

WEST BULLSBROOK HALL

HERITAGE REPORT



PREPARED FOR THE CITY OF SWAN

February 2012

**STEPHEN CARRICK ARCHITECTS
CARMEL GIVEN HISTORIAN**

INDEX

1.0	INTRODUCTION.....	3
1.1	LOCATION	3
1.2	HERITAGE LISTINGS	3
1.3	METHODOLOGY	3
2.0	DOCUMENTARY EVIDENCE.....	4
2.1	EARLY DEVELOPMENT OF BULLSBROOK.....	4
2.2	BULLSBROOK AGRICULTURAL HALL 1904.....	5
2.3	COMPARATIVE INFORMATION.....	12
2.4	FURTHER RESEARCH.....	13
3.0	PHYSICAL EVIDENCE	19
3.1	SITE.....	19
3.2	ARCHITECTURAL STYLE	19
3.3	EXTERNAL DESCRIPTION	19
3.3.1	North Elevation.....	19
3.3.2	East Elevation	20
3.3.3	South Elevation	21
3.3.4	West Elevation	21
3.4	INTERNAL DESCRIPTION.....	21
4.0	STATEMENT OF SIGNIFICANCE	23
5.0	PHOTOGRAPHS & DRAWINGS	24
	REFERENCES	38

FIGURES

Figure 1	Location Plan	3
Figure 2	Certificate of Title; transfer of Lot 24 from S Copley to government. 14	
Figure 3	Grant-in-Aid application form.....	15
Figure 4	PWD Record of grant.	16
Figure 5	Bullsbrook Hall c1925.....	17
Figure 6	Aerial Photograph 11 March 1965.....	17
Figure 7	Aerial Photograph 19 May 1985	18
Figure 8	Aerial Photograph 21 October 2011	18

1.0 INTRODUCTION

This report has been commissioned by the City of Swan to determine the history and possible heritage significance of one of its public buildings, the West Bullsbrook Hall. The hall was built as the Bullsbrook Agricultural Hall in 1904, and is also known locally as the Bullsbrook CWA Hall.

1.1 LOCATION

The original Bullsbrook townsite is located slightly west of the current town, on the 17 km mark of the Midland Railway, and is now known as West Bullsbrook.

The West Bullsbrook Hall is located on Lot 11666 Brockholes Road.



Figure 1 Location Plan

Source: City of Swan Intramaps online at <http://maps.cityofswan.com/intramaps>

1.2 HERITAGE LISTINGS

None

1.3 METHODOLOGY

Historical research was carried out using primary documents at the State Records Office, various secondary sources as noted in the References and information from local residents.

A physical assessment of the building was undertaken by the architect.

The consultant team consisted of:

Architect	Stephen Carrick BArch (UNSW)
Historian	Carmel Given BA CultHeritage APHA
Architectural Drafting	Haydn Ward
Report Compilation	Carmel Given BA CultHeritage APHA

2.0 DOCUMENTARY EVIDENCE

2.1 EARLY DEVELOPMENT OF BULLSBROOK

Prior to European settlement the Perth area and the South West was occupied solely by Nyungar people, with archaeological evidence suggesting they have lived in the region for at least 45,000 years. British colonisation and the expansion of settlement disrupted Nyungar life, culture and customs.¹

The Swan River Colony was settled in June 1929 for the United Kingdom. The colony was slow to develop mainly due to the inhospitable nature of the land and there were limited people and resources available to allow for expansion and growth much beyond Perth, Fremantle, Guildford and at Albany for some years.²

In the 1840s land along the Avon River Valley was surveyed, but the first settlers did not begin to farm the land until the 1850s. Early agricultural pursuits were livestock, hay and chaff cutting. The area was populated by pioneers including the Sewell, Spice, O'Neill and Morley families.³ In 1845 the York Agricultural Society lobbied to petition the British Government to send convicts. They saw the need to provide labour for the building of infrastructure for the development and expansion of business and agriculture. In 1849 the Swan River Colony was officially announced as a penal settlement.⁴

Almost ten thousand male convicts were transported to the Swan River Colony in the period between 1850 and 1868. The population growth and availability of labour was a huge economic stimulus. Guildford became a convict depot, resulting in considerable building activity within the townsite as well as the construction of the Upper Swan Bridge and Barkers Bridge and the creation of roads through the district. This opened up the Swan Valley and hills districts for further settlement. The area was populated such that the Swan Road Board was gazetted in 1871.⁵

Further impetus for opening up the land was the advent of the Eastern Railway. From the early 1870s Western Australians had called for a government railway network, conscious of the economic advantages with the opening up of agricultural lands and the resulting industry. Works began in 1879 and the Eastern Railway was officially opened on 1 March 1881. The arrival of the railway in Guildford in 1881 led to expansion throughout the agricultural areas of the Swan Valley and beyond.⁶

The emerging town of Midland Junction became the preeminent commercial centre following the establishment of the Midland Railway Company's

¹ South West Aboriginal Land and Sea Council website: <http://www.noongar.org.au/>.

² Gregory, Jenny & Jan Gothard (Eds), *Historical Encyclopedia of Western Australia*, UWA Press, Nedlands, 2009 pp 383-385; Statham P, 'Swan River Colony 1829-1850' in Stannage C T (Ed), *A New History of Western Australia*, UWA Press, 1981, pp 185-186.

³ Pollock, G., *Chitta-chitta: Valley of Citrus*, Veritas, Bullsbrook, 1987, pp. 1-3.

⁴ Gregory op cit p 240; Fremantle Prison website: <http://www.fremantleprison.com.au/HISTORY>; West Australian Government Gazette, 6 November 1849.

⁵ Fremantle Prison: <http://www.fremantleprison.com.au/HISTORY>; City of Swan: http://www.swan.wa.gov.au/Visitors/History_and_Heritage

⁶ Minchin, R.S. & Higham, G. J., *Robb's Railway: Fremantle to Guildford Railway Centenary 1881-1981*, Australian Railway Historical Society (WA Division), 1981, pp. 3-33; Bourke M J, *On the Swan: A History of the Swan District Western Australia*, UWA Press, Nedlands, 1987, p 235-242.

headquarters there in 1886 and the Western Australian Government Railway Workshops in 1903.⁷

Gold discoveries in the eastern Goldfields in 1892 affected the state with rapid expansion and development. The gold rush and the increase in agricultural output generated unprecedented wealth. The population tripled in ten years. The demand for land saw the beginning of the subdivision of the large estates in the Swan Valley.⁸

The name Bullsbrook originates from the railway station, established during the construction of the Midland Railway in the 1890s and named after an adjacent watercourse, Bull's Brook. The watercourse may have been named after Lt Henry Bull who was granted Swan Location 1 about 8km south on the 15th May, 1831. Another possibility is that the watercourse was named after Richard ("Bull") Jones, one of Henry Bull's servants, who resided in the region for many years.⁹

There was enough of a population in the Bullsbrook and Chittering areas to warrant a school by 1898.¹⁰

2.2 BULLSBROOK AGRICULTURAL HALL 1904

On 19 March 1903, M Jacoby MLA of Mundaring wrote to the Public Works Department requesting funds for a public hall in Bullsbrook:

*A public hall is much needed at Bullsbrook. The people have collected the sum of £35 and a resident has given a block of ground in a central position and close to the railway value £10 making a total local contribution of £45 & I beg to reply on their behalf for a subsidy of £90. I shall be glad if you will cause the necessary papers to be sent to me for completion.*¹¹

The money was applied for under the State Government's Grant-in-Aid system. The grant could be used to assist with the erection of public buildings such as 'Mechanics' Institutes, Miners' Institutes, Agricultural Halls and Kindred Buildings.¹² A maximum of £250 could be borrowed for a building, the total cost of which must not be less than £400.¹³

The resident who donated the land was Mr S Copley, who also offered land to the government for a police station and post office. The residents had called themselves the Bulls Brook Agricultural Hall Committee, and were part of the Bulls Brook Progress Association [hereafter BPA]. Correspondence noted that the district had never asked for government money before, and as they had no building of any kind in which to hold their meetings, the hall was needed urgently.

⁷ City of Swan: http://www.swan.wa.gov.au/Visitors/History_and_Heritage; Ewers, J. K., *The Western Gateway: A History of Fremantle*, 2nd revised edition, Fremantle City Council, 1971, p 113.

⁸ Ewers op cit, p 101; Gregory op cit p 587.

⁹ Landgate: <http://www.landgate.wa.gov.au/corporate.nsf/web/History+of+metropolitan+suburb+names>

¹⁰ Various correspondence in Bullsbrook - buildings and works, Cons 1497 Item 1907/2981 SRO.

¹¹ Letter from M Jacoby 19 Mar 1903 to PWD in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

¹² Grant-In-Aid application form in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

¹³ HCWA Assessment for Glen Forrest Hall P1691.

A PWD Plan shows a subdivision of lots along present Turner Road, part of Location 91.¹⁴ S W Copley offered Lot 24 for the purposes of a hall and post office. The remaining 25 lots were for sale at £25 each.¹⁵

Taking the value of the donated lot into consideration, the Minister offered a subsidy of £140 to the Progress Association for the erection of the hall.¹⁶ The £45 was placed in trust under the names of George Taylor, Benjamin Turner (Chairman of the BPA) and William H Ward (BPA Secretary) until payment was called for.

The grant application for 'Reasons in support of the request' read: 'That there is no building of any kind in the district for the convenience of the settlers.' The particulars of the proposed building were: 'Hall to be built of bricks, size 20 feet wide by 50ft long, walls 12ft high with iron room attached at back.'¹⁷

However, Public Works records show the hall as being built at 20ft x 36ft. Tenders were called in August 1903.¹⁸

By 25 August 1904 the builder was in need of some payment. Turner wrote to the Town's Chief Clerk, Black, that 'walls practically finished and the timber in on the ground. The contractor informs me it will be finished in less than a fortnight – if you will kindly make the grant available by that time.'

The contractor built the hall for £175. With additional costs such as clearing the land, transfer fees, bank charges, plans, advertising, use of school (presumably for meetings in the interim), verandahs, sand and extras, the total cost was £192.4.0.¹⁹

On 25 February 1913 Lot 24 Swan Location 91 of Certificate of Title 309/8 was vested in the Minister for Lands.²⁰

In October 1904 the *Swan Express* newspaper reported on Bullsbrook news:

The Progress Association here has been very active of late, and largely as a result of their efforts a brick hall has been built by Mr L. Whiteman. The building is about 40ft by 25ft. On Friday of last week a social and dance was held to celebrate the opening. The Speaker of the Legislative Assembly (Mr M. H. Jacoby) together with Mr Hastie, Minister for Justice, arrived by special train at 8pm to open the hall. Mr Jacoby, in the course of a short address, congratulated the residents of the district on having

¹⁴ PWD Map 10080, 10.6.1903 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO. Copley refers to Lot 24 of Swan Location 91 in Certificate of Title Vol 309 Fol 8 Diagram 2052.

¹⁵ Letter from S Copley to Bullsbrook Progress Association 29.4.1903 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

¹⁶ Letter from PWD to Bullsbrook Progress Association 11.8.1903 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

¹⁷ 'Application for a grant in aid' in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO. Note due to lack of punctuation, it is hard to know exactly but is inferred, but logically the 'iron' refers to an iron roof, and there was also a room attached at the back; not the alternative; that at a room made of iron was attached at the back.

¹⁸ *The West Australian* 13 Aug 1903 p 2; No builder's name was recorded on file. Further research of PWD Tenders may confirm newspaper reports that it was L Whiteman.

¹⁹ Balance sheet, 20 Oct 1904 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

²⁰ Government Gazette notice in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO. Land vesting documents note 'Reserve 14662, subdivisional lot 24 of Swan Location 91' set aside for the site of an Agricultural Hall.

erected a very useful and substantial brick building which was a credit to the district and to the committee. Mr Hastie also addressed the gathering, touching upon the policy of the present Government, in connection with the burning question in this district in regard to the Midland Railway, and his remarks were heartily applauded. Upwards of forty couples were present, including visitors from Perth, Midland Junction, Swan, Wanneroo and Chittering. The hall was tastefully decorated with evergreens and flowers. Dancing started at about half past 8, and was kept up till the early hours of the morning, with intervals for songs and light refreshments. All present spent a very enjoyable time, and agree that it was the most successful function ever held in Bullsbrook. The special thanks of the committee are due to Mr B. Turner and Mr J. Gullan for the manner in which they worked to attain this satisfactory result; also to Miss Ethel Turner and Miss Clara Ward, for decorating the hall; and to Mr Scott who performed the onerous duties of M.C. to the satisfaction of all, as well as to a host of other helpers.²¹

The erection of the hall was attributed in the *Swan Express* newspaper to Louis Whiteman (1872-1941), a Swan Road Board member and esteemed local resident.²² The Whitemans were a well-known pioneering family in the Swan Valley. They came from England in 1886 and took up land on Jane Brook in Middle Swan. Louis Whiteman was responsible for the establishment of various industries.²³

The Agricultural Hall was immediately the site of local dances, functions, and even a wedding. The *Swan Express* reported that Ethel Turner married A J Tomalty in the Bullsbrook Hall in 1909.²⁴

Being a subsidised hall, the details of the Progress Association, including their election results each year, as well as the insurance details of the hall and so on, were required by the Public Works Department regularly.²⁵

The Bullsbrook Progress Association did not charge for the use of the hall to religious groups, for public meetings, or state elections. For a private individual to hire the hall, a small fee was charged to cover 'expenses of cleaning and light and use of the piano.'²⁶

In 1910 the Midland Railway Company opened up land, bringing new settlers into the district. The 1920s was a time of transformation of the landscape, as it changed from farming to become a prime citrus growing district. This also

²¹ *Swan Express* 8 October 1904 p 2.

²² Note: There is no mention of L Whiteman in SRO files on the Bullsbrook Hall.

²³ This was Middle Swan Brick Works, later Whiteman's Brick, sold out of the Whiteman family in 1966, bought by Midland Brick in 1985, and operating since 1990 as Boral Brick. His son, Lew Whiteman (1903-1994) established Mussell Pool in the 1960s as a picnic area for employees. This land and the purchase of surrounding land by the State Government in 1978 was used to create Whiteman Park.

²⁴ *Swan Express*, 22 Oct 1909 p 3a; 12 Nov 1909 p 4b.

²⁵ Various correspondence in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

²⁶ Letter from Bullsbrook Progress Association to PWD 31.5.1913 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

increased the local population, especially during the fruit-picking season, as citrus growing was a particularly lucrative business at this time.²⁷

Bullsbrook as a community continued to grow, and by 1923 with 60 students enrolled in school, another classroom was needed. It was not until works began in May 1924 that the teacher realised that conducting school lessons during the works would be impossible. After urgent telegram communications between the Director for Education and the Teacher (J Stephens), he was given permission to find any other suitable building, and managed to secure the use of the Bullsbrook Hall for a makeshift school for the months of May and June 1924.²⁸

When it was all over and the school students returned to their new school, Stephens, by request of the Chairman of the Bullsbrook Hall Committee, wrote to the Department asking for a donation to the hall fund in return for use of the hall during the school alterations. The Department, however, was not forthcoming with any funds. Notations on file suggest they considered, since the hall was subsidised, that funds were not required.²⁹

By 1925 the BPA considered it necessary to enlarge the hall. Correspondence to the PWD was made regarding the requirements and restrictions, however the BPA was advised they had no obligations to the PWD any further, and that additions to the hall could be made provided they comply with current health regulations. The BPA expressed a desire to make a timber and iron addition. By November plans were in hand for 'substantial additions,' approved by the Health Department, with funds raised locally to carry out the work.³⁰ Later correspondence refers to the fact that 'another twenty feet' was added onto the hall.³¹

Rosemary Scantlebury, who was born in 1940 in Bullsbrook and lived there for 70 years, confirmed the addition as being to the northern end (Turner Road). The kitchen at the southern end of the hall was, to her knowledge, part of the original 1904 building.³²

The official opening of the hall was held on 9 January 1926. The Hon Minister for Works & Labour, A McCallum, was invited to attend.³³ The hall was then vested in Stephen George Taylor, William Webster Thomas and Walter James Copeman in trust for the purpose of an Agricultural Hall.³⁴

²⁷ Pollock, G., *Chitta-chitta: Valley of Citrus*, Veritas, Bullsbrook, 1987, pp. 2-3.

²⁸ Various correspondence, Education Dept, Bullsbrook - buildings and works, Cons 1497 Item 1915/3618, SRO.

²⁹ Letter from J Stephens to Director of Education 21.7.1924 in Education Dept, Bullsbrook - buildings and works, Cons 1497 Item 1915/3618, SRO.

³⁰ Letter from Bullsbrook Progress Association to PWD 2.11.25 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

³¹ Letter from James Stevens to PWD 15.9.1938 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

³² Conversation between historian and Rosemary Scantlebury of Ellenbrook, 14 Feb 2012. Mrs Scantlebury owns photographs of the hall taken before and after this addition, and photos of the official opening after the addition.

³³ Correspondence does not confirm or deny his attendance at the opening.

³⁴ *Government Gazette* 15 Jan 1926 p 39.

In 24 August 1929 the Bullsbrook Hall was the location for a grand Centenary Ball, hosted by the Tennis Club.³⁵

In 1929-30 a 'popular girl content' was held in the community to raise funds to buy a piano for the hall. The girls competing were Jean Graham (later Mrs Arthur King), Alice Hill and Nell Taylor.³⁶

The hall, like all rural community halls, served many purposes for varied groups in the area, and local residents recall numerous social occasions. For example:

... We had a fancy dress ball on October 22 for the cricket club. Bullsbrook is such a quiet place; it wants a few sports clubs to wake it up. .. On November 15 [1927] we are having Bullsbrook's second annual Show.³⁷

And:

There used to be a dance about once a month in the original Bullsbrook Hall. At one stage over a couple of years, a mobile cinema put on a picture show about twice a month. ... During the mid-1920s several agricultural shows were held at the hall. Every year, for many years, there would be a Christmas tree, with a visit by Father Christmas and a school concert ... the hall would be bursting at the seams.³⁸

And:

Church was held once a month, etc, at old Bullsbrook Hall. We had a piano, player type (pianola).³⁹

In 1936, two of the trustees of the hall had passed away and advice was sought from the PWD by the BPA Secretary George Price. At the time Price wrote that the BPA was endeavouring to raise funds for repairs and further additions to the hall.⁴⁰

On 3 April 1936 the hall was vested in Messrs William Webster Thomas, Henry Charles Hunter and Sydney Kirby.⁴¹

At this time the RSL had established a local branch and with no meeting place, made enquiries about acquiring the hall. The BPA, which had been inactive in the past but was quite active at this time, protested that the hall was for public use, and the RSL withdrew its desire to take ownership of the hall.⁴²

Pearce Air base was established at Bullsbrook in 1938.⁴³ Civic functions in town, such as dances in the local hall, were boosted by personnel from the Air Force

³⁵ "CENTENARY BALLS." *The West Australian* 31 Jul 1929 p 18; Notes provided by Rosemary Scantlebury.

³⁶ Notes provided by Rosemary Scantlebury.

³⁷ "The Postman's Budget." *Sunday Times* 30 Oct 1927 p 40.

³⁸ *Memories of Chittering and Bullsbrook 1830-1995*, F.R. Taylor p 9.

³⁹ *Memories of Chittering and Bullsbrook 1830-1995*, Murray Bowra p 41.

⁴⁰ Letter from Bullsbrook Progress Association to PWD 27.1.36 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁴¹ Correspondence 24.6.1938 from PWD to M Cunningham of 'Glencairn' in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁴² Various correspondence in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁴³ City of Swan: http://www.swan.wa.gov.au/Visitors/History_and_Heritage

and Army stationed at Bullsbrook and Pearce.⁴⁴ The new town of Bullsbrook (which resulted in the original town being referred to as West Bullsbrook) was planned in association with Pearce.⁴⁵

In 1938 the BPA again expressed a desire to extend the hall and wrote to the Public Works Department:

*I am instructed to write asking if your department would subsidise pound for pound the addition of two rooms for the Agricultural Hall Bullsbrook. Provision for these rooms was made in the plans when the Hall was enlarged in 1925, the plans are held in your office.*⁴⁶

However, by this stage, the PWD no longer provided funds for such purposes and the BPA was redirected to approach the Swan Roads Board. Funds were obviously not forthcoming, and an alternative presented itself: On 27 June 1938 the West Australian reported that the trustees were intending to hand the hall over to the Swan Roads Board. A pro-RSL resident wrote to the newspaper:

*For several years now the local Progress Association has lain dormant. Branches of the Returned Soldiers' League and the Women's Auxiliary were formed, and dances and entertainments as worthy as in former years have been held in the hall, sponsored by the R.S.L. Improvements and additions are sadly needed to make the hall more comfortable to its patrons. The R.S.L. offered to take over the hall, but the offer was flatly refused by both the Trustees and the Progress Association.*⁴⁷

S Kirby responded that at no time did the RSL offer to take over the hall.⁴⁸ James Stevens, a local who had settled in Bullsbrook in 1922, expressed opposition to the hall leaving the control of local ratepayers and going into the hands of the Roads Board. He wrote of the work done to the hall in his memory:

*I arrived here April '22 off Service and shortly after we raised sufficient funds to build another 20 feet on to the Hall and about eleven years ago another whip round provided a new floor. There is no doubt that had the Association gone about it in an open manner fund [sic] would very quickly have been provided for the two extra rooms. I might also say, the two extra rooms is a new one to me so far it has been a ceiling, plastering to walls, and new seating accommodation.*⁴⁹

At a further meeting on 3 August 1938 attended by '30 or 40 people' a resolution was passed to hand control of the hall over to the Swan Road Board. It was vested in the Swan Road Board on 9 September 1938.⁵⁰ On 6 March 1939 a meeting was held to elect a seven strong committee of Management and Officers. Subsequent works carried out amounted to £300, and included an addition (no

⁴⁴ Pollock, G., *Chitta-chitta: Valley of Citrus*, Veritas, Bullsbrook, 1987, p. 26.

⁴⁵ Swan Road Board. Proposed townsite at Bullsbrook. Cons 955 Item 35/0443, SRO.

⁴⁶ Letter from H Pease Sec BPAA to PWD 4.3.1938 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO. Note, have not been located in PWD files.

⁴⁷ *West Australian* 27 June 1938 p 7

⁴⁸ *West Australian* 7 July 1938.

⁴⁹ Letter from James Stevens to PWD 15.9.1938 in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁵⁰ *Government Gazette* 9.9.1938 p 1435.

details provided on file⁵¹), renovations and additional seating. Interest in managing the hall waned, and the Road Board then appointed a caretaker for the letting and cleaning of the hall. All other business had to be transacted at the Road Board Office.⁵²

In April 1941 a Swan Road Board meeting discussed the RSL's approach to them regarding taking over the hall. The RSL has been offered a block of land near the Bullsbrook Hotel and a proposal to erect their own hall, but were first seeking the option to buy the Bullsbrook Hall. Consideration was given to sell the hall to the RSL for £300.⁵³

In July 1941 the Roads Board announced a referendum for ratepayers to be held on 23 August 1941 regarding whether to hand control of the hall to the RSL.⁵⁴ This caused some consternation amongst ratepayers, who had been led to believe the Roads Board would take care of the hall for continued public use. There was some division between ratepayers on the 'east side' and those on the 'west,' with some on the east side not willing to pay a levy to upkeep the hall.⁵⁵

The referendum result was 36 in favour and 15 against the Swan Road Board disposing of the Hall to the RSL.⁵⁶

A valuation of the hall and contents in September 1941 was as follows:

Building	£425.0.0
Lighting	£5.10.0
Piano	£30.0.0
10 new seats	£28.10.0
<u>Other</u>	<u>£7.0.0</u>
TOTAL	£495.0.0

It is unclear why the transaction was never finalised. Instead of the RSL buying the hall, records show they took up a lease. In 1946 it was noted that the RSL was leasing the hall for £5 per annum from the Swan Road Board, and were responsible for all maintenance costs. Syd Kirby, earlier a trustee of the hall, wrote to the PWD asking for the hall to be re-vested to the community, and for the trustees of the recreation ground to take over the hall from the Swan Road Board, as 'there is a movement in the district to form some sort of organisation open to the general public.'⁵⁷ However, due to a lack of interest the Bullsbrook Progress Association was declared finished in 1946.⁵⁸

A regular use was found for the hall when the Country Women's Association established a branch at Bullsbrook. The Country Women's Association began in

⁵¹ This could possibly be the foyer addition to the northern end.

⁵² Letter from Swan Road Board 16.9.1941 to PWD in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁵³ Letter from Swan Road Board 16.9.1941 to PWD in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁵⁴ *West Australian* 8.8.1941

⁵⁵ Letter from concerned ratepayer T Hunter 7.8.1941 to PWD in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁵⁶ Letter from Swan Road Board 16.9.1941 to PWD in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁵⁷ Letter from Syd Kirby of 'Wilgro' 30.12.1946 to PWD in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

⁵⁸ Various correspondence in Bullsbrook Hall, Cons 689 Item 1925/1126, SRO.

Western Australia in 1924 as a non-party political, non-sectarian and not for profit organisation with the first branch being at Nungarin. The aim of the Association then, and still, is to improve the wellbeing of all people, especially those in country areas by promoting courtesy, cooperation, community effort, ethical standards and the wise use of resources. CWA was formed to meet the needs of the time – to help women in isolated rural communities and to provide a voice to Government to seek solutions to the difficulties facing families in such areas.⁵⁹

On 15 May 1963 the Bullsbrook Country Women's Association branch was formed, and used the Bullsbrook Hall for their monthly meetings until the branch closed in December 2003. For this reason the place is also known locally as the CWA Hall. As at 2012, the CWA is in the process of trying to re-establish the local branch.⁶⁰

Aerial photographs show little change to the building since 1965. The brick toilet block at the rear was erected sometime in the early 1980s. The playground and gravelled carparking to the east of the hall was established between 1985 and 1995. During this time the area in general became more built up with all lots in Turner Road and surrounds developed.⁶¹

The West Bullsbrook Hall's pianola, bought by residents' fundraising efforts in the 1930s and in many people's memory an integral part of the hall's history, is no longer in the hall. Records show that in 1986 the Shire of Swan requested of the Bullsbrook History Association to relocate the pianola from the Bullsbrook Hall to the Shire's Administration Centre for 'background music at Council receptions.'⁶² The Bullsbrook Residents and Ratepayers Association still have the rolls for the pianola, but the location of the pianola itself is unknown.⁶³

2.3 COMPARATIVE INFORMATION

In the immediate local area West Bullsbrook Hall remains intact whereas the Chittering Town Hall was demolished in 1967 and replaced with a new structure the same year.⁶⁴ The Lower Chittering School and Hall is also no longer extant.⁶⁵ It is listed on the City of Swan's MHI as an historic site.

The Bullsbrook Hall, called the Pickett Park Hall, in Maroubra Avenue, was built in the new planned town of Bullsbrook, which was established in association with the 1938 Pearce Airbase.⁶⁶

Many agricultural halls were constructed throughout the State in the late nineteenth and early twentieth centuries utilising the Grant-in-Aid scheme and

⁵⁹ CWA of WA: <http://www.cwaofwa.asn.au/history.html>

⁶⁰ CWA records; Conversation between Carmel Given and Jocelyn Mitchell, CWA head office, 31 Jan 2012; *Memories of Chittering and Bullsbrook 1830-1995*, Vera Crocker p 36.

⁶¹ Landgate aerial maps 1965-2011: <https://www.landgate.wa.gov.au/bmvf/app/mapviewer>

⁶² Letter from Shire Clerk to Bullsbrook History Association 28.10.1986, copy provided by BRRRA to historian.

⁶³ Email from BRRRA President Anne Sibbel to Carmel Given, 14.2.2012.

⁶⁴ Pollock, G., *Chitta-chitta: Valley of Citrus*, Veritas, Bullsbrook, 1987, p. 49.

⁶⁵ HCWA Place No 14187.

⁶⁶ Swan Road Board. Proposed townsite at Bullsbrook. Cons 955 Item 35/0443, SRO.

funds raised by willing residents. Other examples of this are the Cunderdin Hall, (1910) and the Glen Forrest Hall (1897).⁶⁷

2.4 FURTHER RESEARCH

Time constraints on this project have not allowed for more in-depth research. Areas to pursue include:

- PWD Tender details to confirm builder.
- For how many years the Bullsbrook RSL leased the hall.

⁶⁷ HCWA Assessments for Glen Forrest Hall P1691, Cunderdin Hall P654.

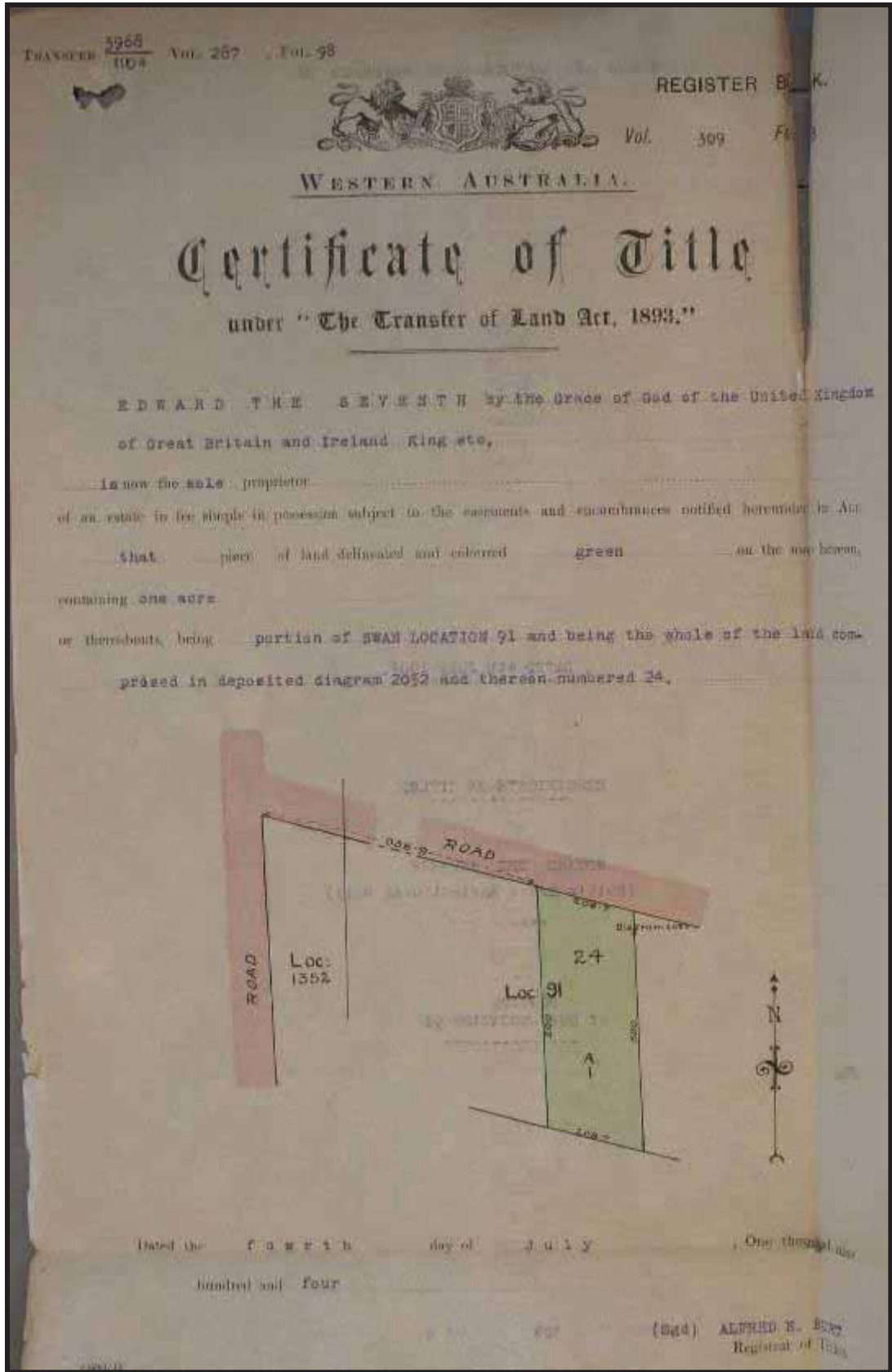


Figure 2 Certificate of Title; transfer of Lot 24 from S Copley to government.
 Source: 'Bullsbrook Hall' Cons 689 Item 1925/1126, SRO.

PUBLIC WORKS DEPARTMENT
WESTERN AUSTRALIA

FORM "A"
ERECTION OF BUILDING.

APPLICATION FOR A GRANT-IN-AID
FROM THE VOTE

*Grants-in-aid for construction of and additions to Mechanics' Institutes, Miners' Institutes,
Agricultural Halls, and kindred Buildings.*

To THE UNDER SECRETARY FOR PUBLIC WORKS,

Application is hereby made for a sum of £142.8.0 towards the construction of a *Public Hall*
at *Bullsbrook*. *Land value at £25 or total £160*

The sum of £142.8.0 has been subscribed locally, and we enclose bank certificate showing that
the sum lies to the credit of the elected Building Committee, consisting of Messrs *J. Taylor*
B. Turner *W. P. Ward*

The site on which it is proposed to erect the building is situated at *Bullsbrook*, and
is more particularly described on sketch plan herewith. The title stands in the name of *King Edward the 7th*

The population of this locality, within a radius of five miles of the proposed site, is estimated
at *200*, and the nearest institution of this kind is *1 1/2* miles distant.

The reasons which render a similar building desirable in this locality are set out hereunder.

G. Taylor
B. Turner
W. P. Ward } On behalf
of
Preliminary
Committee

Date *July*

Reasons in support of the request.

*That there is no building of any kind in
the district for the convenience of
the settlers.*

Particulars of proposed building.

*Hall to be built of bricks, size 20 feet wide
by 30 feet long, walls 12 ft high, with stone
room attached at back.*

Figure 3 Grant-in-Aid application form.

Source: 'Bullsbrook Hall' Cons 689 Item 1925/1126, SRO.

WESTERN AUSTRALIA. 5952/04

DEPARTMENT OF PUBLIC WORKS.

Grants-in-Aid for Construction and Additions to Mechanics' Institutes,
Miners' Institutes, Agricultural Halls, and Kindred Buildings.

RECORDS OF TRANSACTIONS.

Name of Institution	Bulls Brook Agricultural Hall
Description of Building	Brick 20' x 36'
Particulars of Site	Reserve 14006. Return of lot 25 of 1000 lot.
Date Site was vested in the Hon. the Minister	28th February, 1902
Date of Application for a Grant	July, 1904
Names of the Building Committee	G. Taylor B. Turner W. H. Ward
Date of Bank Certificate	11th. May, 1905 - £54 26th. July, 1904 - £11
Date that plans were approved by the Commissioner of Public Health	
Amount Collected by Public Subscriptions	£45/-/- & Block of land valued at £25/-/-
Date when amount collected by Public Subscriptions was expended	
Amount of Subsidy	£140/-/-
Date of Payment of Subsidy	27th. August, 1904
On what basis subsidy was granted	£2 for £1.
Date of receipt of Statement showing the total expenditure	20th. October, 1904
Names of the Committee of Management	1904 President: J. Gullan Secretary: C. W. McCorkill Treasurer: H. N. Turner R. Holtzhouse L. B. Weston J. Leblie & J. Summers
REMARKS	21st. January, 1915. 4/3/13. Hall vacant

Figure 4 PWD Record of grant.
Source: 'Bullsbrook Hall' Cons 689 Item 1925/1126, SRO.



Figure 5 Bullsbrook Hall c1925.

Source: Courtesy E Taylor, provided by BRR; also reproduced in *Memories of Chittering and Bullsbrook 1830-1995*, Bullsbrook History Association, Access Press, Northbridge WA, 1995, p 103.



Figure 6 Aerial Photograph 11 March 1965

Source: Landgate Mapviewer Mosaic at <https://www.landgate.wa.gov.au/bmvf/app/mapviewer/>



Figure 7 Aerial Photograph 19 May 1985

Source: Landgate Mapviewer Mosaic at <https://www.landgate.wa.gov.au/bmvf/app/mapviewer/>



Figure 8 Aerial Photograph 21 October 2011

Source: Landgate Mapviewer Mosaic at <https://www.landgate.wa.gov.au/bmvf/app/mapviewer/>

3.0 PHYSICAL EVIDENCE

3.1 SITE

The West Bullsbrook Hall is located on a rectangular, relatively flat site that is orientated in a north south direction. The Hall is located in the north-west section of the site, addressing Turner Road. The site is bounded by Turner Road to the north and Brockholes Street to the South. To the east and west of the site is residential housing.

There is a graded, small carpark accessed from Turner Road and adjacent to the carpark is a children's playground. There is bench seating adjacent to the playground. In the centre of the site is a face brick toilet block with a corrugated steel gable roof. To the south of the site is an open grass area and bordering Brockholes Street are mature eucalyptus trees.

The site has sparsely planted mature trees, grass and sand cover to the ground. One mature eucalypt is located in close proximity to the east elevation of the Hall. The tree is overhanging the roof of the Hall.

There is a sign located at the northern end of the site advertising the Bullsbrook Muchea Christian Fellowship Sunday Morning Service at 10am.

3.2 ARCHITECTURAL STYLE

The West Bullsbrook Hall was constructed in 1904 and extended in 1925. It was built during the Federation Period. The Hall is a single storey utilitarian building with simple brick detailing and simple render detailing to the north elevation.

3.3 EXTERNAL DESCRIPTION

3.3.1 North Elevation

The north elevation consists of the gable end of the main Hall and the lower scale of the gable end of the entry. The main Hall elevation is unpainted cement rendered brickwork. The elevation finish is scored to resemble coursed stone or blockwork. The elevation at the apex of the gable has fixed louvers. The eaves are timber battened.

The lower gable roof is over the entry. The elevation has a small parapet with the roof behind. There is some simple detailing to the corners of the wall with a stepped edge to the corner of the roof and wall. There is also a series of narrow horizontal recesses to the render at the corners of the wall. A narrow vertical recess to the render is centrally located at the apex of the gable.

The main Hall has the following lettering to the elevation - BULLSBROOK HALL.

The entry gable has a circular metal sign attached at the apex of the gable. The sign has the CWA insignia with the words – FOR HOME AND COUNTRY.

There is cracking in the main Hall elevation extending from the top of the side walls to the top of the lower walls of the entry. The cracking is roughly at a 45 degree angle and is on both sides of the elevation. There is also a horizontal crack on the west side of the elevation.

3.3.2 East Elevation

The east elevation consists of three distinct sections.

- Entry to the northern end
- Hall
- Kitchen to the southern end

Entry to the Northern End

The side elevation of the entry consists of a corrugated iron roof, cement rendered brick walls and timber boarded double entrance doors. The doors are located centrally and there are two steps to the entry level. There is a rectangular downpipe that discharges directly on to the ground.

Hall

The side elevation of the Hall is divided into five bays with buttresses, a centrally located window to four of the bays and double doors to the end bay. The roof is corrugated iron laid in long sheets. There is a timber fascia with an ogee profiled gutter and a timber gutter scotia.

The walls are face brick laid in stretcher bond. At the base of the wall the brickwork is laid in English bond. The brick colour is red and ochre tones. The buttresses are two bricks wide (500mm approximately) and one and a half bricks deep to the lower section of the pier and one brick deep to the upper section of the buttress. The lower section of the buttress is 1400mm high with a sloped rendered capping and the upper section is approximately 2200mm high with a rendered capping. There are terracotta wall vents at the base of the wall and two metal vents are located in two of the bays.

The windows are timber casement with a central horizontal glazing bar and a fixed window above. The heads of the windows have a brick flat arch and the sills are rendered. There are steel security grilles to the windows.

The southern bay of the Hall has a concrete lintel and timber boarded double doors with a timber threshold. Above the door is evidence of a former opening, presumed window, with a brick arch above. The former opening has different brick type and bonding. Adjacent to the door is a built up concrete apron with a concrete path leading to the separate toilet block.

There is evidence of general repair to the brickwork. There is some brick replacement and many areas of brick repointing. Some repairs have been completed with hard mortar. There is deterioration and fretting of brick evident to the lower level of the wall at the northern end. Also at the northern end there is a section of brickwork not keyed into the wall.

Kitchen to the Southern End

The skillion roofed addition to the rear is corrugated iron clad with a timber boarded door with a timber threshold and a timber casement window. There is a steel grille over the window.

3.3.3 South Elevation

The south elevation consists of the gable end of the main Hall and the lower scale of the skillion roofed kitchen. The main Hall elevation is stretcher bond face brickwork. The elevation at the apex of the gable has fixed louvers.

The lower skillion roof section is clad in corrugated iron laid in horizontal sheets. A rectangular downpipe discharges directly onto the ground.

At the western end of the south elevation is a circular corrugated iron water tank. The tank is on a timber platform that is supported by a simple steel structure. A remnant water tank filled with sand is located on the ground adjacent to the platform.

3.3.4 West Elevation

The west elevation is similar to the east elevation. The notable differences include the following:

- all five bays have a central window;
- there is evidence of a former opening, presumed door, to the southern skillion addition, and
- evidence of a former opening with some brickwork not keyed in to the wall at the northern end of the elevation.

At the southern end of the elevation a pvc downpipe runs from the gutter to the water tank. There is a rectangular downpipe discharging onto the ground at the northern end of the elevation.

3.4 INTERNAL DESCRIPTION

Entry

The entry has a painted concrete floor, painted rendered walls and compressed fibre cement ceilings with timber cover battens. There is a fixed timber rectangular window to the north wall and double timber boarded doors to the east. A double width entry to the hall is centrally located.

Hall

The rectangular hall has 120mm wide polished timber boards and 60mm x 30mm timber block skirtings. The walls are rendered with a dado line run in the render. Ceilings appear to be plaster board (or compressed fibre cement) with timber cover battens. The line of the ceiling follows the angle of the roof for approximately 1000mm adjacent to the external walls and is flat to the centre of the room. There are plaster ceiling vents and four steel tie rods.

The windows are single timber casement with a fixed window above. The east and west walls have two metal vents to each wall. There are three suspended ceiling fans and four fluorescent light fittings. There are timber double doors to the east wall at the southern end.

The walls are painted cream above the dado and pale blue below. The ceiling is painted cream.

Kitchen

The kitchen is located at the southern end of the building. The floor is vinyl sheeting on timber and the walls and ceiling are painted compressed fibre cement with timber cover battens. The ceiling line follows the angle of the skillion roof.

The north wall is the brick wall of the hall and is painted. There are two timber casement windows, one to the east and one to the west wall. Two four panel timber doors provide access to the hall on the east and west side of the kitchen. There are brick arched heads above these doors. There is a kitchen fitout with benches, cupboards, sinks and a stove.

4.0 STATEMENT OF SIGNIFICANCE

West Bullsbrook Hall, a utilitarian single storey brick and iron building constructed in 1904, with an extension in 1925, has cultural heritage significance for the following reasons:

It is highly valued by the Bullsbrook community for its historical associations with the early development of Bullsbrook and its associations with early pioneers of the district;

the establishment of the place through community fund-raising represents the optimism and community spirit of the early twentieth century, and its subsequent additions and change of use indicate changing patterns of community life;

the place represents the practice in regional areas of adapting civic buildings for various uses over time, having originally been built as an Agricultural Hall, serving as a temporary school (1924), an RSL Hall (1940s), a CWA Hall (1963-2003) and for regular religious services;

the building is an example of the trend for local communities, during the late nineteenth and early twentieth centuries, to construct public halls for community use with the assistance of the State Government 'Grant in Aid' Scheme;

the hall contributes to the community's sense of place, as it has remained in use as a community based facility associated with the working, social and recreational life of the local community since 1904.

5.0 PHOTOGRAPHS & DRAWINGS



Photo 1

View of site from Turner Road looking south.



Photo 2

View of site from Turner Road looking south.



Photo 3

View from centre of site looking north towards Turner Road.



Photo 4

View from centre of site looking north towards Turner Road. Toilet block and playground.



Photo 5

View from centre of site looking south towards Brockholes Street.



Photo 6

North Elevation.



Photo 7

North & East Elevation.



Photo 8

East Elevation.



Photo 9
East Elevation.



Photo 10
East Elevation.



Photo 11

South Elevation.



Photo 12

West Elevation.



Photo 13

West & North Elevation.



Photo 14

Interior of Hall looking north.



Photo 15

Interior of Hall looking south.



Photo 16

Interior of Hall - ceiling.



Photo 17

Interior of Hall - entry.



Photo 18

Kitchen at south of Hall.



Photo 19

Kitchen at south of Hall.

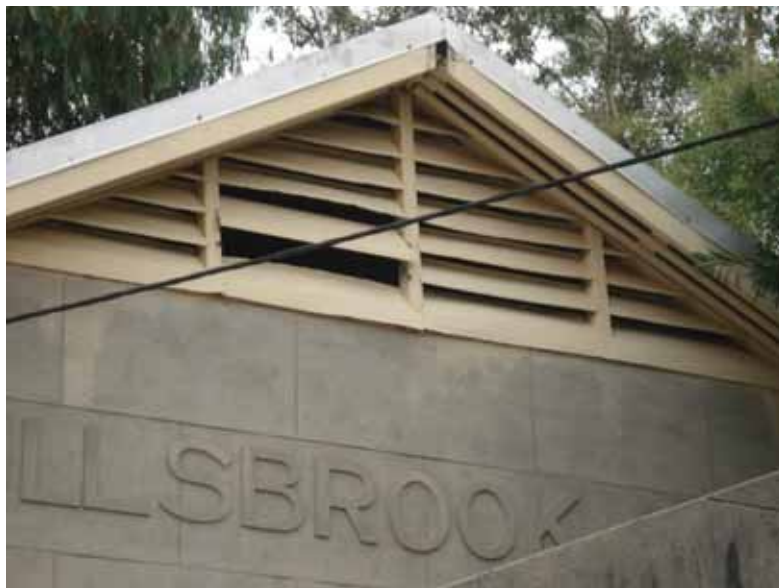


Photo 20

North Elevation gable detail.



Photo 21

North Elevation detail.



Photo 22

East Elevation detail.



Photo 23

Interior of Hall – wall vent.



Photo 24

*Interior of Hall – timber casement
window detail.*

REFERENCES

State Records Office:

Bullsbrook Hall. Cons 689 Item 1925/1126.

Education Dept, Bullsbrook - buildings and works, Cons 1497 Item 1915/3618.

Chidlows-Bullsbrook, Swan Roads Board, Map 535C, PWD 14225, 1919, Cons 1647 Item 14225.

Swan Road Board. Proposed townsite at Bullsbrook. Cons 955 Item 35/0443.

Other archives:

Certificate of Title Vol 309 Fol 8 Diagram 2052.

CWA Records, CWA Head Office Tel: (08) 9321 6041.

Newspapers:

Government Gazette

Sunday Times

Swan Express

West Australian

Secondary Sources:

Bourke M J, *On the Swan: A History of the Swan District Western Australia*, UWA Press, Nedlands, 1987.

Ewers, J. K., *The Western Gateway: A History of Fremantle*, 2nd revised edition, Fremantle City Council, 1971.

Gregory, Jenny & Jan Gothard (Eds), *Historical Encyclopedia of Western Australia*, UWA Press, Nedlands, 2009.

Memories of Chittering and Bullsbrook 1830-1995, Bullsbrook History Association, Access Press, Northbridge WA, 1995.

Minchin, R.S. & Higham, G. J., *Robb's Railway: Fremantle to Guildford Railway Centenary 1881-1981*, Australian Railway Historical Society (WA Division), 1981.

Pollock, G, *Chitta-chitta: Valley of Citrus*, Veritas, Bullsbrook, 1987.

Stannage C T (Ed), *A New History of Western Australia*, UWA Press, 1981.

Websites:

City of Swan: http://www.swan.wa.gov.au/Visitors/History_and_Heritage

Country Women's Association of WA: <http://www.cwaofwa.asn.au/history.html>

Fremantle Prison: <http://www.fremantleprison.com.au/HISTORY>

Heritage Council of Western Australia: <http://register.heritage.wa.gov.au/>

Landgate: <http://www.landgate.wa.gov.au/corporate.nsf/web/History+of+metropolitan+suburb+names>

Midland Brick: <http://www.midlandbrick.com.au/history/default1.asp?AUD=History&site=midland>

South West Aboriginal Land and Sea Council: <http://www.noongar.org.au>

Whiteman Park: <http://www.whitemanpark.com.au/aboutwhitemanpark/about/lewwhitemanslegacy.aspx>

Oral Sources:

Rosemary Scantlebury, Ellenbrook

Anne Sibbel (President) and members of Bullsbrook Residents and Ratepayers Association History Group

West Bullsbrook Hall

Assessed February 2012