



## REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

### 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November, 1996 have been used to determine the cultural heritage significance of the place.

#### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.19 Marketing and retailing

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 308 Commercial and service industries

#### 11.1 AESTHETIC VALUE\*

*Jones's Buildings, Broomehill* is a fine commercial application of Federation Free Classical style in a country town in Western Australia, enhanced by its largely intact early twentieth century interior detailing, in particular the bakery and baker's oven. (Criterion 1.1)

*Jones's Buildings, Broomehill* is a landmark building on its corner site and has an impressive presence in the town. (Criterion 1.3)

*Jones's Buildings, Broomehill* is integral to the commercial centre of Broomehill. The place dominates the streetscape, with its impressive form and scale, rhythm of shop fronts and openings, and the verandah posts along India Street, and makes a significant contribution to the townscape and character of Broomehill. (Criterion 1.4)

#### 11.2 HISTORIC VALUE

*Jones's Buildings, Broomehill* was constructed in 1911, during a period of rapid growth and development as towns along the Great Southern railway line flourished during the agricultural expansion of 1900 to 1914. (Criterion 1.1 & 1.2)

*Jones's Buildings, Broomehill* is associated with storekeeper Robert Henry (Harry) Jones, who had the place constructed and occupied one of the shop premises, and with Richardson & Co, a prominent merchant business in the central Great Southern district in the first half of the twentieth century. (Criterion 1.3)

#### 11.3 SCIENTIFIC VALUE

\* For consistency, all references to architectural style are taken from Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*, Angus & Robertson, North Ryde, 1989.

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## 11.4 SOCIAL VALUE

*Jones's Buildings, Broomehill* is highly valued by the community of Broomehill and surrounding district for the important and ongoing role it has played in the provision of retail services in the district. (Criterion 4.1)

*Jones's Buildings, Broomehill* contributes significantly to the local community's sense of place, being a dominant feature of India Street in Broomehill. (Criterion 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12.1 RARITY

*Jones's Buildings, Broomehill* is an outstanding example of a significantly intact group of six shops with attached residences, including a two-storey section, in a small town in rural Western Australia. (Criterion 5.1 & 5.2)

### 12.2 REPRESENTATIVENESS

The bakehouse and oven at *Jones's Buildings, Broomehill* is a good example of an intact early twentieth century bakery. (Criterion 6.2)

### 12.3 CONDITION

*Jones's Buildings, Broomehill* is in poor to fair condition. There is considerable evidence of rising damp and leaking roofs with consequent damage. The place, in general, has not been maintained for several years, and there has been only minimal maintenance on the shops currently occupied.

### 12.4 INTEGRITY

*Jones's Buildings, Broomehill* has been occupied by many commercial tenants with different businesses and living arrangements. The place has been mostly vacant for several years, with only two shop tenancies currently occupied. It has a moderate degree of integrity.

### 12.5 AUTHENTICITY

The place shows minimal evidence of change to the original fabric.

All the shop and residential interiors retain original hard plaster walls, 135mm jarrah floorboards, jarrah skirtings and architraves and pressed metal ceilings. All the fireplaces have the same original jarrah mantelpiece, and kitchen fireplaces have simple bracketed mantles. The original four panel doors and double hung sash windows are in place throughout.

Shop 1 has retained the original shop counter along the northwest side, and much of the shop shelving around the walls.

Shop 2 has a boxed plinth remaining in one of the two shop windows. There is a section of original counter (painted) near the doorways, on a raised area of floor.

The bakehouse and oven behind Shop 3 are remarkably intact. The oven door and fire door remain in situ, as does the bellow system.

Shops 4 and 5 retain pressed metal skylights, possibly original. There is also some evidence of the concrete supports of a former billiard saloon in Shop 4.

Shop 6 has a fireplace central on the rear wall and original ceiling height timber-framed partitioning along the left side of the space. Some doors in Shop 6 have been blocked off. The kitchen still has the original stove.

The place shows minimal evidence of change to the original fabric. *Jones's Buildings, Broomehill* displays a high degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Laura Gray, Conservation Consultant.

#### 13.1 DOCUMENTARY EVIDENCE

*Jones's Buildings, Broomehill* is a brick and iron shopping complex with attached residences constructed in Federation Free Classical style in 1911. The place was built for storekeeper, Robert Henry (Harry) Jones, most likely by Collie builder S. C. Fraser. *Jones's Buildings, Broomehill* included a general store, bakery, office of the Union Bank, Harry Jones' emporium and two other shop premises. In 2002, the residences and half the shops are unoccupied.

The first Europeans in the Broomehill district were sandalwood cutters and pastoralists. A track developed between Perth and Albany, largely as a result of the sandalwood cutters carting their loads to the coast for export to China. In 1841, a mail service was inaugurated along this route, and in 1869, the Government took over the mail run. The mail coach made the journey each way twice a month, travelling around 30 miles a day, with seven overnight stops where fresh horses were obtained for the next stage of the journey. Passengers and freight were also carried.<sup>1</sup>

By 1881, the Government was looking for faster transport between Albany and Perth. A feasibility study suggested that the most efficient and cost effective solution would be a railway line. The Government arranged for the work to be done by the West Australian Land Company under the land grant system, and the Great Southern line was officially opened on 1 June 1889.<sup>2</sup> Because of the Company's difficulties in attracting settlers to take up their land, many of the towns along the Great Southern Railway developed slowly during the 1890s. In 1897, the Government purchased the line and all the Company lands, for £1,100,000. Between 1900 and 1914, there was great demand for land along the Great Southern Railway route. Miners leaving the failing goldfields joined other migrants to take up farming land and the population grew rapidly during this period.<sup>3</sup>

One of the coaching stops on the Albany Road was at Etipup. Etipup reached its peak in the 1880s with a hotel, two general stores, three blacksmiths, and a church, which was also used as a school. In 1889, when the Great Southern railway line was opened, a railway station was established on the line at Broomehill, four kilometres from Etipup. The Broomehill station was a refreshment stop, and the townsite, gazetted by the West Australian Land

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<sup>1</sup> Pederick, M. J. *The Emu's Watering Place: A Brief History of the Wagin District*, Shire of Wagin, 1979, p. 7-8; *Yearbook of Western Australia*, 1889, p. 97.

<sup>2</sup> Gunzberg, Adrian & Austin, Jeff *Rails Through the Bush*, Light Railway Research Society of Australia, Melbourne, 1997, p. 206.

<sup>3</sup> *Yearbook of Western Australia*, 1897, p. 69; Appleyard, R. T. 'Western Australia: Economic and demographic growth, 1850-1914', in Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 227-233.

Company on 20 November 1890, was set out with almost 500 town lots.<sup>4</sup> The Company appear to have planned Broomehill as a major town on the line.

In October 1889, the postal service was transferred from Etipup to Broomehill, and the Krakouer brothers, Patrick Carmody and John and Patrick Garrity relocated their store and hotel businesses in 1890. These businesses occupied galvanised iron buildings in Jasper Street. By early 1891, 99 lots had been sold in the town. In 1892, a police station and courthouse, police residence and post office were established. Broomehill Road Board held its first meeting on 4 July 1892.<sup>5</sup>

An early brick building was Patrick Garrity's Imperial Hotel, built on the corner of Jasper and Journal streets in the early 1890s. The old galvanised iron hotel was used as a boarding house, with a small store and barbershop accommodated in the front rooms. In 1906, additions were made to the Hotel, which included a shop and a branch of the National Bank. The Broomehill Hall (later Presbyterian Church) was built in brick in 1898. A galvanised iron hall, the present Shire Hall, was built in 1910 for Kathleen Sheridan, licensee of the Hotel. Garrity's store, next to the Hotel, was also a galvanised iron building. It was later replaced by the two-storey brick building of the Broomehill and Districts Co-op Company.<sup>6</sup>

In 1901, Broomehill storekeeper Robert Henry (Harry) Jones purchased Town Lots J5 and J6, from Albany solicitor Samuel Johnson Haynes. Haynes had purchased the land in 1891, most likely as an investment.<sup>7</sup> Harry Jones is listed as a storekeeper in Broomehill in 1897. It is not known where his original store was situated, but it was possibly on the site of *Jones's Buildings, Broomehill* and that he was leasing the land from Samuel Haynes prior to purchase. The land was situated on a prominent corner, opposite the Broomehill post office. Two months after acquiring title to the land, Harry Jones married Agnes Mary Norrish, the daughter of Thomas and Christen Norrish, early settlers at Etipup.<sup>8</sup>

Harry Jones continued to run his store over the next decade, as the population of the district and town grew.<sup>9</sup> On 10 September 1910, he advertised for tenders for construction of shops and dwellings at Broomehill.

Tenders are invited, falling due on September 21, for ERECTION of general store, two shops and dwellings at Broome Hill, G.S.R.  
Plans and specifications may be seen at Mr. J. Gleeson's, 626 Hay-st., Perth, up to the 12<sup>th</sup> inst., afterwards at the residence of R.H. JONES Broome Hill, to whom tenders should be sent. No Tender necessarily accepted.<sup>10</sup>

There was no architect involved in the design. J. Gleeson of Hay Street was a tobacconist, possibly a friend. No acceptance of tender was advertised in the *WA Mining, Building and Engineering Journal*, and the advertised tender called for only a general store and two shops, not the complete *Jones's Buildings*,

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4 Penfold, Patricia, *A Brief History of the Shire of Broomehill 1996*, Patricia Penfold, Gnowangerup, [1996], p. 10.

5 Penfold, Patricia, op cit, pp. 1-11.

6 ibid, pp. 10-16.

7 Certificates of Title Vol. 37 Fol. 14, 25 April 1891; Vol. 209 Fol. 52, 1 February 1901.

8 West Australian Biographical Card Index, Battye Library; Penfold, Patricia, op cit, pp. 7-8.

9 *Wise's Post Office Directories, 1900-1910*.

10 *West Australian Mining, Building and Engineering Journal*, 10 September 1910, p. 22.

*Broomehill*. An item in the *Great Southern Herald*, 2 December 1911, provides another snippet of information.

Mr R H Jones' addition to his new premises, comprising offices for Union Bank, billiard room and hairdressing saloon, are well under way. Mr Fraser, the contractor, expects to finish by New Year. Mr Jones is to be congratulated on his enterprise and confidence in the district. The buildings are a credit to the G.S.R.<sup>11</sup>

These additions made up the remainder of *Jones's Buildings, Broomehill*. It is more than likely that the builder undertaking the additions, Mr Fraser, was responsible for the first half of the construction as well. There was only one Fraser listed as a builder in the 1910-1911 Post Office Directories, and that was S. C. Fraser of Collie.<sup>12</sup> It is not known why Harry Jones had *Jones's Buildings, Broomehill* constructed in two stages. He may have been a naturally cautious man, not wanting to over extend, or it may have been a way of continuing to operate his existing store on one side of the land while constructing the new building. Perhaps he then received a number of offers to lease the first shops, giving him the confidence to construct the rest of the building immediately. There was certainly no other shopping complex available for lease in Broomehill, and neither of the two banks, the National and the Union, had built premises of their own. Broomehill had become overshadowed by the towns of Katanning, twelve miles (19 kms) north on the Great Southern line, and Tambellup, 15 miles (24 kms) south. Both of these towns had developed as railway junctions and watering stops for the steam locomotives and at some point Katanning took over from Broomehill as the refreshment stop. It is unusual that a large and unusual building such as *Jones's Building Broomehill* should have been built at a time when Broomehill appeared to be in decline.<sup>13</sup>

Only a few of the tenants of *Jones's Buildings, Broomehill* are known, as very few advertisements have been located for businesses in the place.<sup>14</sup> The general store, which occupies the ground floor of the corner building, was first leased by Stanford & Johnston. Alphonso Horne Stanford, from Adelaide, and George Alexander Johnston, from New South Wales, had met in the goldfields town of Kookynie when they were both working at Montgomery Brothers department store. In 1906, they formed a partnership and bought an existing general merchant's business at Broomehill, situated on the eastern side of the railway line. They moved into the general store of *Jones's Buildings, Broomehill* in 1911. The following year, they sold their business to Clune Bros and took up farming at Gnowangerup. Clune Bros are listed in the Post Office Directory of 1915 as drapers and storekeepers.<sup>15</sup>

In 1919, Richardson & Co entered into a five-year lease for the general store. This Company had its headquarters in Katanning and branches in various local towns. Robert Lawson Richardson, a South Australian, had purchased an interest in the Katanning storekeeping business of F. and C. Piesse in 1904. The business then traded as Richardson & Co, with F. H. Piesse in

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11 *Great Southern Herald*, 2 December 1911, p. 3.

12 *Wise's Post Office Directories*, 1910.

13 Railway Map of Western Australia, WAGR, *Annual Report*, 1925; *Great Southern Herald*, advertisements and articles, 1910-1912, 1924.

14 Only advertisements found in *Great Southern Herald* and *Gnowangerup Times* were for Richardson & Co. The *Gnowangerup Star & Tambellup-Ongerup Gazette*, which may prove more useful, is currently unavailable for research.

15 *Wise's Post Office Directories*, 1910-1915; Battye J. S. *Cyclopedia of Western Australia*, Hussey & Gillingham, Adelaide, 1912, Vol. 2, p. 794.

partnership. The following description of the business appears in J. S. Battye's *Cyclopedia of Western Australia*:

The firm trades in all lines of general merchandise, but confines itself to storekeeping, the supervision of the numerous departments carrying with it considerable responsibility. These include drapery and millinery of the most up-to-date character, provision and grocery department, hardware and furnishing department, boots and shoes, farmers' requisites, oils, paints, glassware, clocks, electroplate, and every conceivable class of goods that may be inquired for in a country district. Since Mr Richardson was included in the partnership branches have been established at Woodanilling, Kojonup, Ngowangerup, Tambellup, Nampup and Badgebup, which partake of the general character of the parent business, and are aiding in the development of the districts above-mentioned.<sup>16</sup>

Broomehill was the last branch established by Richardson & Co. Rental on the premises was £156 a year, payable monthly. When the lease was renewed in 1924, the yearly rental was increased to £169. A special feature of the Company's produce business was the rule that eggs, butter and every other farm product was purchased for cash at full market rates. In 1924, the business was floated into a Limited Company. The Broomehill branch was managed in the 1920s and 1930s by J. F. Bruce. In the late 1940s, the Company added a Caltex petrol bowser at the front of the premises. Richardson & Co continued to occupy the general store premises of *Jones's Buildings, Broomehill* until sometime between 1951 and 1954. Later general storekeepers were: R. V. Colgate (1955), H. F. & E. Ewart (c.1959-1971) and Thomas and Kerry Matek (1995-2001).<sup>17</sup>

The bakery at *Jones's Buildings, Broomehill* was occupied by baker William Frederick Dean from at least 1920 to 1925. Dean's yearly rental was £65, payable fortnightly. He was followed by Oliver Arthur Overington, 1925-1930, the business being listed as Smith & Overington in 1930. Later bakers were Gilbert Hobbs, P. J. Radbourn, who also ran a greengrocery in the early 1940s, P. C. Jones (no known relation) and P. J. Ryan in 1959. By 1971, the business was operating as Broomehill Bakery. The Union Bank leased one of the premises in *Jones's Buildings, Broomehill*, until 1935, possibly Shop 6, at the northwest end. John Grose, hairdresser (1915-1922) and butcher Thomas Clune (1930-1935) may also have been tenants in the building. There were no listings in the Post Office Directories for a billiard room at Broomehill, so this use may not have eventuated.<sup>18</sup>

Harry Jones is reputed to have operated an emporium from *Jones's Buildings, Broomehill*, where he sold imported fine goods including glassware from Europe, with customers coming from far afield to patronise his store.<sup>19</sup> While this is not discounted, no evidence, such as advertising, has been found to support it. Harry Jones continued to be listed in the Post Office Directories following construction of *Jones's Buildings, Broomehill*, but no occupation is given for him between 1911 and at least 1915. From 1920 to 1935, he is listed as 'newsagent'. It is also not clear which premises he would have used for his

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<sup>16</sup> Battye J. S., op cit, Vol. 2. p. 740.

<sup>17</sup> *Centenary Publication of Katanning & Districts*, Great Southern Herald, Katanning, [1927], pp. 20-21; *Wise's Post Office Directories*, 1920-1935; *West Australian Telephone Directories*, 1945, 1950, 1955, 1959, 1971.

<sup>18</sup> *Wise's Post Office Directories*, 1910-1949; *West Australian Telephone Directories*, 1945, 1950, 1955, 1959, 1971.

<sup>19</sup> Penfold, Patricia, op cit, p.17.

emporium, the larger shop space in *Jones's Buildings, Broomehill* being tenanted as the general store.<sup>20</sup>

Harry Jones and his wife, Agnes, had seven children. Two of their three sons, Roy and Wesley, took up farmland in the district. Harry Jones died in 1937, and Agnes inherited *Jones's Buildings, Broomehill*. She retained ownership until 1971, two years before her own death at the age of 94. Title to *Jones's Buildings, Broomehill* was transferred to Horace Frank Ewart and his wife Ellis Gertrude Ewart, who had been operating the general store since at least 1959.<sup>21</sup> The property changed hands a number of times over the ensuing years. Two longer-term owners were Alfred and Lorraine Robins (1979-1987) and Thomas and Kerry Matek (1995-2001), who ran the general store in *Jones's Buildings, Broomehill*. The Mateks, who purchased the property for \$60,000, closed the store in April 2001, having failed in their efforts to sell the building. It is understood that the only offer received on the place was for the structural timbers.<sup>22</sup>

The bakery at *Jones's Buildings, Broomehill* has not been occupied since around the mid 1970s, and doorway openings suggest that Shop 2 has been used more recently in association with the general store. Current tenants are a garden centre in Shops 4 and 5, and an op-shop, 'Petticoat Lane', in the front section of Shop 6. *Jones's Buildings, Broomehill* is not on Albany Highway and businesses do not have the benefit of passing traffic, making the viability of the place in recent years somewhat tenuous. The buildings in Broomehill's town centre are spread out over several streets, with some vacant lots between, a legacy in part of the original, overly large, townsite. In 1991, there were about fifty residences scattered through the town, but in 2002, Broomehill is experiencing a resurgence. The population is increasing as retired people take up small hobby farms, attracted to the place for its quiet lifestyle. In 2001, some local landholders formed the Rural Small Holdings Group whose aim, among other things, is to preserve and restore *Jones's Buildings, Broomehill* with the aid of the Broomehill Shire. Another local group, the Broomehill Restoration Group, aims 'to restore and enhance the visibility and accessibility of the Broomehill Shire Hall and Jones Building'.<sup>23</sup>

### 13.2 PHYSICAL EVIDENCE

*Jones's Buildings, Broomehill* is located on the southeast side of India Street between Journal Street and Journal Lane, in the town of Broomehill. The southeast corner of the building on the corner of India and Journal Streets is two storeys with verandahs at both levels, but otherwise the building is one storey with verandahs along the entire 50 metre frontage on India Street, and the two side streets. *Jones's Buildings, Broomehill* dominates the streetscape with its impressive form and scale, rhythm of shop fronts and openings, and the verandah posts along India Street. The entire verandah along India Street

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<sup>20</sup> Certificates of Title, Vol. 209 Fol. 52 & Vol. 1008 Fol. 743, lease information.

<sup>21</sup> Certificate of Title, Vol. 1008 Fol. 743, 4 September 1937, 4 August 1939, 24 March 1971; West Australian Biographical Card Index, Battye Library; *Wise's Post Office Directories*, 1940s; *West Australian Telephone Directories*, 1945, 1950, 1955, 1959.

<sup>22</sup> DOLA, online enquiry; Certificates of Title, Vol. 1529 Fol. 968, 12 April 1979; Vol. 1760 Fol. 875, 16 April 1987, 29 November 1995; Information provided by current tenant Jessie Ann Witham, HCWA File 00310; HCWA RegCom Minutes 26 October 2001, item (j).

<sup>23</sup> Antill, Chris, *Broomehill Character Study*, Dept. of Planning & Urban Development and Shire of Broomehill, November 1991; physical inspection; *Great Southern Herald*, 3 April, 2002; The Broomehill Restoration Group flyer, [6 April 2002]; telephone conversation with Ainslie Evans, Katanning resident and member of The Broomehill Restoration Group.

is finished in red brick pavers, as is the Journal Street frontage, although the Journal Lane verandah is unpaved. A fuel bowser remains in place in front of Shop 1 near the corner, in India Street. The open yard across the rear of the building is mostly grassed with a number of intrusive outbuildings evident, particularly near the Journal Street and Journal Lane frontages. The site slopes slightly down to the India Street frontage.

*Jones's Buildings, Broomehill* demonstrates a commercial application in a country town of Federation Free Classical style in the use of simplified classical elements and the proportions in the street front facades. The one storey parapet is symmetrical about the central pediment, and the equally spaced verandah posts form a colonnade. Each of the shop fronts are symmetrical about truncated recessed doors, and Shops 4 and 5 form a symmetry in the mirror pair.

*Jones's Buildings, Broomehill* comprises six shop fronts along India Street, and residential frontages and entries on Journal Street and Journal Lane. Each of the six shops has a residential or former residential section immediately behind the shop front, with Shop 1 also having residential space above. The close proximity of each of the shops at the front is not reflected at the rear. Between the mirror-image residences of Shops 2 and 3 is an open courtyard. Shops 4 and 5 are also a mirror pair, although a different configuration to Shops 2 and 3, and the residence of Shop 6 has an entry from Journal Lane and an open court against the northwest wall of Shop 5. There is a covered well in the area at the rear of Shop 2.

*Jones's Buildings, Broomehill* is constructed of brick laid in English bond on the street frontages, and stretcher bond elsewhere, with extensive render to the shopfronts and parapet frontages. The walls are face brick on the upstairs section of Shop 1 and on the secondary street frontages, except the ground floor side of Shop 1 facing Journal Street, which has been painted. The double storey section and expansive India Street frontage have rendered parapets formed into equal bays delineated by pilasters with balls atop. Central on the India Street parapet is a rendered pediment with the words:

AD 1911  
Jones's Buildings

On the rear wall of Shops 4 and 5 there is a large two-course header arch with seemingly original brickwork infill below the arch.

The complex roof is clad with corrugated iron. Most of the six shops have separate hipped roofs, except Shops 4 and 5 that share a hipped roof. There are box gutter connections between the roofs. The secondary street verandah roofs are skillion extensions of the main roof. The Journal Lane corner roof is hipped and connects to the skillion verandah roof along India Street. Similarly, the first floor verandah roof is skillion and hipped on the corner. The numerous face brick chimneys are rectangular in form with corbelled detailing.

The 135mm chamfered square timber verandah posts form a colonnade along the shop fronts. A few replacement posts are not chamfered and some have been spliced at lower levels and some have stirrups. The shop fronts each have extensive shop front glazing above a rendered plinth, with multi paned fanlights above. The truncated recessed entry doors are the original semi-glazed panel doors. The recessed entries have pressed metal ceilings. The horizontal grooved rendered pilaster between each of the shops aligns with the pilasters on the parapets above. Shop 1 has the most extensive frontage with central recessed double entry doors. Similarly, the mirror pair

of Shops 2 and 3 has pairs of central entries. Shops 4 and 5 are a mirror pair with only one side of glazing each and the entry doors separated only by the common wall and pilaster detail. The frontage of Shop 6 is similar in form to shops 1, 2 and 3.

All the shop and residential interiors have hard plaster walls, 135mm jarrah floorboards, jarrah skirtings and architraves and pressed metal ceilings. The upstairs residential section above Shop 1 has 135mm Oregon floorboards and vertical jarrah balusters on the verandah. All the fireplaces have the same original jarrah mantelpiece, and kitchen fireplaces have simple bracketed mantles. The original four panel doors and double hung sash windows are in place throughout.

Shop 1 is the most extensive shop and residence in the group of six. It comprises an expansive shop, store area and double storey residential accommodation with a separate front entry on Journal Street, where the verandah frontage is enclosed with lattice. The shop front windows have a boxed plinth below, and the southeast wall along the Journal Street side is lined with timber shelves, as is the opposite wall. The original counter is in place along the northwest side. A large archway opens through to store rooms, with the room on the left, under the staircase and separated by partition wall, having double entry doors on the Journal Street frontage. Straight ahead from the arch opening is a door leading to the kitchen and the entry living room on the left, fronting Journal Street. Immediately left of the door from the kitchen to the living room, is the enclosed staircase to the upstairs. The staircase leads directly into a long corridor with bedrooms each side and a living room directly ahead in the southwest corner of the building. The living room has a truncated fireplace and French doors open onto the verandah on the India Street frontage. The adjoining bedroom fitted in similar fashion. From the shop space, two doors have been inserted into the wall connecting to Shop 2, one into the main shop space and one into the kitchen at the rear. Circa 1970s, extensions off the rear of the kitchen of Shop 2 have provided bathroom, laundry and toilet facilities.

Shop 2 has a boxed plinth remaining in one of the two shop windows, although the shop space is considerably smaller than Shop 1. On the left side of the shop is a door to the residential accommodation at the rear, and the door connecting to Shop 1. There is a section of original counter (painted) near the doorways, on a raised area of floor. In the right corner of the rear wall is a door that opens directly into the open courtyard between Shops 2 and 3. On the northwest wall there is a door connecting through to Shop 3. The shop floor has subsided and is in a very dangerous condition. The residential section shows considerable damage from rising damp with fretting and crumbling in the lower sections of the walls and buckled floors. In the rear room (kitchen), much of the floor is damaged and the fireplace and rear wall is in serious condition. The lower walls of the room behind the shop are boarded to dado height. The doorway in the rear wall is blocked, with the ablutions for Shop 1 constructed behind it.

Shop 3 and residence is a mirror image of Shop 2. The walls in the shop have been clad with plyboard to door height. On the left side of the shop, the door leads to the external courtyard, and on the right side is the door to the residential accommodation at the rear. The residential section shows considerable damage from rising damp with fretting and crumbling in the lower sections of the walls and buckled floors. In the rear room (kitchen), much of the floor is damaged, the walls are disintegrating, and much of the metal ceiling has collapsed, with the remainder badly rusted. The lower

section of the walls on the courtyard side are boarded to dado height in all three rooms of the residential section. There is a partition wall in the middle room.

Behind the residential section of Shop 3 is a bakery. Although there are double entry doors into the bakehouse from the southeast, the room is accessible from the doorway off the verandah at the rear of Shops 4 and 5. Behind the bakehouse is the oven. The bakehouse is remarkably intact. The oven door and fire door remain insitu, as does the bellow system. The interior walls of the place are lime-washed brick, the ceiling is timber lined, and the doors are timber lined and ledged.

Shops 4 and 5 were inaccessible, but views from the street front show that a number of internal walls have been removed to combine the shops into one tenancy. Skylights, possibly original, as there are no side walls to the exterior, are evident in various locations. There is some evidence of the concrete supports of a former billiard saloon in Shop 4.<sup>24</sup>

The interior shop space of Shop 6 is different from the other shops. There is a fireplace central on the rear wall and ceiling height timber-framed partitioning along the left side of the space. The partitioning is obviously original as the panelled detailing is similar to the insitu counters in Shop 1. The partitions have sections of opaque glass infills in the panels above door height, and diagonal line timber in the panels to door height. The doors in each corner of the rear wall of the shop to the accommodation section were both blocked off. The main entry into the residence is on the Journal Lane frontage. The door opens into a corridor with a room on the left and right and a door straight ahead into the open court. The left door opens through to another room that in turn has French doors opening onto the court. The room on the right also has French doors opening onto the court, and a door in the rear wall that leads to the kitchen. The kitchen still has the original stove. Under the rear verandah is an inaccessible ablution facility, a timber-framed asbestos clad toilet under the verandah, and a timber-framed wall that forms the rear of the enclosed on the south eastside of the residence. The court adjoins the northwest wall of Shop 5. The court has a flat roof with some clear sheets.

*Jones's Buildings, Broomehill* is in poor to fair condition with extensive evidence of rising damp in the crumbling render along the shopfronts, stained and fretted walls along the Journal lane frontage and interior of most shops, but particularly in the residential sections of Shops 2 and 3. Similarly, the floors in those shops were the most damaged, although the upstairs verandah floor is also in poor condition. It is evident that the roof and gutters require urgent attention as a number of the pressed metal ceilings are showing evidence of rust, particularly in Shop 3 residence.

The outbuildings are of no heritage significance, in poor condition and intrusive.

### 13.3 COMPARATIVE INFORMATION

*Jones's Buildings, Broomehill* is a rare structure for a rural town. The majority of commercial/retail premises in rural districts are single shops, with or without a residence, built by the owner for their own use, or large business premises, perhaps two-storey or more, occupied by one firm, with perhaps

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<sup>24</sup> Information supplied by Annabel Whittam to the Heritage Council, April 2002 (HCWA file P 0310©  
Register of Heritage Places - Assessment Doc'n  
27/12/2002

some smaller areas of shop or office space available for rent. Examples of the former include numerous country bank branches, general stores, butcher shops or bakeries, such as the Federation Queen Anne style Union Bank (fmr), Pingelly. Among the latter are the premises of Richardson & Co, Katanning, the McKenzie Building, Kalgoorlie, Butterick's Building, Wagin and F & C Piesse's Store, Wagin. Padbury's Store, Guildford is an example in the metropolitan area.

Examples of shop buildings similar to *Jones's Buildings, Broomehill* are more likely to be found in the metropolitan area, where a row of shops constructed for rental is a more common occurrence, there being a larger market for such places. The shops at 30-44 Angove Street, North Perth (Federation Free); 318-330 Bulwer Street, cnr Fitzgerald Street (Federation Free Classical); and, 215-229 Bulwer Street, cnr Lake Street (Federation Anglo-Dutch) are examples from the same post World War One period. Each of these shop complexes has a larger shop premise oriented to the corner. All are single-storey buildings.

Examples of two-storey groups of shops can be found within the context of a number of commercial precincts, such as Burt Street in Boulder, Hannan Street in Kalgoorlie, William Street in Northbridge or Beaufort Street in Perth.

However, many of these buildings have experienced continuous use and have been altered in response to changing requirements and to changes in retail practice. *Jones's Buildings, Broomehill* remains relatively intact.

#### **13.4 REFERENCES**

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#### **13.5 FURTHER RESEARCH**

More information on Harry Jones' emporium and other early tenants of the building may be obtained from the *Gnowangerup Star and Tambellup-Ongerup Gazette*, currently undergoing preparation for microfilming at Battye Library and not available for research. These papers may give some indication as to why such a large building was constructed in an area at a time of decline.

Further research may also reveal information as to the use of the place as a billiard saloon.