷

¹ 'Piesse, Frederick Henry (1853-912), *Australian Dictionary of Biography*, accessed 18 March 2013, <http://adb.anu.edu.au/biography/piesse-frederick-henry-8047>

² M Bignell, *A Place to Meet: A History of the Shire of Katanning Western Australia*, (UWA Press:1981), pp. 55, 65-66.

³ 'Notes from Williams,' *The Inquirer & Commercial News*, 31 March 1886, p. 2.

⁴ *Great Southern Herald Centenary Publication of Katanning & Districts*, (Great Southern Herald: 1949), p. 31.

⁵ M Bignell, *A Place to Meet: A History of the Shire of Katanning Western Australia*, (UWA Press:1981), p. 76; 'Katanning,' *Western Mail*, 3 October 1891, pp. 16-17.

⁶ H R Powell, 'The Fruit Industry,' *Agriculture in Western Australia 1829-1979*, G H Burvill (ed.), UWA Press, 1979, pp. 281-284; W R Jamieson, 'Vines and Wines,' *Agriculture in Western Australia 1829-1979*, G H Burvill (ed.), UWA Press, 1979, pp. 297, 299.

⁷ SRO File Messrs F & C Piesse Theo Lowe & Co Ltd, Cons. 2782 Series 4066 Item 1904/0026; 'General News,' *The Daily News*, 9 July 1904, p. 1; 'Commercial News,' *Albany Advertiser*, 25 November 1905, p. 4; 'Items of News,' *Kalgoorlie Miner*, 25 December 1917, p. 4.

During this period F Piesse became a prominent politician, elected to the state's Legislative Assembly as the member for Williams in 1890 and chairman of the Katanning Roads Board in 1892. As a member of John Forrest's first representative government, Piesse was made Commissioner of Railways in 1896 and was responsible for buying back a great deal of the land owned by the Western Australian Land Company to better open the land up for small scale farming.⁸

The following year, F Piesse accompanied Forrest to the Federal Convention in Adelaide, making a point of bringing samples of Western Australian grapes to promote the viticulture of the state.⁹ Piesse reached the apex of his career in 1899 as Deputy Premier, but came under strong criticism for his financial management of the railways and anti-unionist stance. While he was forced to resign from the Forrest ministry, he remained a private member until 1909.¹⁰

In addition to their flour, aerated water and produce agency businesses, the Piesse brothers practiced viticulture at the Katanning property. In 1898 they were unable to find buyers for the grapes grown on their property, so the Piesse brothers decided to establish their own winery business.¹¹ The business proved successful and by 1904 the F & C Piesse Company were recorded as owning an orchard and vineyard, which produced wines, cordials and dried fruits.¹² In addition, the Piesse farm was producing oats, barley, and wheat.¹³

The winery building (described below as the Winery Ruins) of *Piesse's Winery (fmr), Katanning* was constructed around this time, described as a two storey brick building with concrete fermentation vats, and was considered to produce Clarets and White wines with unique medicinal qualities due to the effect of bluestone soil on the grapes.¹⁴ F Piesse experienced early successes with his brand of wine, winning a number of prizes at the Great Southern Pastoral and Agricultural District Society's show in 1900 and a bronze medal at the prestigious Paris Exhibition in 1900.¹⁵ Piesse began public exhibitions of his wines at the Perth Royal Show in 1907, beating other exhibitors to win the Royal Show's Ferguson Cup the same year, which included competition from other Australian states.¹⁶ In 1908, Piesse's 'Great Southern Wines,' won two awards at the Brewer's Exhibition in London, competing against local and eastern states wineries.¹⁷ The fame associated with these honours boosted the Piesse brand, with 'Piesse's Katanning Wine'

⁸ *Great Southern Herald Centenary Publication of Katanning & Districts*, (Great Southern Herald: 1949), pp. 1, 33, 35.

⁹ 'The Federal Movement,' *The Western Argus*, 18 March 1897; 'Westralian Grapes,' *The Inquirer & Commercial News*, 2 April 1897, p. 11.

¹⁰ M Bignell, *A Place to Meet: A History of the Shire of Katanning Western Australia*, (UWA Press:1981), pp. 165-168; 'The Late Mr F H Piesse,' *Kalgoorlie Miner*, 2 July 1912, p. 6.

¹¹ 'A Katanning Industry', *The Daily News* 22 October 1904, p. 8.

¹² 'Firm of F. & C. Piesse', *Albany Advertiser*, 17 February 1904, p. 4; 'A Katanning Industry', *The Daily News* 22 October 1904, p. 8.

¹³ 'Farming on a large scale,' *Western Mail*, 17 September 1904, p. 6.

¹⁴ 'Messrs. F. and C. Piesse's Wine Cellars, Katanning', *Western Mail*, 8 April 1905, p. 7, 24; 'A Katanning Industry', *The Daily News* 22 October 1904, p. 8; Shire of Katanning Historical Collection, item 1985.23.

¹⁵ 'Great Southern Agricultural Society,' *Western Mail*, 10 March 1900, p. 8; 'The Paris Exhibition 1900 - Awards of Jurors to Western Australian Wines', *Western Mail*, 5 October 1900, p. 6.

¹⁶ 'Messrs F and C Piesse's Wine and Flour Exhibition,' *Western Mail*, 9 November 1907, p. 36; 'Wine Making,' *Sunday Times*, 17 November 1907, p. 3.

¹⁷ 'Piesse's Great Southern Wines,' *The Daily News*, 21 December 1908, p. 5.

becoming advertised by wine and spirit merchants among their wares in 1908 and 1909.¹⁸

The success of Piesse's wines was due in part to the experience of the winemaker, Carl Bungert, who travelled with Piesse from Adelaide to manage the Piesse vineyards in 1902. Bungert had emigrated from Germany and worked for the Penfolds winery in South Australia, with a family history in German wines that stretched back three centuries.¹⁹

F Piesse further expanded *Piesse's Winery (fmr), Katanning* in 1910 with the construction of the Distillery Tower and a basement cellar under the main winery building, which allowed the Piessees to complement their existing aerated waters and wines with liquors.²⁰

An undated photo taken of the southern end of the winery during this period shows a substantial brick building with a gable roof and finial, with two separate doors, one decorated with a brick arch above the lintel and the painted sign 'Gov's Spirit Bond.' The building had substantial ivy growing over the southern face. On either side of the main building were corrugated iron lean-tos, the western addition bridging the gap between the winery building and the Distillery Tower. Other features included a large corrugated iron rainwater tank and ventilation openings, and a large number of wine barrels were on display.²¹

By 1911, the F & C Piesse Co. was advertising itself as 'merchants, millers, vigneron, orchardists, aerated and mineral water manufacturers,' selling 'matured wines,' ginger ales, mineral waters and cordials.²² A particularly popular drink produced by the company was 'Chili,' a non-alcoholic liqueur.²³

F Piesse died in 1912, and the accounting of his financial empire outlined in his probate file provides specific details about the state of *Piesse's Winery (fmr), Katanning* at this time. The buildings were described as a:

'Wine Cellar of two floors 60 by 40 in brick work, with a 60 by 20 lean-to and cement storage tanks, Fermenting House 60 by 255 on the East(sic) side and lean-to on the West side 60 by 40 divided into Bottle washing shed, Bond and Spirit Store, Still house of brickwork 22 by 21 35 feet high.'

The winery and distillery was given an overall valuation of £1600.19.9 for plant and equipment, with a further £3860.18.11 for stock.²⁴

The 'Wine Plant' infrastructure included 2 Grape crushers, a wine press, 4 fermenting vats, corking machine, bottle washer, a number of pumps, taps, casks, belts and tubes. Other production equipment included thermometers, specific gravity meter, wine glasses, weights, dippers and gallon measures. The bottle stock included bottles, corks, labels, casks, wrapping paper and straw envelopes.

¹⁸ 'Dalgety & Company, Limited, Carnarvon' *Northern Times*, 14 March 1908, p. 1; 'Pure Wine,' *Sunday Times*, 30 May 1909, p. 4; 'Victoria Hotel,' *Geraldton Guardian*, 21 October 1909, p. 1.

¹⁹ M Bignell, *A Place to Meet: A History of the Shire of Katanning Western Australia*, (UWA Press:1981), pp. 188-189. 'Piesse, Frederick Henry (1853-912), *Australian Dictionary of Biography*, accessed 18 March 2013, <http://adb.anu.edu.au/biography/piesse-frederick-henry-8047>

²⁰ *Ibid.*, p. 189; 'F. & C. Piesse', *Western Mail*, 12 November 1910, p. 18 'F & C Piesse,' *The West Australian*, 11 October 1911, p. 8, 'Trade Displays,' *Bunbury Herald*, 18 November 1911, p. 4

²¹ Shire of Katanning Historical Collection, item 1987.98.

²² 'F & C Piesse,' *Albany Advertiser*, 29 November 1911, p. 2; 'The Drink of the Season,' *Bunbury Herald*, 15 August 1912, p. 3.

²³ 'Chillie Punch,' *Albany Advertiser*, 28 February 1912, p. 1. The various newspapers that advertised the product spelt the name as 'Chili,' 'Chilli' and 'Chillie.'

²⁴ SRO File *Frederick Henry Piesse*, Cons. 3403 Series 34 Item 1912/225.

The winery's stock included 'New' wine, 'Still' wine and 'Matured' wines, in bulk and cases.²⁵

The 'Wine Still Plant' infrastructure included a portable engine, Bergenstrem still and 7 galvanised iron tanks. Still equipment included 5 test stills, hydrometers, 'set gawging instrument', 'spirit filling cane', burette, gallon measures, and tubing. The distillery's stock included spirits and feints.²⁶

Following F Piesse's death, the surviving family experienced financial difficulties and closed the Katanning Roller Flour Mill.²⁷ Oral histories of the Bungert family suggest that mismanagement at the winery was also having a negative effect.²⁸ The Piesse wine brand became less important to the F & C Piesse Company after 1912, with public advertising focussing more on the Piesse brand dry ginger ales (produced from a factory in Katanning adjacent to the Katanning Unit Hotel).²⁹ In 1919, the Piesse brand was still being advertised by wine merchants but by 1921 the absence of Piesse wine from the Royal Show was lamented, the Ferguson Cup itself being questioned due to the lack of exhibitors.³⁰

In 1922 the Piesse family sold their estate 'Kobeelya' and auctioned off a number of possessions. The winery equipment was sold to New Norcia and a winery in South Australia.³¹ By 1923 *Piesse's Winery (fmr), Katanning* had been abandoned,³² and was described as being dismantled.³³ Unfortunately the Piesse family's financial troubles continued and by 1927 they were in negotiations with the Western Australian Bank for a fresh mortgage of £10,000.³³

Despite the financial troubles of the Piesse family, new developments were taking place in Katanning during this period. The introduction of the *Dairy Industry Act* in 1922 saw controls placed on the manufacture of butter, and seven co-operatives were registered the following year.³⁴ Meetings were held between farmers in Katanning in 1923 where a Katanning Butter Factory was considered, which would be able to produce an even grade of butter and cream. At this meeting the education programs that the Narrogin Butter Factory (also known as the Great Southern Co-operative Butter Company Ltd) had provided to its farmers was also highlighted as a successful example of a regional butter co-operative.³⁵ The Katanning Butter Company was formed and amalgamated with the Narrogin Butter Factory in 1924. The Katanning farmers pressed the company for the immediate erection of a local butter factory, even going so far as to call for tenders to erect the building, however the volume of cream was not considered sufficient

25 *ibid.*

26 *ibid.*

27 'News and notes,' *The West Australian*, 11 March 1921, p.6.

28 M Bignell, *A Place to Meet: A History of the Shire of Katanning Western Australia*, (UWA Press:1981), p. 267.

29 'Can Western Australia hold its own?' *The Daily News*, 8 January 1915, p. 2; 'The Metropolitan Charities,' *The West Australian*, 12 February 1918, p. 5, 'An appeal to Loyal West Australians,' *The Daily News*, 11 February 1915, p. 3; 'Disastrous Fire at Katanning,' *Western Mail*, 29 January 1897, p. 35.

30 'Items of News' *Kalgoorlie Miner*, 6 May 1919, p. 4; 'Royal Show,' *The West Australian*, 10 October 1921, p. 8.

31 M Bignell, *A Place to Meet: A History of the Shire of Katanning Western Australia*, (UWA Press:1981), p. 288.

32 'The Progress of Katanning,' *Sunday Times*, 28 January 1923, p. 3.

33 'The Piesse Estate', *Albany Advertiser*, 16 July 1927, p. 3.

34 A Cullity, *A History of Dairying in Western Australia*, p. 435.

35 'Butter Factory for Katanning,' *Geraldton Guardian*, 1 May 1923, p. 1, 'Katanning Joins the GSR List,' *The Daily News*, 12 May 1923, p. 4.

by the company and cream was sent from Katanning to Narrogin with an agreement that a factory would only be built when it was justified.³⁶

However, other butter co-operatives were also expanding during this period. In March 1935 H Piesse offered the Manjimup Dairy Produce Company the option to convert the empty *Piesse's Winery (fmr), Katanning* building into a butter factory, the structure described as still 'in good repair.' The offer was accepted the same month.³⁷ In discussing the future of the butter factory at Katanning, R Locke, managing director of the Manjimup Dairy Products Company declared that the factory would collect cream from Katanning, Wagin, Woodanalling, Kojonup, Nyabing, Pingrup, Gnowangerup, Onegerup, Broomehill, Mt Barker and Cranbrook.³⁸ The Great Southern Co-operative Butter Company responded to this threat to their supplies within the same week, announcing it had purchased 7 acres of land to build a rival factory on the outskirts of Katanning.³⁹ W Corrigan, general manager of the Great Southern Co-operative Butter Company, declared that opening a rival factory was:

the outcome of a promise made to many residents of the Katanning district eight years ago, when they were approached to take up shares in the company. We then stated that we would await an opportune time to for an extension of our activities and m directors are now of the opinion that the step is justified.⁴⁰

Piesse's Winery (fmr), Katanning was reopened as the Southwest Butter Factory by H Piesse and the Minster for Agriculture F Wise in July 1935, the factory powered by the Katanning Mill power plant.⁴¹ The Great Southern Co-operative Butter Company opened their Katanning factory as a receiving depot the same day.⁴²

The Katanning butter factory soon sought to expand its influence, sending representatives to Denmark to convince local dairy farmers to send their products to Katanning rather than dealing with the local Great Southern Co-operative Butter Company factory, a move that required a personal visit from W Corrigan to Denmark to argue the case for the Great Southern Co-operative Butter Company.⁴³

The two factories could not operate in direct competition for long, and the Great Southern Co-operative Butter Company offered to buy the Katanning Butter Factory in July 1936, the deal concluded for a price of £4,890.⁴⁴ However, the Manjimup Dairy Produce Company continued to operate the site until January 1937.⁴⁵ It was suggested by local papers that dry conditions had reduced the amount of cream supply, forcing the closure of one factory. The Great Southern

³⁶ A Cullity, *A History of Dairying in Western Australia*, p. 378-379; 'The Great Southern,' *Western Mail*, 21 August 1924, p. 8.

³⁷ 'New Butter Factory,' *The West Australian*, 7 March 1935, p. 16; Butter Factory,' *Albany Advertiser*, 25 March 1935, p. 6.

³⁸ 'Dairying at Katanning: Two Factories Suggested,' *The West Australian*, 26 March 1935, p. 9

³⁹ *ibid.*, p. 9; 'Butter Factory,' *Albany Advertiser*, 25 March 1935, p. 6.

⁴⁰ 'New Katanning Factory,' *The West Australian*, 13 July 1935, p. 21.

⁴¹ 'Butter Production: New Katanning Factory,' *The West Australian*, 13 July 1935, p. 21; *The West Australian*, 20 July 1935, p. 8; 'Country News,' *The West Australian*, 22 April 1935, p. 13.

⁴² 'Butter Fat Suppliers,' *Albany Advertiser*, 2 January 1936, p. 3.

⁴³ *ibid.*, p. 3.

⁴⁴ A Cullity, *A History of Dairying in Western Australia*, p. 381.

⁴⁵ 'Firm's Report,' *The West Australian*, 2 January 1927, p. 6.

Co-Operative Butter Company closed their factory, opting instead to continue operations at the *Piesse's Winery (fmr), Katanning* building.⁴⁶

The factory became one of four owned by the Great Southern Co-Operative Butter Company, and was noted as a success for the 'unusual pale colour' of its butter which was preferred by the market.⁴⁷ Upgrades to the factory machinery were made in 1940, and in August that year a new manager R Hill, manager of the Great Southern Co-Operative Butter Company's Albany factory, was appointed to the Katanning factory.⁴⁸

However, despite the positive outlook proclaimed by the Great Southern Co-Operative Butter Company, by 1941 the Katanning factory was operating under a heavy loss, which became a sore point for Great Southern Co-Operative Butter Company shareholders who were seeking restructuring.⁴⁹ Part of this problem was a personal conflict between W Corrigan and R Hill, and by August 1941 Hill had been removed as manager of the Katanning factory and was under legal action for defamation by Corrigan. The Superintendent of Dairying, G Baron-Hay, was commissioned to perform a special audit on the company, including a number of allegations levelled at Hill. While no charges against Hill were substantiated, the Superintendent recommended the closure of the Katanning factory based upon financial mismanagement and dry conditions that had led to a loss of £1,500-£2,222. This report was met with harsh criticism from both Katanning suppliers and Katanning branch staff of the Great Southern Co-Operative Butter Company.⁵⁰

Despite these protestations, the Katanning factory was converted into a cream depot in 1941, and was closed in 1942.⁵¹

Photos taken of the place after it was abandoned show the northern face of the winery, which is still recognisable as a large brick building with a gable roof and corrugated iron lean-to on either side, one bridging the gap between the winery and distillery. The northern end of the winery had three entrances, the central entrance including a wooden loading platform. The building has a number of openings and ventilation openings, including a circular ventilator above the main entrance, however the building is in poor repair and the brickwork along the western end of the building is crumbling, exposing the interior. The western lean-to also appears to have lost some its corrugated iron walling in this photo, exposing the wooden timber frame.⁵²

By 1979 the building had fallen into ruin; however some internal walls and roof frame of the winery were still intact. The brick Distillery Tower was however still in good condition, and managed by the Katanning Historical Society.⁵³

46 'Social and Personal,' *Albany Advertiser*, 28 January 1937; 'Local and General,' *Albany Advertiser*, 8 February 1937.

47 'Cream producers,' *Albany Advertiser*, 2 August 1937, p. 1.

48 'GS Co-Op Butter Co,' *Albany Advertiser*, 25 July 1940, p. 6; 'Social and Personal,' *Albany Advertiser*, 19 August 1940, p. 1; 'Out Among the People,' *Albany Advertiser* 29 August 1940, p. 4

49 'On the Land,' *The West Australian*, 24 June 1941, p. 2; 'Butter Company', *Albany Advertiser*, 31 July 1941, p. 1.

50 A Cullity, *A History of Dairying in Western Australia*, pp. 381-382; 'Butter Bother,' *Albany Advertiser*, 28 August 1941, p. 6.

51 A Cullity, *A History of Dairying in Western Australia*, pp. 382, 442.

52 Shire of Katanning Historical Collection, item 2007.41a, b.

53 Dated photos provided to the State Heritage Office by the Shire of Katanning Historical Society.

In 1996, the place was listed in the Shire of Katanning's Municipal Heritage Inventory with a Management Category of 1 (conservation essential). The Statement of Significance for the place noted the place was significant to the community for its architecturally unique design and its social significance to the community through its association with the Piesse family.⁵⁴

In 2008, applications were made by the property owner to convert the remains of *Piesse's Winery (fmr), Katanning* into a function area and microbrewery; however the plans were not carried out.

13. 2 PHYSICAL EVIDENCE

Piesse's Winery (fmr), Katanning comprises a two story English bond red face brick Distillery Tower, with a crenellated roofline, constructed in 1910 in the Federation Gothic style, and an adjoining Winery Ruin, constructed in 1897 for Frederick Piesse, as well as associated surface artefacts. The place is located on slightly rising ground on Lot 201 Warren Road. The tower and ruins are enclosed in by a cyclone fence.

The environment of the area consists of an open landscape between the winery tower and Warren Road. with a heavy grass cover and a single mature Eucalyptus species tree growing between the winery tower and ruin.

Distillery Tower

The *Distillery Tower* is a two story English bond (alternating rows of stretchers and headers) red face brick building with a crenellated roofline, constructed in 1910 in a Federation Gothic style. The considered design and high quality of construction would suggest that this was an architect designed building. Piesse used architect Edwin Summerhayes for a number of his buildings, but so far there is no documentary evidence to support him being involved at *Piesse's Winery (fmr), Katanning*. Piesse also developed and owned a local brickworks but there is no documentary evidence to prove that the bricks were manufactured there.⁵⁵

The tower is about 12 m high and about 7 m square. There is a 1.2 m high brick plinth, and the corners are quoined with brick. Both elements are about 25 mm proud of the main plane of the building. A wide (about 600 mm) cement render band encircles the tower at first floor sill height. Each of the elevations has an arrow loop (slit) in the centre of the apex. Above the arrow loop the brick wall corbels out for four courses, the top of the tower is about 1.6 m high and each façade has four crenellations about 700 mm high with sloping brick-on-edge copings.

The front (south) elevation has a central door at ground floor level. This is boarded with two leaves of sheet metal on the external face but has a sliding door on the internal face. It has a glazed highlight with a segmental arched head. The door is surrounded by about 230 mm of brickwork in the main wall plane, which has an additional surround of raised quoined brickwork rising off the plinth and supporting a 3 course segmental arch. The brickwork is toothed at ground floor level on the east corner of the façade, suggesting the intention to tie-in to the earlier winery. Historical photos of the site show this wall connected to a corrugated iron lean-to, suggesting that Piesse may have intended to establish a

⁵⁴ *Shire of Katanning Municipal Inventory*, Shire of Katanning, 1996, p. 277.

⁵⁵ *Shire of Katanning Municipal Inventory*, Shire of Katanning, 1996, p. 277 suggests the use of local Piesse bricks.

brick structure to connect the two buildings.⁵⁶

In the centre of the first floor, over the door, is a wide segmental arched window, with a surround of raised quoining and a raised 3 course arch. The sill is sloping concrete. This window has two mullions and a transom, dividing the window into 6 panes. The lower central panel is the largest and is almost square with a single sheet of clear glazing. The narrow side panels also contain clear glazing. The central panel of the highlight is divided into 8 lights.

The west (side) elevation faces Warren Road and has a timber Diocletian window at both ground and first floor level. These windows have half round 3 course arches over in the same plane as the main wall, and each has a sloping concrete sill.

The north elevation has a central double door at ground floor level, which is surrounded by brick quoining, and with a segmental arch over that appears to have been either repaired or modified.

The east elevation is the side that abuts the remains of the winery. A 900 mm wide window at ground floor level has been bricked in.

Internally, there are two stories to the *Distillery Tower*. Each floor is an open space of about 6.5 m square, with red face brick walls in the same English bond as the external face, and each of the four corners is truncated by about 700 mm. The 350 mm solid brickwork of the walls can be seen at the north door opening.

The ground floor room has a concrete floor. Each wall has either a door or window at its centre, and each of these elements has an arch of 3 brick headers on edge.

The south wall has a sliding door of diagonal timber boards on a steel rail, with a fanlight over and a segmental arch. The west wall has a wide (1.8 metre wide sill) half round Diocletian window, with a corresponding half round arch. The north wall has a double door with a segmental arch and the east wall has a 900 mm wide bricked in window, with a segmental arch.

There is no ceiling but the underside of the first floor structure is exposed at about 4.5 m high. This consists of two large steel 'I' (Universal) beams running east-west and supporting a series of perpendicular 200 mm timber floor joists with wide (230 mm) softwood floorboards over.

A series of 200 mm high slots run along the brickwork of the east and north walls at 450 mm centres and at a height of about 2.6 m, that appear to be housing for a series of joists that possibly supported a former mezzanine gallery along these walls. Two further slots - near the east side of the door head on the south wall and the north side of the window head on the west wall, appear to have housed the beam that possibly supported the joists.

The 1.2 metre wide access opening to the first floor is located in the centre of the north wall, and it is likely that the stairs would have been incorporated with the mezzanine. At the present time the stairs and mezzanine are missing and access to the first floor is via a builder's ladder.

The form and features of the first floor are similar to the ground floor. The red brick English bond walls and truncated corners are identical, as is the Diocletian

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Shire of Katanning Historical Collection, item 1987.98.

window on the west wall. The floor is constructed of 230 mm soft wood boards which are in very poor condition and not trafficable. In the south-east corner there is staining from damp on the walls and the floorboards are visibly rotted. In the centre of the south wall is a large segmental arched window, previously described.

The ceiling of the first floor is also almost identical to the ground floor, and at the same height (4.5 m). Again, there are two 'I' beams running in an east west direction supporting a series of 200 mm timber joists with 230 mm wide softwood boards over. An additional feature is a pair of hanging beams supported from the 'I' beams that appeared to act as a support for an unknown feature, possibly a further gallery/mezzanine or winery apparatus.

The tanks that probably previously acted as a roof and prevented the ingress of moisture have been removed. Daylight is visible through the boards and storm water is now able to penetrate throughout the structure.

Winery Ruin

The Winery Ruin covers a larger area than the Distillery Tower and still retains the shape of the large central building with remnants of the eastern and western lean-tos. All that remains of the western lean-to is the roof frame that still connects the central winery structure to the Distillery Tower. At the tower end, the roof has been bolted onto structural beams extending from the wall of the tower, which also holds a trapezoidal profiled gutter. The roof frame consists of eight timber rafters supporting four long battens upon which the corrugated iron is attached. The corrugated iron is short sheet, with two different maker's marks identified. The first is 'Lysaght Orb Galvanised Tinned,' introduced in the 1880s and considered the dominant brand in Western Australia by the early 1900s.⁵⁷ The second is the 'E.V.' brand, of which less is known; however the brand was in use by 1887.⁵⁸

The central winery building can be divided into two spaces, the wine vats to the west and the large wine cellar in the centre. The western wine vats area is on the same ground level as the Distillery Tower, although the northern end is slightly raised compared to the southern end. The remaining fabric of this western section includes northern and southern wall remnants, concrete floors and the wine vats themselves. The southern wall remnant holds the other end of the roof frame, and is approximately 5.5 m high. The wall is constructed of brick and mortar in a traditional English Bond toward the base of the wall, switching to a Colonial Bond in the top half. The wall also varies in the method of joining; the two stretched brick layers are flush at the southern end (without even a mortar joint) while a cavity the width of a header is apparent at the northern end. This may be related to a 'step' using an extra layer of brick introduced on the eastern (inner) face, although it is unclear what structural purpose this served. The bricks themselves are soft, with large number eroding away, and a variety of colours, textures and mixtures were noted. Some repair work using modern cementitious mortar has been attempted on the western face of the wall by pasting mortar directly over the eroded bricks, which has since been vandalised with spray-paint.

⁵⁷ M Lewis, *Australian Building: A Cultural Investigation*, 'Section 8: Metals,' 8.04.19-8.04.20, website accessed 3 February 2014,

<http://www.mileslewis.net/australian-building/pdf/08-metals/8.04-corrugated-iron.pdf>

⁵⁸ *ibid.*, A:15, website accessed 3 February 2014,

<http://mileslewis.net/australian-building/pdf/appendix-a.pdf>

On the opposite side, the bricks appear to have been covered with a thick white paint. The southern wall remnant also includes a rectangular window, roughly 4.5 m up the wall, which faces the Distillery Tower. The window does not hold a glass pane but a number of metal bars sunk into the wooden window frame.

Another timber component of this area is a horizontal beam laid north-south into the concrete between the northern and southern wall remnants and the wine vats, forming a threshold to the passage created between these two structures. The western facing corners of this entrance are also cement rendered to roughly 1.5m in height, emphasising this use.

The wine vats of the western section consist of four open topped tubs within a single rectangular structure, with the vat spaces roughly 1.5 m cubed, with a sharp groove running along the top of the interior walls and a single set of drainage pipes extending from the eastern face. Two circular holes were noted connecting the northern two vats. The bottom of each pit is filled with debris, so it is not known if there are any other features connecting the vats. There is also a small metal frame bolted to the central interior dividing wall, although its purpose is unknown. The vat walls consist of a double layer of brick, rendered in approximately 2 cm of cement on all surfaces.

The wine vats are built flush against the northern wall remnant, this wall identical in construction to the southern remnant, although only 2.5 m of the wall's height remains. The brickwork is similarly in poor condition, and there is extensive use of modern cementitious mortar to cover degraded brick.

The two wall remnants and the wine vats are connected in this area via a concrete floor, which steps up at the passage between the two remnants. The concrete appears to have been laid over a rubble base, and is now cracked in many places. Also present adjacent to the wine vats are two concrete footings, one 'L' shaped and approximately 70 cm high, with a circular indentation and a number of structural bolts; the second rectangular and much more eroded, but still with a number of bolts present. The purpose of these footings is unclear, but it may have been to anchor machinery.

The final feature of the western wine vats section is a large Eucalyptus tree in the northwest corner which is causing a great deal of disturbance to the northern end of the northern wall remnant, as well as dislodging a section of brick from the wall of the central wine cellar.

The central wine cellar is lower than the surrounding area, approximately 1 m lower than the ground surface at the southern end of the ruin, 1.5 m lower than the western wine vats area and more than 2 m lower than the ground surface at the northern end of the cellar. There is a gentle slope leading up out of the cellar area at the southwest edge of the space, which historically was the location of a set of double doors. The floor of the area is composed of concrete and appears to have been laid in sections. There is also a rectangular concrete footing, possibly to anchor machinery, along the eastern margin of the space. The walls of this area are three brick layers in thickness, with remnants along the western, eastern faces and the northwest corner still apparent. The construction appears to be a mix of colonial bond with an extra layer of stretcher bond. The exception is the wall remnant along the southern face is only two layers of brick in thickness. The walls are cement rendered; the bricks themselves are orange and appear to be very soft, with almost all exposed bricks heavily decayed. Along with the

subsidence created from the Eucalypt tree in the northwest of the Winery Ruin, most of the northern wall has been destroyed, with the remaining soil wall eroding into the central winery space.

The remains of the eastern lean-to include a northern wall remnant, a concrete floor and a second set of wine vats. The northern wall remnant is three layers in thickness, the construction method a variant of colonial bond adapted to three layers of bricks. No wall cavity was observed. The wall face is completely rendered with cement, and terminates at the edge of the eastern wine vats. The eastern lean-to space is delineated by a large concrete floor, which is largely intact although heavily cracked along the western edge. A curious feature of this workspace is a rectangular cavity built into the north western edge of the concrete floor, which forms a 'step' down into the central wine cellar. The cavity has a rendered cement lip and is constructed with the same orange bricks, although the construction method switches from stretcher bond to colonial band within the cavity's interior walls. The floor of the cavity is covered with debris, but sits approximately 30 cm higher than the central winery cellar floor. The purpose of this cavity is unclear.

The eastern wine vats are larger than their western counterparts, approximately the same height but containing five vats instead of four. The vats themselves are also larger, with the vat spaces approximately 2 m cubed. The method of construction appears to be similar, with cement render over a brick base, although the eastern wine vats appear to have a recessed lip between each vat, in addition to the sharp groove running along the top. A double set of the metal frames were present along the top of the vats, although there were no further clues to their purpose. The western face of the vats contained three paired drainage pipes, with a small concrete channel running between the edge of the vats and the concrete floor. Along the southern face of the vats is a small concrete step, upon which an extra blob of concrete has been pasted, exhibiting a partial handprint, a partial shoeprint and the initials 'JB' spelt in pebbles. The segmentation of the shoeprint indicates this is likely a modern addition to the site. The cement rendered walls of the vats have been vandalised in a number of places.

Adjacent to this concrete step is a small concrete block, approximately 70 cm in height and 50 cm square across its base. The block is heavily eroded and its purpose is not clear.

There are a number of concrete structures surrounding the Winery Ruin. North of the central winery cellar is a concrete base, forming a large internal space which is filled with debris. The walls appear to be constructed entirely from concrete. The depth of the interior space could not be measured but the exterior wall exposed by erosion is approximately 50 cm deep. A similar structure is found immediately north of the eastern wine vats, although it is smaller in size and only 15-20 cm in internal depth. The walls appear to be a concrete using an aggregate of local gravel. An interesting feature of this second concrete structure is the corrugated iron pattern apparent along the southern profile of the structure, indicating that the concrete was laid up against the original eastern lean-to. A third concrete structure is found immediately north of the second, consisting of a flat concrete platform with the remains of a bolt in one corner, edged with a second layer of concrete which contains a heavy concentration of local gravel. This structure lies across the boundary fence of the site. As historical

photographs of the northern face of the winery show a number of wooden loading platforms, it is likely that these structures served a purpose related to this.

South of the Winery Ruin is a small patch of concrete which has created a flat surface by cutting into the gentle slope of the area. The concrete is heavily cracked and appears to have been laid directly onto the dirt.

Other features present in the northern fenced off area of the site include modern additions such as a meter box, fresh water tap and a number of grape vine frames flanking the Distillery Tower and Winery Ruin. It is unknown whether the vines on these frames are rehabilitated remnant plantings or have been reintroduced into the area.

Other Features

The open ground of the Distillery Tower and Winery Ruin area is bare of cultural features, and displays evidence of vehicle tracks.

13. 3 COMPARATIVE INFORMATION

Wineries

A search of the State Heritage Office database for orchards, vineyards and wineries associated with the gold boom period of 1890-1920 returns 47 places, of which 16 are rural wineries attached to a homestead. The locations of these wineries include Katanning, Mundaring, Victoria Plains, Busselton, Kalamunda, Swan, Capel and Armadale. Four of these places are listed on the State Register of Heritage Places (RHP). The places most comparable to *Piesse's Winery (fmr)*, *Katanning* include:

- P2968 *Wyening Mission Group (fmr)* (RHP): established in 1892 by Benedictine missionaries associated with New Norcia, the place consists of a Mission House, Manager's House, Worker's Cottage, 'Walkabout' Cottage, dam, well and a corrugated iron Winery building. The winery is considered to show a degree of technical innovation and provided altar wine for churches throughout the state.
- P10917 *Hoopers Winery & Surroundings* (RHP): the place consists of a complex of buildings, including residential buildings, a shearing shed, dairy, ovens and winery buildings. The winery buildings were constructed in the 1910s and include square, brick wine vats rendered with cement. The place is significant as an intact complex of buildings and archaeological sites demonstrating the operations of a winery and farm.
- P2968 *Wilkinson Homestead* (RHP): constructed in 1912, this place consists of a brick and corrugated iron residence in the Federation Bungalow style. The property functioned as an orchard near a railway line from 1915, supplying the goldfields. The place is significant in demonstrating the economic development of the area and is associated with one of the first fruitgrowers of the area.

A later winery example that is still comparable to *Piesse's Winery (fmr)*, *Katanning* is:

- P2676 *Luisini Winery Group* (RHP): constructed in 1929 by Italian migrant Ezio Luisini, the place consists of a concrete winery and distillery, which includes three original square wine vats constructed of brick and rendered cement. The place is significant in demonstrates the methods of winery

and distillery production and is associated with the development of the Wanneroo district.

A search of the State Heritage Office database for places associated with distillation returns 7 places other than *Piesse's Winery (fmr)*, *Katanning* of which only two places are comparable:

- P14352 Valencia Winery: established in Caversham during the 1920s, this place includes three distilleries as well as industrial additions from the 1940s.
- P2676 *Luisini Winery Group* (RHP): discussed above.

Butter Factories

A search of the State Heritage Office database for butter factories returns 7 places, of which one is also associated with the Great Southern Co-operational Butter Company. Two of these places are listed on the RHP:

- P3568 *Old Butter Factory* (RHP): consists of a brick and weatherboard butter factory and smoke stack (1918), and boiler house (1930). The building is the oldest extant example of a butter factory and contains extant machinery. The building is also considered to be significant for its role in the development of Busselton.
- P19879 *Butter Factory & Managers Residence (fmr)* (RHP): established in 1919 by as the first butter factory for the Great Southern Co-operational Butter Company, the place consists of a factory and manager's residence. The butter factory is representative of the development of the industry and the manager's residence is considered a well-designed example of the Inter-war Art Deco style.

Towers

The documentary and physical evidence indicates that the Distillery Tower, while connected to the winery Ruins via a corrugated iron lean-to and built with the possibility of a more permanent brick connection, was nonetheless constructed and functioned as separate building. A search of the State Heritage Office database for examples of standalone towers reveals 42 places, of which 5 are listed on the RHP. These towers are mostly fire lookout towers or water towers for municipal supply or water supply. None of the towers were comparable to *Piesse's Winery (fmr)*, *Katanning*. A further search for all places on the State Heritage Office database with the keyword 'tower' revealed 293 places, which include church bell towers, fire towers, water towers and towers built into the structure of government and commercial buildings such as clock towers. None of these structures were comparable to the Distillery Tower as a standalone tower building used as a manufacturing structure.

Federation Gothic Style

The physical evidence indicates that the Distillery Tower demonstrates a Federation Gothic architectural style. A search of the State Heritage Office database for examples of Federation Gothic architecture returns 118 places, of which 40 are listed on the RHP. These buildings are mostly religious and educational buildings, with a small number of government and civic buildings. Of these places none are involved with industry or viticulture, but the most comparable to *Piesse's Winery (fmr)*, *Katanning* as structures with Federation Gothic style towers include:

- P1009 *Scots Presbyterian Church* (RHP): comprises a limestone, brick and terracotta shingle church, which includes a dominant tower attached to the church's wall. The tower is square at the base but octagonal at the top with a lancet roof. The place is significant as a landmark, and for its associations with both architect Talbert Hobbs and the Presbyterian Church.
- P1358 *Uniting Church, Katanning* (RHP): comprises brick and iron church which includes a substantial crenelated tower and spire attached to the church's wall. The tower exhibits large three-lancet windows with quatrefoil and flanking trefoils. The place is significant as a distinctive landmark, and for its associations with both architect F Burwell and the growth of Katanning as a regional centre.
- P1903 *Convent of the Sacred Heart (fmr)* (RHP): comprises a two storey stone building which incorporates a low projecting tower into its main entrance. The tower has gothic style openings and a low spire at the roof. The place is considered to demonstrate a high degree of artistic and technical sophistication, and significant as both landmark, and for its associations with architect Monsignor John Hawes and the Presentation Sisters.
- P1977 *St Bridgid's Church*, part of P2030 *St Bridgid's Group, Perth* (RHP): a large group of educational and religious buildings, including St. Bridgid's Church; a well-executed brick, stucco and tile building with an octagonal belltower that features banded brickwork and a crenelated parapet cap. The group is significant as a landmark collection, and demonstrates the development of both Perth and the Catholic education system.
- P2099 *St Andrew's Church* (RHP): comprises a brick and timber church with a slate roof, which includes an ornate tower attached to the church's wall. The tower is square at the base and features strong buttresses, louvered shuttered and an ornamental parapet. The place is significant as the principal place of worship for the Presbyterian congregation of Perth, as an example of the work of architect John Pine and for the contribution it makes to the streetscape of St George's Terrace.
- P2116 *Perth Technical College*, part of P2112 *Newspaper House Group & Perth Technical College* (RHP): a group of commercial and civic buildings, including Perth Technical College; a three storey brick structure featuring a central square tower with castellated parapets. The group is significant as demonstrating the development of St George's Terrace and Perth's economy, as well as being associated with the number of significant Perth figures.

Piesse Family Associations

A search of the State Heritage Office database for places associated with F & C Piesse returns 20 places, of which five places are listed on the RHP. These buildings include store sites, mills, streetscapes, farms, churches and government buildings. The places most comparable to *Piesse's Winery (fmr)*, *Katanning* include:

- P1329 *St Andrew's Church and Hall* (RHP): consists of a red brick and cement Anglican church built in Katanning in 1898. The building reflects the development of Katanning and is a place of social and spiritual

importance. The building was funded to a large extent through the leadership of F Piesse.

- P1344 *Katanning Roller Flour Mill* (RHP): consisting of a three storey roller flour mill constructed by the Piesse family in 1891, this place demonstrates the growth and development of the town and is rare as an intact example of a roller flour mill plant.
- P2634 *Butterick's Buildings, Wagin* (RHP): consists of a two storey stone, brick and iron building constructed in Wagin in 1906. The building reflects the development of Wagin and considered an outstanding example of the Federation Anglo-Dutch style. The building was constructed by C Piesse.
- P3960 *Katanning Town Hall Buildings* (RHP): consists of a complex of brick and concrete buildings, incorporating the Agricultural Hall, Mechanic's Institute, Town Hall and Shire Offices. The building reflects the development of Katanning and demonstrates a number of architectural styles. The buildings are associated with the role of F Piesse in the local community.
- P8804 *'The Arthur' Wool Shed Group* (RHP): consists of a complex of shearing related buildings constructed in West Arthur in 1910 (with later additions in 1953). The buildings are an intact example of a shearing complex and demonstrate the development of pastoralism in the state. The buildings were owned by C Piesse.
- P1341 F & C Piesse Store (fmr), Katanning: a single storey brick building with a corrugated iron roof, constructed in 1901. It is significant as a commercial area along Austral Terrace Katanning. The building has been heavily modified.
- P2631 C A Piesse Store, Wagin: a single storey commercial building, the walls tuck-pointed rock faced stonework with tuck-pointed brick quoined on a rendered plinth. The asymmetrical façade is richly moulded with a rendered parapet featuring open crown pediments, fluted pilasters, scrolls and an Italianate balustrade. Constructed in 1906. The place is on the Assessment Program.
- P18190 F & C Piesse Store, Wagin: originally a double storey store, but now single storey and heavily modified row of shops. Rusticated quoins are evident on the corner of Tudhoe and Tudor Streets and around one window on Tudor Street.

Conclusions

The comparative evidence indicates that *Piesse's Winery (fmr), Katanning* touches on a number of historical themes. As a place demonstrating the development of agriculture (particularly fruit and wine) associated with the increased demand from the goldfields, the place is of moderate rarity; and while other examples may demonstrate a greater degree of intact material, there are few places recognised on the RHP. The Distillery Tower of *Piesse's Winery (fmr), Katanning* is a very rare as a standalone tower used for manufacturing; however the place does lack any of the original machinery. In terms of its architectural style, while Federation Gothic as style is well represented on the RHP, *Piesse's Winery (fmr), Katanning* is very rare as an example of this style applied to a commercial or industrial building. As a butter factory, the place is very rare and although the place did not operate for long in this function it has links to a wider industry history in the state. While a number of places in Katanning are associated with the Piesse Brothers, *Piesse's Winery (fmr), Katanning* is rare,

there are only a smaller number that represented direct businesses demonstrating the range of interests pursued by the brothers.

13. 4 KEY REFERENCES

13. 5 FURTHER RESEARCH

Further research could reveal whether an architect was used to design the tower, and if so, who, and whether the bricks were made at the Katanning brickworks that had been established by Frederick Piesse.