



**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.

The wording of this document has been adapted from Hymus House Conservation Plan with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4.4 Migrating through organised colonization
- 2.4.5 Changing the face of rural and urban Australia through migration
- 4.6 Remembering significant phases in the development of settlements, towns and cities
- 5.8 Working on the land
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 101 Immigration, emigration and refugees
- 107 Settlements
- 301 Grazing, pastoralism and dairying
- 602 Early settlers

11.1 AESTHETIC VALUE*

Hymus House & Outbuildings has considerable visual appeal, by virtue of its physical proportions and the use of local stone in construction. (Criterion 1.1)

The House demonstrates the design of homesteads in the rural sector of Western Australia in the late 19th and early 20th century. The generous verandahs are reminiscent of the built form of early Australian homesteads. (Criterion 1.2)

Hymus House is located close to Mandurah Road, and is a visually prominent element in the East Rockingham landscape, one of a number of landmark historic buildings in the area. (Criterion 1.3)

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- 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.
 - 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

Hymus House & Outbuildings has historic value for its association with the Hymus family who were among the earliest settlers in East Rockingham and were involved in the social and civic development of the district. Aspects of the family's early life in the colony have been graphically recorded in the journals of the renowned Reverend, later Archdeacon, John Ramsden Wollaston. (Criterion 2.3)

Hymus House & Outbuildings has an association with the Stokes family who owned land and farmed in the district from near the beginning of the 20th century up to the 1970s. (Criterion 2.3)

Hymus House & Outbuildings was one of the most successful dairies in the East Rockingham area for several decades, and is representative of the dairy and farming history of the district. (Criterion 2.2)

11. 3. SCIENTIFIC VALUE

The stone used for the House and Dairy is a vuggy lacustrine limestone which was quarried for building purposes only in the Cockburn Sound region. The House is one of the older and more substantial buildings in the area built of this type of stone. (Criterion 3.1)

11. 4. SOCIAL VALUE

Hymus House & Outbuildings is among a number of sites in East Rockingham which provide the district with a sense of history and permanence, as evidenced by the campaigning of local citizens and groups for its retention following proposals for industrial development of the area. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Hymus House & Outbuildings is rare as an almost intact collection of buildings and recognisable sites of early settlement, particularly within close proximity of Perth. (Criterion 5.1)

The masonry construction of the House and Dairy is an example of local building techniques that are no longer practiced. Buildings erected in East Rockingham up to the post-World War Two period were commonly constructed using local lacustrine limestone, which has a distinctive vuggy texture, but this method of building is no longer employed. Few buildings constructed of this material survive. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The House is representative of a Victorian bungalow style house commonly built in rural areas in the late 19th and early 20th century. (Criterion 6.2)

The layout and general form of the Dairy is representative of dairies built in the East Rockingham area in the 1930s and 1940s, which operated through to the 1960s. (Criterion 6.2)

12. 3 CONDITION

The House of *Hymus House & Outbuildings* is in a habitable state, with operable plumbing and electrical services. The masonry walls are in sound condition, but stud wall infill on the north and south verandahs has deteriorated from exposure to weather and inadequate maintenance, and is in poor condition. Timberwork on the verandahs has rotted at the foot of some verandah posts. A number of posts are now supported by temporary metal stumps. The corrugated iron roof cladding appears to be water tight, but gutters and downpipes are missing or mostly rusted out. Internal finishes have deteriorated. Paintwork on walls, ceilings and joinery is marked and discoloured from accumulated grime, carpets are worn and soiled, and built in cabinet work is falling apart.

The Dairy is in poor to fair condition. The roof cladding of the structure is watertight, but termites have damaged some of the rafters and consequently the roof over the milking area has required propping. Most of the masonry is in fair to good condition, but parts of the western external wall are in poor condition, with considerable cracking evident.

The stud walled outbuilding near the House is in poor condition. The roof is intact and apparently sound, but most wall cladding and the floorboards are missing. Some of the structural members of the floor and the ground wall plate are in poor condition.

12. 4 INTEGRITY

The house has high integrity as it is still used as a residence. The Dairy is no longer in use and retains no fixtures or equipment relating to its function as a dairy.

12. 5 AUTHENTICITY

The House is in a highly authentic state relative to the period of its occupation by the Stokes family during the 1930s and 1940s. Work undertaken by the Stokes in the 1930s is inconsistent with the style of the older fabric, but is of a good quality and not deemed to be intrusive. The last major alterations made to the House would have occurred in the 1940s, and were carried out in a sympathetic manner. More recent changes and adaptation has mostly been of a minor nature, and are generally reversible. There has been no obvious loss of significant fabric to the House.

The Dairy has undergone some alterations that have detracted from its authenticity. The bails in the milking area have been removed, all machinery in the engine and milk rooms has been removed, and a brick addition has been built onto the south-east corner. This building has a moderate degree of authenticity.

Only part of the fabric of the Workers' Quarters remains, but all of that which remains is in its original state. This structure has a low to moderate degree of authenticity.

13. SUPPORTING EVIDENCE

Supporting evidence has been taken from “Hymus House Conservation Plan” prepared by Kevin Palassis Architects, with Dr Robyn Taylor, Historian for the City of Rockingham in November 1999.

13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence, refer to “Hymus House Conservation Plan” prepared by Kevin Palassis Architects, with Dr Robyn Taylor, Historian for the City of Rockingham in November 1999.

Key sections used: Documentary Evidence pp.9-24

13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence, refer to “Hymus House Conservation Plan” prepared by Kevin Palassis Architects, with Dr Robyn Taylor, Historian for the City of Rockingham in November 1999.

Key sections used: Physical Evidence pp.25-33

13.3 COMPARATIVE INFORMATION

For a discussion of the comparative information, refer to “Hymus House Conservation Plan” prepared by Kevin Palassis Architects, with Dr Robyn Taylor, Historian for the City of Rockingham in November 1999.

Key sections used: Analysis of Documentary and Physical Evidence pp.35-43

13.4 KEY REFERENCES

“Hymus House Conservation Plan” prepared by Kevin Palassis Architects, with Dr Robyn Taylor, Historian for the City of Rockingham in November 1999.

13.5 FURTHER RESEARCH

For a discussion of the unresolved issues relating to the development of the place, refer to “Hymus House Conservation Plan” prepared by Kevin Palassis Architects, with Dr Robyn Taylor, Historian for the City of Rockingham in November 1999, p.43.

Further research may identify archaeological remains associated with the Dairy, the building operated in this function for a long time and has been relatively undisturbed.