



**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 documentation for this place is based on the heritage assessment completed by Robin Chinnery, Historian, and Philip Griffiths, Architect, in May 2004, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.22 Lodging people
- 3.23 Catering for tourists
- 8.4 Eating and drinking

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 111 Depression & boom
- 311 Hospitality industry & tourism

11.1 AESTHETIC VALUE*

Freemasons Hotel, Bridgetown is a fine representative example of a substantial hotel in the Federation Filigree design style, with many fine internal spaces and a set of sympathetic additions and alterations in the Inter-War Art Deco style. (Criterion 1.1)

Hampton and Steere streets are part of an important historical streetscape, and *Freemasons Hotel, Bridgetown* is a landmark feature in this streetscape. (Criterion 1.3)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Bridgetown has a significant historic core of buildings from the Federation and Inter-War period. The group includes civic and commercial buildings, many of which are in a comparatively authentic state, and is part of one of the State's more important rural town streetscapes. *Freemasons Hotel, Bridgetown*, prominently located opposite the *Town Hall* on the corner of Hampton and Steere streets, plays a pivotal role in the visual unity of the group. (Criterion 1.4)

11. 2. HISTORIC VALUE

Freemasons Hotel, Bridgetown, one of the largest hotels in the South-West region, illustrates the high standard of accommodation provided for visitors and travellers, and the various facilities provided for them and the local trade by a substantial and well known country hotel. (Criterion 2.1)

Freemasons Hotel, Bridgetown was built in 1905, in a period when the fruit growing industry in the Bridgetown district was expanding and the town was prospering following the opening of the South-West Railway. (Criterion 2.3)

Freemasons Hotel, Bridgetown was built for timber merchant Robert Bunning, by his family company, Bunning Bros., whose timber business later became the largest in the State. Well known hotel-keepers included Robert Crawford, and owner-licensee William James Kynaston, whose family owned the place for more than 40 years. Architect W. G. Pickering designed the replacement balcony and other alterations to the place in 1938. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Freemasons Hotel, Bridgetown is highly valued by the community for social and cultural reasons, having served the community as a hotel for nearly 100 years, and also for aesthetic reasons, being the most notable two storey Federation period building in Bridgetown. This is evidenced by its inclusion in the Municipal Heritage Inventory for the Shire of Bridgetown-Greenbushes, with the recommendation that the place be conserved and considered for entry in the Register of Heritage Places. (Criterion 4.1)

Freemasons Hotel, Bridgetown contributes to the community's sense of place as a prominent landmark at the corner of Steere and Hampton Streets, and an integral part of the streetscape of Bridgetown for nearly 100 years. (Criterion 2.4)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Freemasons Hotel, Bridgetown is unusual as a country town hotel for the large amount of accommodation it provides and its overall size. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Freemasons Hotel, Bridgetown is a fine representative example of a substantial hotel in the Federation Filigree design style. The place also retains some notable features from the alterations and additions made in the

Inter-War period, in particular in the bar areas and the gentlemen's bathroom and toilet facilities at the first floor. (Criterion 6.1)

Freemasons Hotel, Bridgetown provides evidence of the custom of providing accommodation for the travelling salesman and businessman, and the size of the rooms indicates a higher standard of accommodation than many similar hotels in its class. (Criterion 6.2)

12.3 CONDITION

Freemasons Hotel, Bridgetown has been maintained continuously over time, with elements such as the verandah having been thoroughly renovated a number of times. Upgrading from time to time has meant that some fabric has been removed and replaced with alternative material. Items such as bars have been replaced and paint stripping to timber joinery has impacted on the condition of internal joinery. The original toilets have been in disuse and are in poor condition. Overall however, the place remains fair to good condition.

12.4 INTEGRITY

Until 2004, *Freemasons Hotel, Bridgetown* functioned as a hotel and shops. The shops continue to function along similar lines to that intended, but the hotel has ceased to operate. The evidence provided by the fabric extends over the entire period of use, with periodic endeavours to keep pace with changing expectations. The main evidence relates to the Federation and Inter-War period. The place retains a high degree of integrity.

12.5 AUTHENTICITY

There has been a good deal of change throughout the building, but much of it is superficial. The main spaces are little altered, apart from the kitchen area. Bars have been refitted, an entrance lobby introduced, some joinery stripped, partition walls removed and the like. The verandahs are much altered, but retain the original intent. However, the underlying fabric relates to the Federation and Inter-War periods of construction and is authentic.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

Freemasons Hotel, Bridgetown is a two-storey Federation Filigree style hotel and pair of shops. Bunning Bros. built it for Robert Bunning in two stages, 1905 and c. 1907. In 1939, a wing was added on Hampton Street in the Inter-War Art Deco style, the verandah was replaced and other works carried out to the design of architect W. Pickering. Internal alterations were made to the ground floor in 1992.

In 1852, A. C. Gregory carried out the original survey of the Geegelup area. In 1855, the first pastoral leases in the district were granted to Edward Hester and John Blechynden, who took up large holdings in the district, where they introduced sheep and cattle. In 1862, John Allnutt began to establish an orchard in the district, which was to lay the foundation of the fruit growing industry in the area.¹ In 1862, James Forrest (father of Sir John Forrest) was appointed as a temporary policeman in the district. Constable Abraham Moulton, the first permanently appointed policeman in the district, followed him. The area under his administration was large, extending from Minninup (later named Donnybrook), east to Kojonup, south to the coast, and west to Sussex (later named Busselton).²

In 1866, Mrs. Moulton was appointed as postmistress for Geegelup.³ In 1867, the first police station was built at Geegelup, on the south bank of the Blackwood River.⁴ In 1868, following requests from the European settlers that some lots should be laid out on the Geegelup townsite as an inducement to a blacksmith, carpenter, wheelwright, and shoemaker, who had been there for some time, to settle in the place and to encourage others to follow suit, T. Campbell Carey surveyed the townsite. He suggested that the place be named Bridgetown.⁵

On 4 June 1868, the town of Bridgetown was proclaimed by Governor J. S. Hampton, after whom the main street in the town was later named.⁶ On 9 June, the *Government Gazette* notified that 56 lots, numbered 1 to 56, were being offered for sale on the new townsite, most being two and a half acres in area.⁷ By 1872, the town consisted of seven houses, including the police station, a general store, a small building for an hotel, and Joe Smith and John

¹ 'Commemorating Fifty Years of Federation, 1901-1951: Nelson District Jubilee Celebrations' Battye Library PR 8679/BRI/51; and *Bridgetown Centenary Year 1868-1968* (Shire of Bridgetown, 1968) p. 4.

² Gaines, C. 'Bridgetown 100 Years of History' (Typescript Thesis, 1970, in Battye Library) p. 4; and McAlinden, I. *People and Places: Short Stories* (Paterson Brokensha Pty. Ltd., Perth, 1952) p. 110

³ 'Bridgetown Police Station' (Typescript, Library and Resource Centre, Western Australian Police)

⁴ *Government Gazette* 26 February and 26 May 1867.

⁵ Letters from Assistant Surveyor T. Campbell Carey to Surveyor General Captain Roe, 2 February and 20 April 1868, in *Bridgetown Centenary Year* op. cit., p. 3.

⁶ *Government Gazette* 16 June 1868.

⁷ *Government Gazette* 30 September 1868.

Blechynden's houses.⁸ Through the 1870s, the population increased slowly. The pastoral industry and timber cutting were the predominant industries in the district, as the fledgling fruit growing industry continued to have difficulties due to its distance from markets. By 1879, Bridgetown had grown to 20 households, several stores, and public houses.⁹ In 1880, Police Station and Lockup, Bridgetown, was built at Lot 38, Hampton Street¹⁰, the first of a group of public buildings to be built in this precinct of Balbarrup Road (later Hampton Street), Bridgetown, that would include the Bridgetown Courthouse (1893) and the Mechanics Institute/Town Hall.¹¹

The building boom in the wake of the Western Australian Gold Boom brought an increased demand for sawn timber, and numerous spot mills were opened in the Bridgetown area, with the first steam driven mill opening in 1895.¹² The expansion of the timber industry brought an increase in population. An 1895 map of Bridgetown shows only one named building, the police station, in a small group of public buildings that includes the Courthouse.¹³

In 1898, the opening of the railway to Bridgetown provided the means for the fruit growing industry to expand, as it brought the markets on the Goldfields within reach. Following the completion of the railway, many of the construction workers remained to settle on holdings in the district, further boosting the local population to 210.¹⁴

By c. 1900, Bridgetown was renowned for quality of its fruit and the growing areas were increasing annually. Noteworthy businesses in the town at this period were the general store, under Mrs. Jane Coverley, who had taken over from her father, Peter Jenkins, and Warner's Hotel, under Mr. P. Diprose. It was 'a handsome two-storey edifice, substantially built of brick and stone', 'one of the most prominent establishments' in the town, with the noted feature of a 'spacious balcony which runs around the building', from which patrons might enjoy the view of the surrounding countryside.¹⁵

In the early 1900s, Robert Arthur John Crawford (b. Windsor, Victoria, 1877, arr. Western Australia, 1900) took over operation of the Freemasons Hotel at Bridgetown, which in this period was located 'at the southern end of the town.'¹⁶ Being somewhat removed from the centre of the town, the hotel was not as well patronised as those in a more central location, and so a new hotel was built in more a central location, on Bridgetown Town Lot 20 at the corner

⁸ May, John 'Recollections' in *Blackwood Times* 16 March 1934.

⁹ *Bridgetown Centenary Year* op. cit., p. 7.

¹⁰ *Government Gazette* 23 and 30 September 1879, 10 February and 16 March 1880.

¹¹ *Government Gazette* 19 May and 25 August 1892; and Statement of Works carried out during the six months ending 30 June 1893 and Return of Contracts Let during 1892 in Public Works Department Report, in *Votes and Proceedings* 1893, p. 7 and p. 21 respectively.

¹² Gaines, C. op. cit., p. 15.

¹³ Bridgetown (27 June 1895), Battye Library, Rare Map Collection; and Townsite of Bridgetown, PWDWA 5915, SROWA microfiche.

¹⁴ 'Commemorating Fifty Years ...' op. cit.

¹⁵ *Twentieth Century Impressions of Western Australia* P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000, pp. 538-539.

¹⁶ Battye, J. S. *The Cyclopaedia of Western Australia* The Cyclopaedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985, Vol. 2, p. 464.

of Hampton and Steere Streets, which Robert Bunning, timber merchant, had acquired in 1902.¹⁷

Robert Bunning and his brother, Arthur, (b. London), sons of carpenter and builder, Joseph Bunning, had arrived in Western Australia on a visit in July 1886. Experienced builders, they recognised opportunities in the Colony and decided to prolong their visit. They may also have been known already to George Temple Poole, who had been appointed Superintendent of Public Works in 1885. In November 1886, they were awarded the contract to build additions to Fremantle Lunatic Asylum (present day Fremantle Arts Centre). It was to be the first of many building contracts undertaken by Bunning Bros. over the next 20 years, including Roebourne hospital and post office (1887), the south-west addition to the Asylum (1890), the Weld Club (1892), Trinity Church (1893), the Administration Block of Perth Hospital (1894) and Warden Finnerty's quarters (1895) at Coolgardie.¹⁸ From the late 1890s, as they expanded their business in the wake of the Western Australian gold boom, to provide building materials for their flourishing business, Bunning Bros. purchased brickyards and operated timber mills, and it was the latter which would be taken forward through the twentieth century.¹⁹

In c. 1904, Bunning Bros. commenced work on building the first stage of Robert Bunning's new hotel at Bridgetown, probably supplying timber and bricks through their own operations.²⁰ Physical evidence affirms that this stage comprised the two-storey wing along Hampton Street.²¹

On 14 March 1905, the newly completed *Freemasons Hotel, Bridgetown* was let to Elizabeth Hurst, wife of John Hurst, estate agent of Perth, for 10 years from 16 March 1905.²² Thereafter Robert Crawford served as publican of the Bridgetown Hotel for about two years.²³

On 25 March 1905, Elizabeth Hurst's husband, John Hurst, advertised that he had arranged 'for a long lease' of 'Freemasons Hotel, Bridgetown', 'the finest hotel in the South-West', and trusted that 'his varied experience in the requirements of an up-to-date hotel will be a sufficient inducement to his many friends to visit this splendid health resort.'²⁴ In May, he advertised 'THE LATEST, LARGEST, AND LEADING HOTEL IN BRIDGETOWN', and entrusted 'that his residence of nearly 20 years in Perth will entitle him to the confidence of all classes of Visitors to this Magnificent Sanatorium'.²⁵ Evidently Hurst was actively promoting the place in accord with the early twentieth century belief in the health benefits of a sojourn in the fresh country

¹⁷ Certificate of Title Vol. CCLIX Fol. 156.

¹⁸ Mills, Jenny *The Timber People: A History of Bunnings Limited* Bunnings Limited, Perth, 1986, pp. 2-21.

¹⁹ *ibid*, pp. 22-30.

²⁰ Jenny Mills (nee Bunning), telephone conversation with Robin Chinnery, 16 May 2004.

²¹ Note: Gaines, C. 'Bridgetown: 100 Years of History' Thesis, held in Battye Library; and Zinnecker, L. 'The History of Bridgetown's Four Hotels'. Photocopy, Battye Library, PR 8679 incorrectly state that the wing along Steere Street was the first stage.

²² Certificate of Title Vol. CCLIX Fol. 156.

²³ Battye, J. S. *op. cit.* Note: This building is now known as Nelson House.

²⁴ *Blackwood Chronicle and South-West Mining News* 25 March 1905.

²⁵ *Blackwood Times* 3 May 1905, p. 1. Note: John Hurst had been in business in Perth, trading as John Hurst & Co., hotel brokers and land agents, in Hay Street, Perth. (*Wise's Post Office Directory*, 1903, p. 457.)

air, and the convenience of railway travel to Bridgetown brought the place within relatively easy reach of the city. Hurst also appears to have conducted other business from the hotel, advertising his services as 'Estate and General Business Agent, Sworn Valuator', in the preparation of 'Plans and Specifications of all Kinds of Buildings and other Works', and supervision or reporting of buildings in course of erection.²⁶ He would continue to advertise such services and as 'Architect, Building Surveyor' after he left the hotel in January 1908.²⁷

By late 1906, Bunning Bros. had built the second stage of *Freemasons Hotel, Bridgetown*, comprising the two shops fronting Steere Street with additional bedroom accommodation at the first floor, as is evident in a photograph published in the *Western Mail* on 3 November.²⁸ On completion, the accommodation comprised 15 bedrooms '(well ventilated and comfortably furnished), two well appointed dining-rooms', a drawing room, smoking room and reading rooms, and 'its attractions are greatly enhanced by an 11 ft. wide verandah running the full length of the house.'²⁹ Sited prominently, and larger than other buildings in Bridgetown, the place became a landmark.

In early 1908, *Freemasons Hotel, Bridgetown* was leased to Robert Crawford for a period of seven years and seven weeks, dating from 27 January 1908, for rent, right of renewal and right of purchase.³⁰ In February, Crawford advertised that he had taken over 'this well-known hostelry', and that 'the hotel is now being completely renovated.'³¹ The lease, dated 3 April 1908, was registered on 5 May 1908, as was Elizabeth Hurst's surrender of lease.³²

In the pre-World War One period, the State government continued its programme of building railways to provide ready access to agricultural areas, including cross country links between the South-Western and Great Southern railways.³³ In February 1909, Crawford secured the Booth Rights and catering rights for the banquet at the official opening of the Boyup Brook Railway. He introduced entertainment at *Freemasons Hotel, Bridgetown*, with phonograph concerts 'off the balcony' every Saturday evening becoming a notable attraction.³⁴

In the pre-World War One period, Crawford owned 29 acres of land, about a mile from the hotel, 15 acres being 'a fine orchard', and a station property of 1,400 acres at Pierup.³⁵ Keenly interested in local affairs, he served as a member of Nelson Roads Board, and was a member of the Mechanics' Institute, of which he was vice-president for some years. He was patron of Bridgetown Race Club, took 'a prominent part in aquatic sports', including

26 *Blackwood Times* 16 August 1905, p. 2.

27 *ibid*, 31 January 1908, p. 3.

28 *Western Mail* 3 November 1906, p. 24.

29 Battye, J. S. *op. cit.*

30 Certificate of Title Vol. CCLIX Fol. 456.

31 *Blackwood Times* 11 February 1908, p. 2.

32 Certificate of Title Vol. CCLIX Fol. 456

33 Crowley, F. K. *Australia's Western Third: A History of Western Australia from the first settlements to modern times* Macmillan & Co. Ltd., London, 1960, pp. 162-163.

34 *Blackwood Times* February and October 1909.

35 Battye, J. S. *op. cit.*

organising local carnivals, and was a member of the Nelson Football Association, serving as president.³⁶

In c. 1913, a photograph shows *Freemasons Hotel, Bridgetown* at the corner of Hampton and Steere Streets, with the original timber balustrade to the first floor verandah and matching timber valance to the ground floor verandah. There appears to be an angled entry from the street directly beneath the angled verandah at the street corner.³⁷ Another photograph shows a corner of the well appointed drawing room, with the fireplace and mantle on the inside wall.³⁸ The amenities at this date included acetylene gas lighting to the whole building, hot and cold running water, a plunge bath 'and other luxuries' which were 'always available', horse stables and automobile garages.³⁹ It was reported 'in every respect the hotel ranks among the best in the south-western district and is conducted on the most up-to-date lines', served liquors 'of the best quality', whilst 'the cuisine, under the superintendence of Mrs. Crawford, is of a character to satisfy the most fastidious taste.'⁴⁰

On 11 September 1920, *Freemasons Hotel, Bridgetown* was leased to Crawford for five years.⁴¹ On 26 August 1921, the place was transferred from Robert Bunning to Ernest Teggin, storekeeper, of Bridgetown. On 11 July 1922, Crawford surrendered his lease of the hotel. Subsequently, from 18 October 1922, the place was leased to Alfred Gordon Baty, hotel proprietor, of Manjimup, for a term of five years.⁴²

In the mid-1920s, Harold George Brock served for a period as the publican at *Freemason's Hotel*.⁴³

On 23 April 1925, a new Certificate of Title for the place was issued to Ernest Teggin. On 29 April 1927, the place was transferred to William James Kynaston, hotelkeeper, who mortgaged it to Teggin to secure the sum of £8,500.⁴⁴ In 1928, a photograph of Steere Street shows *Freemasons Hotel, Bridgetown* with the original balustrading to the verandahs.⁴⁵ A photograph, believed to date from c. 1930, shows a view of Bridgetown looking east over *Freemasons Hotel, Bridgetown* before the two storey addition was made to the south side of the hotel.⁴⁶ This addition, which included additional bedrooms and a spacious men's bathroom and toilet facilities, was built fronting Hampton Street. It has not been possible to ascertain any specific details as the Shire Council has no building records from this period, and no details have been found to date.

36 ibid.

37 ibid.

38 ibid.

39 ibid.

40 ibid.

41 Certificate of Title Vol. CCLIX Fol. 456.

42 Certificates of Title Vol. CCLIX Fol. 456 and Vol. 784 Fol. 47.

43 Publican's General Licence, Nelson District in Outstation Register SROWA Cons. 3319 Acc. 18 Item 24, 1926.

44 Certificates of Title Vol. 784 Fol. 47 and 887 Fol. 39. Note: In 1927, Teggin was recorded as traveller, of Fitzgerald Street, North Perth.

45 Steere Street, Bridgetown, Battye Library Pictorial Collection, 816B/B966, 1928.

46 Bridgetown, 1939. Battye Library Pictorial Collection, 1766B/1, 1939.

In the period 1928 to 1933, *Wise's Post Office Directory* Kynaston was listed as the proprietor of *Freemasons Hotel*.⁴⁷

In 1934, Kynaston leased part of the land and the first floor of the buildings erected on the land coloured green on the map in the margin on the Certificate of Title, together with a right of carriageway, to James Hogg, hotel-keeper, of Collie for a term of seven years from 7 March 1934.⁴⁸ Evidently he did not remain for his full term, as D. S. McAlinden was the licensee in 1938.⁴⁹

In 1938, architect W. G. Pickering drew plans for replacement of the first floor balcony and other work to *Freemasons Hotel, Bridgetown*. Tenders were called and the contract duly awarded to J. Kalish at a cost of £400.⁵⁰ No plans have been located. However, physical evidence indicates the work probably included new ceilings in the bar areas.⁵¹

From 3 February 1940 to 6 March 1946, the place was leased to William Evan Clegg, the surrender of the previous lease being registered on 16 January 1941, and the new lease being registered on the same date.⁵² On 21 March 1941, the place was transferred to William James Kynaston, hotel keeper, and his wife, Sarah Ann Kynaston, both of Brighton Hotel, Cottesloe, as joint tenants.⁵³

In the post-war period, various hotel keepers operated *Freemasons Hotel, Bridgetown* including Roy de Pedro, R. R. Grant, George Fenton, Gordon Linton, Jack Debuljackavich, Mr. Deanis, Mr. Conaster, Mr. King and Mr. Kensitt.⁵⁴

On 20 September 1960, William Kynaston died, and his wife, Sarah Ann Kynaston, became the proprietor of the place by survivorship. On 16 May 1962, the place was transferred to her, along with William James Kynaston, Betty Isabel Hosken and Margaret Mary Kynaston, as joint tenants.⁵⁵

On 13 May 1970, the transfer of *Freemasons Hotel, Bridgetown* to Allen Thomas King, farmer, and Margery King, married woman, both of Bridgetown, as tenants in common in equal shares was registered.⁵⁶ On 11 January 1972, Margery King's undivided half share was transferred to Allen Thomas King, property investor, of Bunbury.⁵⁷

On 1 August 1979, the place was transferred to Ottavio Pagotto, retired businessman, Corina Pagotto, married woman, Maria Rita Pagotto, spinster, and Anita Flora Pagotto, spinster, all of Albany Highway, Bedforddale, as joint tenants. On 31 August 1981, Ottavio Pagotto died, and the place duly passed

47 *Wise's Post Office Directory* 1928 to 1934.

48 Certificate of Title Vol. 887 Fol. 39.

49 *Blackwood Times* 7 July 1938, p. 2.

50 *Building and Construction* 1 April 1938.

51 Site visit, Robin Chinnery and Philip Griffiths, 11 May 2004.

52 Certificate of Title Vol. 887 Fol. 39.

53 Certificate of Title Vol. 887 Fol. 39.

54 *Wise's Post Office Directory* 1947 to 1949; and Zinnecker, L. op. cit.

55 Certificates of Title Vol. 887 Fol. 39 and Vol. 1261 Fol. 175.

56 Certificate of Title Vol. 1261 Fol. 175.

57 Certificate of Title Vol. 1261 Fol. 175.

to his wife and daughters by survivorship, who continued to own the place through to 1991.⁵⁸

On 2 October 1991, *Freemasons Hotel, Bridgetown* was transferred from the Pagotto family to Pilbara Mica Corporation Pty. Ltd., the registered address of which was a post office box in Bridgetown.⁵⁹

In April 1992, plans drawn by L. M. Whitney for proposed alterations and additions to *Freemasons Hotel, Bridgetown* were received by the Licensing Court. The proposed works included removal of the existing male toilet in the area of the saloon bar, removal of a fireplace, bricking up of some existing openings, removal of some brick walls and the making of new openings, and alterations to kitchen, servery and preparation room facilities, and to toilet facilities.⁶⁰

On 26 May 1995, the place was transferred to T. C. Scott Pty. Ltd., at the same post office box as Pilbara Mica Corporation Pty. Ltd.⁶¹

In 1996, *Freemasons Hotel, Bridgetown* was included in the Municipal Inventory for the Shire of Bridgetown-Greenbushes, and recommended for Entry in the Register of Heritage Places.⁶²

In 2002, architect D. Singe drew plans for proposed alterations to *Freemasons Hotel, Bridgetown* for development of a liquor store within the hotel, and alterations to the internal functions of the building comprising the incorporation of an alfresco dining area in the area of the existing lounge bar. The Shire granted approval subject to several conditions including requirements related to the car park, upgrading of the right of way from Steere Street and provision of disabled access to the liquor store.⁶³

In January 2004, *Freemasons Hotel, Bridgetown* was closed, pending the proposed renovations. More recently, there have been discussions between the owner and the Shire with regard to the possibility of the place being purchased by the Shire, for re-development as a library, telecentre, community office and other community and civic uses.⁶⁴ In May, the place is not in operation as an hotel. Some rooms at the ground floor are in use for storage purposes, the two shops continue to be occupied by tenants, who operate a hair dressing salon and a florist business respectively. At the first floor, a small number of rooms are occupied by staff associated with other businesses operated by the owner of the place.

13.2 PHYSICAL EVIDENCE

Freemasons Hotel, Bridgetown is a two-storey Federation Filigree style hotel and pair of shops, built by Bunning Bros. for Robert Bunning in two stages, 1905 and c. 1907. In 1939, a wing was added on Hampton Street in the Inter-War Art Deco style, the verandah was replaced and other works carried out to

⁵⁸ Certificate of Title Vol. 1261 Fol. 175.

⁵⁹ Certificate of Title Vol. 1261 Fol. 175.

⁶⁰ Proposed Alterations & Additions for Freemasons (sic) Hotel, Steere Street, Bridgetown, 29 March 1992.

⁶¹ Certificate of Title Vol. 1261 Fol. 175.

⁶² MI.

⁶³ T. Clinch to D. Singe, 6 November 2002.

⁶⁴ T. Clinch to Director, HCWA, 22 April 2004.

the design of architect W. Pickering. Internal alterations were made to the ground floor in 1992.

Bridgetown has a significant historic core of buildings from the Federation and Inter-War period and this grouping is recognized in the Municipal Inventory as Bridgetown Conservation Area. The group includes civic (*Old Gaol and Police Quarters, Courthouse, Bridgetown Post Office, and Bridgetown Civic and Community Centre*) and commercial buildings (Hotels and Shops), many of which are in a comparatively authentic state and some of which are included in the Register of Heritage Places in their own right. The historic core centres on Hampton and Steere streets, extending for the greater part of Hampton Street in the north-south direction, and between Hampton Street and the railway in the east-west direction. *Freemasons Hotel, Bridgetown* prominently located opposite the *Bridgetown Civic and Community Centre* on the corner of Hampton and Steere streets plays a pivotal role in the visual unity of the group. It is one of the largest buildings in the town and by virtue of the verandahs extending to the road's edge, it has considerable visual prominence.

The immediate environment of the building includes a number of shops and a right of way to the east of the hotel, and a right of way to the immediate south, with more shops of various periods abutting and extending from the right of way.

The rear parts of the land have been graded for car parking and there are no formal plantings.

The building appears to have been constructed in three major phases, although it is not clear from the evidence which of the two early stages was first and the details of the two stages are virtually identical. Logically, the corner hotel was constructed first, the Steere Shops second, and then the remaining section of Hampton Street accommodation with ancillary accommodation last.

Hotel (1905)

The 1905 section of the building is a two storey Federation Filigree style⁶⁵ hotel, with a cellar under the entrance lobby area and front bar.

The exterior of the street faces of the hotel comprises the verandah element and the brick construction accommodation component. The current verandah is a replacement and comprises tall concrete haunches (a repair strategy), original stop chamfered posts fluted at post bracket level (although the latter have been removed) then a vertical timber frieze (also a replacement). There is a reed mould edged verandah beam, fascia, scotia and then the floor. The first floor verandah has a balustrade with vertical balusters, except for the eastern end of the north verandah that retains original profiled balusters. The first floor verandah posts are also stop chamfered and retain their post brackets, with a fascia over the posts, scotia and ogee profile gutter. The verandah floor and roof are replacement material and the footpath that runs up to the building is insitu concrete.

⁶⁵ 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, pp. 108-111.

The building envelope varies in style and construction between frontage treatments and other wall treatments. The frontage walls are tuck-pointed English bond brick, with stucco plinths, sills, strings and imposts, architraves, and pilasters. The ground floor treatment comprises a stucco plinth, render repair to the first few courses of brickwork, and then the tuck-pointed wall plane. The main entrance has a compound arched opening, with a pair of front doors, flanked by side panels and sidelights and a fixed fanlight, with the words 'Freemasons Hotel' and decorative motifs in acid etching. Other doors to bars are paired part-glazed doors in narrow openings. The remainder of the elevation is articulated with arched head single pane double hung windows, some of which retain acid etched glass with the names of room functions incorporated into the patterns. There are bars fitted to the dining room windows. Due to the change in ground levels, there are concrete steps leading down from openings on the Hampton Street frontage. At the first floor level, the tuck-pointed brick extends up to the wall plate, pilasters extend the full height of the elevation, and there are single pane double hung sash windows, French windows, and a pair of French doors giving access to the balcony on the Steere Street side and a single door on the Hampton Street side.

The roof is hipped, with plain brick chimneys extending through the ox blood red corrugated iron sheeted roof. Part timbered and bracketed gables give emphasis to the entry of Steere Street and the two entries on Hampton Street.

By way of contrast, the non-frontage elevations are simply treated with cut and struck jointed stretcher bond brick, with no decorative embellishments.

The plan of this section of the building comprises a cellar located under the entrance hall and public bar on the corner of the street, with a barrel race on Hampton Street. The ground floor comprises the entrance hall and stairs, dining room, toilets (located in the original kitchen), kitchen, laundry, original toilets, the former public and saloon bars (now joined together), and the lounge bar. At first floor level, there is a hall, corridors, four bedrooms on the Steere street wing, a lounge on the corner, and then eight rooms on the Hampton Street wing.

The cellar has concrete floors, lime washed face brick walls and an exposed timber soffit., timber ladder framed shelving, a timber access stair and timber barrel race, together with a collection of cool rooms, condensers, service pipes and wiring. Some of the brickwork is deeply eroded.

The entrance hall and stairs are comprises a long hall with timber floors with carpet and tile coverings, deep compound skirtings, plaster ceilings with cover battens and a cornice. The original timber dogleg format stair with turned new, wreath handrail and turned balusters remains in place. A glazed screen using Art Deco motifs from the inter war period has been added to form a wind lobby.

The dining room employs similar material, but features a bressemer across the ceiling, a fireplace with timber surround and mirror, lath and plaster ceiling with run cornices and ceiling roses. There is a pair of part glazed doors leading from the hall to the dining room and these are set on bomber hinges, and have acid etched glass with the words 'dining room' on the panels. A door in the south wall leads to the present kitchen and the traces of the

original kitchen entry can be made out in the plaster near the centre of the south wall. Three arched windows light the room. This is one of the finest spaces in the building.

The space that was once the kitchen is now divided into male and female toilets. The original room and roof lights can still be seen though ceiling manholes in the toilet area. The toilets are part of the 1992 works and have tiled floors, wall tiled to dado, plastered upper walls, plasterboard ceilings, and a coved cornice. All vanities, fittings and fixtures relate to the 1992 work and are modern pieces.

The present kitchen was an external space and has been formed by concreting an alleyway floor, fitting a roof, filling in openings, and fitting sinks, equipment, cool rooms, and other services.

The laundry once catered for laundry services and staff amenities and comprises the laundry, a water closet and a shower. The area has a concrete floor, plastered brick walls, a concrete soffit, double hung sash windows, concrete laundry troughs, a large copper hob and flue, a built in timber linen store, toilet with a wash down pan, and a modern cool room. A fly screened wall separates the laundry from the present kitchen.

The original toilets comprise concrete floors, lime washed rendered walls, fixed louvred windows, rendered urinals, and vitreous china water closet panes with wash down concrete cisterns.

The former public bar now flows through to the saloon and has a tiled (1992 tiles) and carpeted timber floor, plastered walls, one of which has been covered with 'Beautyboard', art deco style ceilings, cornices and ceiling roses, and a terrazzo art deco style bar front and footrest. Bar back fittings, including timbre faced fridges appear also to be from the inter-war period.

The saloon bar follows a similar pattern and is now opened into the adjoining lounge. A feature in this area is a brick faced fireplace which appears to be an inter-war reworking of an original fireplace. Doors in the east wall connect the saloon and lounge to the main corridor.

At first floor level, the generous stair landing is the hub of corridors that run to the south and to the east, with a further and more spacious corridor running north to give access to the verandah. Arched openings lead from the landing to the two accommodation wing corridors. There are 12" compound skirtings, plastered walls, moulded architraves, stripped four panel doors, run cornices and a lath and plaster ceiling. The dado is an applied paper that is a recent addition. Earlier dado work can be seen in the paint profile.

The same treatments are carried through to the lounge, where there is also a fireplace that has been reworked with face brick in a similar fashion to the saloon bar fireplace on the ground floor. In this room there are double hung sash windows and French windows that give access to the verandah.

The bedrooms are plain rectangles, with a single window to the outside wall, four panel door, lath and plaster ceilings, wall vents, and moulded 8" skirtings. Little has changed in the bedrooms.

Walls that are located over bressemeres or load bearing walls are in masonry construction and the remaining walls lath and plaster construction.

There have been numerous changes on the ground floor, both major and minor, but the original intent is legible. Changes include the adaptation of the original kitchen into two sets of toilets, the conversion of an external yard area into a kitchen, the addition of a wind lobby to the main entry, replacement of the bars (inter war period), and the partial removal of divisions between the public, lounge and saloon bars. Externally, the verandah's decorative elements have almost all been replaced, concrete haunches have been added to posts, the verandah has been re-roofed, and some changes have been made to doors leading onto Hampton Street. Other changes include stripping paint from some joinery and changes to decorative treatments and the removal and re-treatment of fireplaces. None of these changes have impacted on the general character of the place.

The place is generally in fair to good condition with some damp related fretting brickwork in the basement, poor standards of work in the present kitchen, and cracking in the upper stair landing area. The original toilets are in poor condition.

Hotel extension and shops (1907)

The 1907 section of the building is a two storey Federation Filigree style hotel extension and two shops. The exterior has been designed to match the adjoining hotel building. The building steps up from the 1905 building to take account of the rise in Steere Street.

There are minor differences in the verandah treatments to the extent that balusters are replaced with textured face asbestos cement sheeting and the frieze is treated with the same material.

The ground floor comprises two shop fronts with identical plans, a central recessed entry door flanked by two windows. The western entry to number 4 has a pair of timber panelled doors based on the same model as the dining room doors in the hotel, heavily timber framed windows, with a heavy timber transom, and a timber lined soffit. Number 6 has had the heavy timber transom and mullion removed and the mullion replaced with a very slim metal clad mullion. Each of the windows is a single glass plate.

The upper floor uses the same devices as the adjacent hotel building, but in this case each of the upper floor rooms has a double hung sash window and a pair of French doors.

The ground floor comprises two shops, each originally of three rooms, a yard area and a water closet to the rear, and the first floor comprises a corridor and four generous proportioned rooms. The ground floor extends beyond the plan of the first floor.

The shop at number 4 comprises a large space at the street frontage, formed by combining the original shop and rear quarters, then the original kitchen to the rear. It has a timber floor covered with vinyl, timber skirtings, painted plaster walls, and a lath and plaster ceiling. The original fireplace has been retained in the south-east corner of the shop. The kitchen has a timber floor, plastered walls, a double hung sash window to and part glazed and panelled door in the south wall. The original kitchen fireplace remains in place on the east wall. Outside the shop a concrete slab extends back to the toilet and this

area is covered with a lean to roof with an unlined soffit. The former external walls in this area have been rendered and painted.

The upper floor comprises a corridor and four rooms. A short flight of steps leads down into the original section of the hotel. The rooms have timber floors, moulded skirtings, plastered walls, run cornices, lath and plaster ceilings, ceiling roses, single pane double hung sashed windows, and the north facing rooms have French doors leading on to the balcony. The rooms have fireplaces with cast iron fireboxes, tiled decorative treatment and what appears to be replacement timber surrounds. Little has changed in these rooms.

Walls that are located over bressemeres or load bearing walls are in masonry construction and the remaining walls lath and plaster construction.

The original intent of this area is legible. The major changes relate to the removal of walls in the shops and quarters, changes to the verandahs, the shop front of number 6, joinery stripping, and work to fireplaces, together with the removal of sections of glass in the French doors and decorative treatments.

1939 Additions

The additions along Hampton Street comprise a two-storey accommodation and bathroom wing, with a verandah, which exhibits some Inter-War Art Deco style⁶⁶ features, but is generally in harmony with the adjacent 1905 building. The building is stepped down along Hampton Street to take into account the fall in the street levels.

The exterior of the street faces of the hotel comprises the verandah element and the brick construction accommodation component. The verandah matches the adjacent verandah in most respects, but details are simplified. There are no post brackets, post sections are generally smaller, posts are not fluted and the fascia beam has no bead mould.

The walls are stretcher bond cut and struck jointed brickwork, with stucco plinths, sills, and pilasters. The ground floor treatment comprises a stucco plinth and pilasters, cant brick sills, stucco lintels, and glass block windows, with hopper light sashes over them. At first floor level there are single pane double hung sashes, with one of the windows filled in to accommodate the adaptation of one of the rooms into a bathroom.

The roof is hipped, with plain brick chimneys extending through the ox blood red corrugated iron sheeted roof. The main feature of the roofscape in this section is the parapet wall along the street frontage that is rendered and treated with mouldings, quoins, and vertical fins, together with lettering that reads 'Freemasons Hotel', all in a style that is characteristic of the Art Deco style. The rear elevation is simply treated with face brick, with double hung sash windows, and fixed louvres to toilet and bathroom areas.

Works planned in 2002 were not implemented, so that the ground floor comprises seven bedrooms and the upper floor a further six rooms, ladies and gentlemen's bathrooms.

⁶⁶ Apperly, R., *ibid*, pp 188-191.

The ground floor rooms are externally accessed from the rear of the building and are arranged around a central corridor. These are simply bedrooms, with timber floors, plastered walls and plasterboard ceilings and flush doors. Toilets in this section were not available for inspection.

The upper floor rooms are accessible from the main corridor and are steeped to take account of the change in levels. The floor is timber with carpets, low chamfered skirtings, flush doors with hopper lights above them, plasterboard ceilings and simply deco style cornices. The original layout has been modified to provide ensuite bathrooms, so that the number of rooms has been reduced. Windows have been modified to suite the new arrangement and openings formed between rooms.

The ladies' bathroom is comprises shower and water closets and has tiled floors, plastered walls and plasterboard ceilings, with no special features. By way of contrast, the gentlemen's bathrooms are well appointed. There are cubicles with both showers and baths, toilets, and a central ablutions area with a lavish island washstand. It is framed up with chrome plated steel, a terrazzo top, four inset round bowl enamelled cast iron basins, chromed taps, and a chrome plated steel framed mirror, with a terrazzo top shelf.

Changes in this section include glass blocks in window openings, some window replacement and the adaptation of rooms to form ensuite bathrooms. The section is generally in fair to good condition.

13.3 COMPARATIVE INFORMATION

In the 1890s, the Western Australian gold boom brought increased prosperity and an influx of population to the State, and a spirit of optimism. In its wake, during the Federation period, 1890-1915, many new hotels were built and some earlier hotels were re-built in a grander manner or extensively re-modeled in regional areas, including the goldfields, in Perth, Fremantle and the metropolitan area. Many were two storey hotels with verandahs, often located at a prominent street corner. Among the new hotels built in regional areas and similarly sited was *Freemasons Hotel*, Bridgetown. The name 'Freemasons Hotel' was one of the most common names of hotels listed in *Wise's Post Office Directory* in this period, which included Freemasons hotels at Fremantle, Albany and Geraldton.⁶⁷

The hotels built in Western Australia in the early to mid-1890s, were generally more restrained than those built in the later Federation period, when many were more exuberant in style and opulent in furnishing. The Federation Filigree design style was employed for the design of a number of Western Australian hotels in the period 1890 to 1915. However, HCWA database lists few hotels of brick construction designed and built in the metropolitan area and/or the South-West or Great Southern regions in the Federation Filigree style in the period 1900-10. Those listed include Club Hotel & McCarthey's (fmr) & Club Stables (1855) at Northam, Cottesloe Beach Hotel (597), Nannup Hotel (1786), Exchange Hotel (fmr) (2249) at Pingelly, Palace Hotel (2639) at Wagin and *Freemasons Hotel*, Bridgetown. The latter was the most substantial hotel built in a town on the route of the South-West Railway, and, as is evidenced by photographs in Battye's *Cyclopedia*, was one of the most

⁶⁷ Ball, Julia et al. op. cit., Vol. 1 Part 1, pp. 28-31; and *Wise's Post Office Directory* 1894-95 to 1915.

substantial hotels in the South-West and Great Southern regions in the pre-World War One period.

One of the largest extant country hotels built in the period was the *Federal Hotel, Wagin*.(2630) begun in 1895, which takes up a whole streetblock. *Freemasons Hotel, Bridgetown* is almost as large.

In the latter half of the twentieth century, there was a shift away from traditional hotel type accommodation with shared facilities to either motel type accommodation or hotel accommodation with ensuite facilities. In consequence, there was progressively less demand for hotel bedrooms such as those common to Federation period hotels, including *Freemasons Hotel, Bridgetown*. In the same period, numerous of the State's Federation period hotels were demolished, whilst others were substantially altered, particularly at the ground floor to provide more modern facilities for liquor patrons. Often thereby much of their original detailing has been lost, and, not infrequently, the authenticity and integrity of those hotels which survive have been reduced to the degree that sometimes little remains of the aesthetic characteristics of the Federation period. However, at the first floor level there has tended to be less change, with bedrooms little used in many hotels and/or converted to staff accommodation or utilised for storage.

Freemasons Hotel, Bridgetown is a fine representative example of a substantial hotel in the Federation Filigree design style. The place also retains some notable features from the alterations and additions made in the Inter-War period, in particular in the bar areas and the gentlemen's bathroom and toilet facilities at the first floor.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

No pre-1990s building records have been located for the place at the Shire or elsewhere. Further research may reveal additional information about the designers of the hotel, the builders of the later stages, and the alterations and additions made to the place at various periods.