



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)

- 3.11.5 Retailing food and beverages

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 311 Hospitality industry and tourism

11.1 AESTHETIC VALUE*

Junction Hotel (fmr) is significant in exhibiting particular aesthetic characteristics valued by the community. The building, as completed in 1873, demonstrates one of the forms in the development of the Colonial farmhouse style. The simple form of construction embracing high pitched hipped roofs, verandahs and a linear plan form, is indicative of a distinctly rural style developed in the State. (Criterion 1.1)

The design, use of local materials and adaptation of the farmhouse form for use to include a Hotel, demonstrates resolution of the contemporary expectations for such uses. (Criterion 1.2)

Junction Hotel (fmr) is important for its landmark quality at the intersection of two water courses and two traffic routes – The Junction – and for its contribution as an element in the rural landscape at Neergabby. (Criterion 1.3)

11.2. HISTORIC VALUE

Junction Hotel (fmr) is significant in the evolution of the history of Western Australia. As an element of the early development of the Shire of Gingin – a farmhouse/Hotel, the building is of historical value, a value which is retained and reinforced today through a proposed continuing use for community purposes and as a surviving element of the earlier development at the Junction. (Criterion 2.1 & 2.2)

* 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.

Junction Hotel (fmr) is significant through its association with settlement on the Moore River, the original owner Daniel King and builder Matt Wallis. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Junction Hotel (fmr) has the potential to yield information that contributes to an understanding of rural life and development in the latter part of the nineteenth century and, in particular, of building methods at that time. The site is a potential resource as an archaeological and teaching site. (Criteria 3.1 & 3.3)

11. 4. SOCIAL VALUE

Junction Hotel (fmr) is of social significance through associations with the early farming community and the original owner Daniel King, with the builder Matt Wallis, who also constructed 'Downa', a nearby farmhouse in 1874 and with the local and travelling public. The community focused on The Junction as a meeting place and crossing point of the Moore River. (Criterion 4.1)

Junction Hotel (fmr) contributes to the community's sense of place, reinforced by the support of that community to retain the place in good presentation for community use. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Junction Hotel (fmr) is a rare example of a farmhouse/hotel dating from the 1870s. As such the place demonstrates, for that time, a distinctive way of life, and is important for an understanding of rural community life in the district in the nineteenth century. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Junction Hotel (fmr) demonstrates the architectural characteristics of an 1870s Colonial farmhouse, designed to incorporate use of the building, as well as a Hotel to serve the travelling public at a junction of tracks and water courses and the stock route from Champion Bay in the north. (Criteria 6.1 & 6.2)

12. 3 CONDITION

The fabric of the building is in a generally sound but deteriorated condition. Recent non-use and a lack of general maintenance has resulted in the failure of gutters and downpipes, the collapse of some doors and vandalizing of the enclosure to the rear verandah and windows in the Western wall. Damp intrusion and general deterioration of joinery, plaster and paint finishes is evident throughout.

12. 4 INTEGRITY

The integrity of the building is eroded; the fabric is, however, capable of return to sound and appropriate presentation consistent with its cultural heritage significance. Significant evidence of the historic elements of the fabric of the building survives on the site to allow conservation to be satisfactorily carried out. Reworking of the Bathroom/Toilet addition will be necessary to make that change compatible with the original building.

The integrity of *Junction Hotel (fmr)* is moderate.

12. 5 AUTHENTICITY

The building survives close to its original form, but in a deteriorated condition with changes to flooring and enclosure of the verandahs, the introduction of ceilings to some rooms, electrical services throughout and water and drainage services to the Kitchen and Laundry. Some internal doors have been removed and some window casements replaced with glass louvres. The garden setting has been substantially altered from the earlier presentation when the building operated as a Hotel and farmhouse.

The authenticity of *Junction Hotel (fmr)* is currently moderate.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Ronald Bodycoat, Architect 'The Old Junction Hotel, Gingin Conservation Plan' for the Shire of Gingin in December 1999.

13. 1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to Ronald Bodycoat, Architect 'The Old Junction Hotel, Gingin Conservation Plan' prepared for the Shire of Gingin in December 1999.

13. 2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to Ronald Bodycoat, Architect 'The Old Junction Hotel, Gingin Conservation Plan' prepared for the Shire of Gingin in December 1999.

13. 3 COMPARATIVE INFORMATION

For a Comparative Analysis refer to Ronald Bodycoat, Architect 'The Old Junction Hotel, Gingin Conservation Plan' prepared for the Shire of Gingin in December 1999.

13. 4 REFERENCES

Ronald Bodycoat, Architect 'The Old Junction Hotel, Gingin Conservation Plan' prepared for the Shire of Gingin in December 1999.

13. 5 FURTHER RESEARCH
