



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.

11.1 AESTHETIC VALUE*

The place is important for its aesthetic characteristics imparted by Padbury House with its rambling informal planning, its stone and brick work, its spacious verandahs and its river side setting. (Criterion 1.1)

11.2. HISTORIC VALUE

The place is important for the associations of the site with the inland port on the Swan River which enabled the transport of goods between the agricultural hinterland and Perth and Fremantle in the early years of the colony. (Criterion 2.1)

The place is important for its association with Dr Alfred Waylen, Colonial Surgeon, and William Padbury, both influential figures in the development of Western Australia and both of whom contributed to the historic building fabric. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

St Charles' Seminary has a high social and cultural value for the Catholic Church in Western Australia. From 1942 to 1975 and from 1994 to the present, it has been the principal place of training and formation to the Catholic Priesthood for the Perth, Geraldton and Bunbury Dioceses. In the years between 1979 and 1994, it was a Vocational Residence for men discerning whether they were being called to the priesthood. Since 1942, in excess of 400 men have studied at *St Charles' Seminary*. The place has provided both secondary and tertiary level education for these men, 122 of whom have been ordained to the Catholic priesthood and served throughout

* 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* North Ryde NSW, Angus & Robertson 1989.

Western Australia and other places in Australia and the world. Four of its former students have become either bishops or Archbishops. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The ballroom and servants' quarters is an unusual building type and lends a degree of rarity to the place. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Padbury House is representative of the gracious houses built in Guildford in the 1890s. Other examples are Woodbridge and Crossland's House. (Criterion 6.2)

12. 3 CONDITION

The condition of the place is good.

12. 4 INTEGRITY

The integrity of Padbury House is high. The function of boarding students is similar to its original residential use and presents little challenge to its significant heritage values.

The integrity of the former ballroom and servants' quarters is high with compatible use for the ballroom as the dining area and a promise of this continued use in the foreseeable future.

The integrity of Aquin House is moderate. Various uses since the seminary acquired the building have included a school and community uses. It is now an office. The significant values of the building have suffered through changes to the front elevation.

Overall the integrity of the place is moderate, compromised to some extent by the intrusion of the dormitory block as well as changes to Aquin House.

12. 5 AUTHENTICITY

Padbury House and the ballroom and servants' quarters have a high degree of authenticity as the original building fabric is substantially intact.

Aquin House has a low degree of authenticity as the Meadow Street elevation has been severely modified.

13. SUPPORTING EVIDENCE

The supporting evidence was compiled by John Pidgeon, Architect. Supplementary documentary evidence was compiled by Prue Griffin, Historian and further historical information was supplied by Father Robert Cross BA (Hons), Dean of Studies, *St Charles' Seminary*.

13.1 DOCUMENTARY EVIDENCE

The site of 'Garden Hill' originally consisted of about 6 hectares. It was set aside in the town plan for Guildford as a Government reserve but was granted to a private settler and became one of two small farms within the town boundaries. In June 1831, George Williams applied to the Surveyor-General for land in Guildford. He was not particularly discriminating, stating that as many lots and wherever possible would be satisfactory.¹ The following year, 1832, Williams requested the granting of land between Lots 94 and 86. This land adjoined 'Garden Hill', which according to Williams, he had previously purchased from a Mr Boyd.² Williams ran a general store and inn at 'Garden Hill', it being close to the Meadow Street wharf where farm produce from the hinterland was loaded for transport down the Swan River to Perth and Fremantle. These mud brick buildings were significant to the growing town and district, and have been long since demolished. The Inn was also the site of the meetings of the Agricultural Society of WA in 1833. This Society was instrumental in disseminating agricultural and horticultural information throughout the fledgling colony.³

By 1838, 'Garden Hill' had been purchased by Alfred Waylen who requested that the Survey Office change the boundary of his property adjoining the 'public landing place' (Meadow Street wharf).⁴

In 1854, Alfred Waylen offered to sell the property to the Government. The Government Resident and two other gentlemen subsequently inspected the property with a view to using it to house 'Immigrants', giving a full account of the buildings and property in general in their report dated 22 July 1854.⁵ The inspectors found two small, mud brick cottages on the 13 acre property as well as a shingle building consisting of a kitchen, brewhouse and store. The latter had a cellar of about 1.5 metres deep. Other features of the property included a small yard with stable and a deep well containing good water. Despite the good recommendations of the inspectors, Government decided not to purchase the property.

Alfred Waylen died in 1856 and the property passed to his son Alfred Robert Waylen. Alfred Waylen jnr had studied medicine in England, and on his return in 1859 was appointed Medical Officer at the Guildford Convict Depot.

¹ Survey Office Correspondence, SDUR/W1/97, 29 June 1831.

² *ibid.*, SDUR/W2/182, 28 September 1832.

³ Bourke, M, *On the Swan*, UWA Press, Nedlands, 1987,

⁴ The exact date of purchase by Waylen is not clear as Original Grant T2 No. 745, Department of Land Administration, is dated 25 October 1842. This grants Lots 94 and 139 to Waylen. However, Bourke, *ibid.*, states that Waylen purchased the property in 1837. Regardless of the exact date of ownership transfer, the chain of ownership is clear.

⁵ Acc 49, CSO Vol 283/37. Correspondence dated 22 July 1854.

It has been noted that 'Garden Hill' was used by the Police for stabling their horses, but this lease arrangement expired in 1857.⁶

Dr Waylen became Colonial Surgeon in charge of the Colonial Hospital at Perth in 1872 and moved to live in Perth. It is assumed that prior to this move he lived on his property at Guildford. Although Dr Waylen did not return to 'Garden Hill' until his retirement in the 1890s, he did alter the property considerably through the extensive planting of vines. In 1873, Dr Waylen's raisins received a mention at an inter-colonial exhibition.⁷ Five years later, his wine from 'Garden Hill' received an honourable mention at the Paris exhibition.⁸

By 1898, Dr Waylen had retired and was once again living in Guildford.⁹ The current building known as 'Padbury House' was built in 1897, four years before Waylen's death.

In 1902, the property was purchased by William Padbury, who built the detached ball room and servants' quarters at the rear.¹⁰ William used the property for farming and in 1920-1 was described as 'the leading breeder of stud cattle in Western Australia'.¹¹ William also managed the Guildford Store, which had been established by Walter Padbury, his uncle, William Loton and Frederick Farmaner in the 1870s.¹²

In 1904, Albert Ernest Sanderson, brother-in-law of William Padbury, was living at 'Dunhelm', a two-storey house in Meadow Street. 'Dunhelm' was located to the south of 'Garden Hill'.¹³

In 1941, 'Garden Hill' was purchased for use as a Catholic seminary by the Archbishop of Perth (Archbishop Prendiville) and the Bishop of Geraldton (Bishop O'Collins). Two years later, the Church also acquired 'Dunhelm' (later known as Aquin House), as part of the seminary.¹⁴ *St Charles' Seminary* was under the direction of the Rev Dr Lancelot Goody (who later became first Bishop of Bunbury Diocese and Archbishop of Perth) from 1942 to 1947. Archbishop Goody was ably assisted by several Diocesan priests, religious brothers and sisters, as well as some lay people. The Vincentian Order took over the management of *St Charles' Seminary* on behalf of the Archbishop of Perth and the Bishop of Geraldton in 1948. In 1954, the seminary erected the two-storey red brick walled and terracotta tiled roofed building to the south of Padbury House for dormitory and educational purposes. This is known as Prendiville House and now accomodates pre-seminary students.

The buildings were used as a seminary until 1975 when lack of funds forced its closure for several years. During this time, the property was occupied solely by a gardener, Louis Younger, who maintained the grounds, and to a

⁶ Bourke, op. cit., p.

⁷ *The Inquirer*, 25 June 1873, p. 3.

⁸ *ibid.*, 11 December 1878, p. 5.

⁹ *Wise's Post Office Directories*, 1898

¹⁰ Certificate of Title, vol. 239, folio 150. No information available as to the date of construction of the ball room and servant's quarters.

¹¹ *The Golden West*, 1920-1, pp. 68-72.

¹² Nairn, J., *Walter Padbury: His Life and Times*, North Stirling Press, Padbury, 1985, p. 194.

¹³ *Wise's Post Office Directories*, 1904

¹⁴ The 1941 purchase included Lot 28 and part of Lot 27; CT, Vol. 1075, Folio 93. The 1943 purchase included Lots 25 and 26; CT, Vol. 1081, Folio 929.

lesser extent, the buildings. (Louis Younger was the gardener for 37 years until his death in 1993.) The buildings reopened in 1979 as a residence for men discerning their vocation for the priesthood. Students lived at Guildford for a year and then continued their study in Adelaide.

In 1994, the seminary expanded its role to that of a fully-fledged seminary where students live for six to seven years. Much of their study is actually conducted at Notre Dame University in Fremantle. In 1997, Padbury House is used as accommodation for clergy and visitors, as well as for administration and educational purposes. The former ballroom and servants' quarters are used as kitchens and staff quarters.

13.2 PHYSICAL EVIDENCE

The site is a large open area on the left (or south) bank of the Swan River. At the north of the site the land is elevated and drops steeply to the river bank. Here, overlooking the river and the Meadow Street Bridge, stands the house built by Dr Waylen, now known as Padbury House. Behind, to the east, is the former ballroom and servants quarters in a separate building constructed by William Padbury. To the south of these buildings is the 1954 two-storey dormitory and classroom seminary buildings, known as Prendiville House. A large open field to the south separates this complex of buildings from the two-storey Aquin House facing onto Meadow Street. A drive, lined with large trees of advanced age including olives, pines and oaks, branches from Meadow Street alongside Aquin House and leads north, in a wide arch, towards the main complex.

Padbury House is a large bungalow with verandahs on three sides. It has been extended since the time it was built by Dr Waylen, notably by both the Padbury family and the Catholic Church. What is presumed to be the original Waylen bungalow is evidenced in the ceiling space of the front portion of the present building where a complete shingle roof exists, now covered with tiles. The present plan form is informal with a long corridor down the centre. At the north west corner of the house is a bay window the walls of which project up through the verandah roof to terminate with an octagonal witches hat roof capped with a tall terra cotta finial. The roof is hipped with terra cotta Marseille pattern tiles from which project a number of red brick chimneys with cement rendered corbelling and pairs of terra cotta chimney pots. The ridge is capped with saddle ridge finials with scroll finials at each end. The verandah roofs are supported on widely spaced circular columns, with square capitals cast in cement, standing on octagonal face brick bases. The verandah floors are timber boarded. The walls are of rock faced limestone with brick quoins and window surrounds.

The former ballroom and servants' quarters is a large single-storey building with an L shaped plan. The roof is hipped with gabled vents at the apexes. The junction of the ridge at the turn of the L is square turret with louvred vent and capped with a metal clad, scalloped witches hat roof finished in a finial. The roof cladding is terra cotta Marseille tiles. The walls are red brick with two cement rendered bands of string coursing. The west facing of the wing on the north-south axis is protected with a verandah supported on timber columns. The verandah roof is adorned with a gable feature to mark the entrance.

The 1954 Prendiville House is two-storey red brick with a Marseille Terra Cotta tiled roof.

Aquin House is two-storey with a single-storey wing with a parapet wall and lean-to roof at the rear. The two-storey part of the house has a square plan with a two-storey enclosed verandah running along the south face. The roof is of terra cotta Marseille tiles with a hip to the wing facing north and a gable facing Meadow Street to the west. The walls are red brick though the west elevation has been painted white. There is an arched window at ground floor level in the wall of the wing projecting towards Meadow Street. The double hung windows at first floor level reach down to floor level suggesting that a two-storey verandah once existed in place of the single-storey verandah which now protects the front door.

13.3 REFERENCES

Bourke M. *On the Swan Nedlands*, UWA Press, 1987.

National Trust of Australia (WA) files.

Information from the seminary office.

Letter from Father Robert Cross BA (Hons), Dean of Studies, *St Charles' Seminary*, dated 6 October 1997.

13.4 FURTHER RESEARCH
