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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

	•	3.5.3	Developing agricultural industries
	•	3.9	Farming for commercial profit
	•	3.12.2	Developing sources of fresh local produce

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

	•	301	Grazing, pastoralism and dairying
	•	310	Manufacturing and processing

11. 1 AESTHETIC VALUE*

The Butter Factory is a good example of Inter-War industrial architecture with its simple forms, mass, and external detailing, whilst the Residence is a fine example of a simple, well-resolved Inter-War residence in the Art-Deco style. (Criterion 1.1)

The Factory contributes to the streetscape character through its size, its setback from the street, and the mature trees in the front garden. (Criterion 1.4)

11. 2. HISTORIC VALUE

Butter Factory & Manager's Residence (fmr), Narrogin was constructed in 1919 as the first butter factory for Great Southern Cooperative Butter Company Ltd (originally Narrogin Cooperative Butter Company), who were instrumental in facilitating dairying in the Great Southern region from the 1920s onwards. (Criterion 2.1)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Butter Factory & Manager's Residence (fmr), Narrogin was established prior to the 1920s government-driven expansion of dairying in the southwest through the Group Settlement Scheme, and in an area not settled under the Scheme, and as such demonstrates the development of dairying independent of these strong influences on the dairy industry in the State. (Criterion 2.2)

From 1919 to its closure in 1952, *Butter Factory & Manager's Residence (fmr), Narrogin* was an important local source of income for farmers, especially during the 1930s Depression when other farm products were struggling to turn a profit. (Criterion 2.2)

Butter Factory & Manager's Residence (fmr), Narrogin is associated with William J Corrigan, manager of Great Southern Cooperative Butter Company Ltd from 1919 until his death in 1954, who was a prominent spokesperson and State representative on dairy issues, lived on site in the manager's residence throughout this time, and for whom the new manager's residence was constructed in c.1941. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

The Butter Factory has the potential to provide information about the use of the place as an early butter factory in Western Australia. (Criterion 3.1)

11. 4. SOCIAL VALUE

During its operations as a butter factory, *Butter Factory & Manager's Residence (fmr), Narrogin* was very important to the Narrogin community, as demonstrated by regular reporting of its affairs in the local newspaper, prominence given to the enterprise and its manger in historical descriptions of the town, oral history describing its importance as an income source for farmers in hard times, and strident arguments from the 1940s against the company's relocation to Albany. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Butter Factory & Manager's Residence (fmr), Narrogin is rare as a complex that includes both a factory and a substantial manager's residence. (Criterion 5.1)

The Butter Factory has some rarity value as one of the earlier butter factories established in the State. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The Butter Factory (fmr) is representative of butter factories constructed in the Inter-war years, when the majority of butter factories in the State were established. (Criterion 6.1)

Butter Factory & Manager's Residence (fmr), Narrogin is representative of the former practice of managers living on-site or adjacent to industrial premises. (Criterion 6.2)

12. 3 CONDITION

Generally, both buildings are in good condition, although the Manager's Residence shows evidence of termite activity in the dining room floor; and both buildings show evidence of minor cracking throughout.

12. 4 INTEGRITY

The Butter Factory has low integrity as its original functions are no longer evident, although its original form is largely intact. Machinery has been removed and has been altered to accommodate a number of new uses so that its original function is no longer clearly evident. It is unlikely that the place would ever be used as a functioning butter factory again.

The Manager's Residence has high integrity, its original, and ongoing, function, as a residence being clearly intact. It is highly likely that the place could be used as a residence again.

12. 5 AUTHENTICITY

The Butter Factory has a medium level of authenticity. Although a substantial portion of the original form and fabric remain, machinery has been removed and altered.

The Manager's Residence has high authenticity as it is appears to be in a largely original condition.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Palassis Architects and Clare Menck, Historian, with amendments and/or additions by HCWA staff and the Register Committee.

13. 1 DOCUMENTARY EVIDENCE

Butter Factory & Manager's Residence (fmr), Narrogin is situated at 172 (residence) and 174 (factory) Federal Street, Narrogin. The factory was constructed in 1919 and extended in 1932. The residence was constructed c.1941 to replace an earlier residence that had been destroyed by fire in 1940.

Narrogin was established from around 1890, following the laying of the Great Southern Railway in 1889. Agricultural land was taken up along the railway, and Narrogin became an important rail centre and service town for the agricultural region.[1]

Commercial dairying depends on refrigeration and so only commenced anywhere as an industry from the 1870s when this became available. The first commercial dairy in Western Australia was Edward Browne's operations at Shenton Park, which was established in 1886. The first butter factory was at Busselton when the Vasse Farm & Produce Company opened in 1898. The following year a butter factory opened in Perth. Bunbury Butter Company was formed in 1907, opening its Bunbury factory in 1908. Subsequent butter factories were established at Denmark (1914), Gnowangerup (1918), Narrogin (1919), Northam, Harvey and Albany (all 1920) and Geraldton (1921).[2]

Many local butter factories were established prior to 1926, based on the ideal of dairy cooperatives. The first cooperative was established by farmers at Vasse who formed the Vasse Butter and Produce Company in 1897. Although this led to the construction of a butter factory, the company itself was unsuccessful. However, it did provide for factory facilities and a receiving depot in the district until 1973.[3] Later, co-operative companies were formed in Albany, Gnowangerup, Northam, Ravensthorpe and Geraldton. All, with the exception of Ravensthorpe were successful in establishing their plants and beginning manufacturing.[4]

Prior to a local butter factory being constructed, Narrogin farmers supplied their cream to Perth factories. By 1917-18, over 200 cans of cream were being taken by rail from Narrogin to Perth each week.[5] Meetings began at Narrogin in 1917 to discuss the possibility of a local butter factory. An investigating committee was appointed, as despite the local enthusiasm there was insufficient information to launch a commercial operation. It was important that the factory run on lines attractive to supplying farmers, as otherwise they

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1 For more detail regarding the establishment of Narrogin see Register documentation for P01818 *Narrogin Post Office* and P03521 *Narrogin Railway Station*

2 Cullity, Maurice, *A History of Dairying in Western Australia*, UWA Press, Nedlands, 1979, pp.359, 432-435

3 Ibid, p.261.

4 Ibid p.262.

5 'Round the Compass', *Sunday Times*, 27 July 1919, p.7, http://nla.gov.au/nla.news-article58006442 viewed 25 October 2011

were likely to make their own butter for sale or continue selling cream to Perth. Estimates for planning the factory assumed the produce of 500 cows would be available for the venture. It was recommended to start with a smaller plant, catering for about one tonne per week output. Narrogin's central location on the Great Southern Railway was an important factor in deciding to build a factory in the town. [6]

The butter factory venture was championed by the *Narrogin Observer*. However, applications for shares in the cooperative company were slow, possibly because the venture was initiated during World War One, and because Narrogin was not typically associated with dairying. The dairy industry supplemented other farming activities in the district, which was primarily devoted to wheat and sheep farming.[7] By September 1918, 108 residents had applied for 1020 shares, and the Narrogin Cooperative Butter Company Ltd was officially formed (renamed Great Southern Cooperative Butter Company Ltd in 1923-24), with W.F. Piesse as chairman. [8] The Directors toured other southwest factories in January 1919.[9] The Company received a £1000 loan from the government in that year to assist in erecting the factory. [10] The government also granted land south of the town to erect the premises, away from residential areas, near the Collie railway crossing. [11] The land, Lot 1230, comprised the entire of what are now Lot 1 and Lot 2. Initially the grant was in the form of a 99 year lease.[12]

Prices were called for labour on brickwork and stonework for the new factory in February 1919.[13] Reports in late March stated that work was well underway and the building would be completed within a month, although installing the machinery was likely to take a little longer.[14] The new factory was a simple single-storey brick building with a gable roof and wrap-around verandahs.[15]

The Narrogin Butter Factory began receiving cream on 1 July 1919.[16] It was officially opened two weeks later, on Wednesday 16 July 1919, by Colonial Secretary Mr F Broun, with M.L.A.s R.T. Robinson and E.B. John in attendance. Situated on an elevated, well-drained site near the railway south of the town, the completed factory was a brick and stone building with

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6 Cullity, *A History of Dairying in Western Australia*, pp.359, 363, 364

7 'The Narrogin Co-operative Butter Co.', *Narrogin Observer*, 4 January 1919, p.2. *Extensive article – revisit if further research required.*

8 Cullity, *A History of Dairying in Western Australia*, pp.369-372

9 'The Narrogin Co-operative Butter Co.', *Narrogin Observer*, 4 January 1919, p.2.

10 E.S. Hall & Sons (eds.), *Narrogin: the garden city of the west: historical review of Narrogin & Districts' progress over the past 40 years'*, Narrogin & Districts Chamber of Commerce, November 1936 (no page numbers)

11 'Official Opening of Narrogin Butter Factory', *Narrogin Observer*, 19 July 1919, p.5. *Extensive article – revisit if further research required.*

12 Crown Lease (CL) 151/1922

13 'Advertising', *The West Australian*, 10 February 1919, p.9, http://nla.gov.au/nla.news-article27594939 viewed 25 October 2011

14 'Local and General', *Narrogin Observer*, 22 March 1919, p.5.

15 'Narrogin Butter Factory after July 1919', http://www.angelfire.com/wa2/llarment/photogallery/Oldpics.html accessed 15 November 2011

16 'Country', *Western Mail*, 3 July 1919, p.30, http://nla.gov.au/nla.news-article37613395 viewed 25 October 2011

galvanised iron roof and concrete floors throughout, except for one verandah with a timber floor. It comprised churning and engine rooms, laboratory, office and cool room, with wide verandahs on three sides.[17] Sketch plans suggest the office and cool room were along the north side of the building (office at east, cool room at west), the engine room was an addition to the west and the remainder of the building was a large open-plan factory floor with a laboratory sectioned off in the northeast corner. Cream cans were stored along the southern verandah.[18]

Structural alterations to the original plans had been made to accommodate the engine room plant and adhere to government requirements. The plant consisted of underfeed multitubular boiler, 40 hp Tangye engine, Linde refrigerator, Simplex combine churn and worker, and Batch pasteuriser.[19] The pasteuriser was of note as such machinery had not yet been made compulsory. The cool room was constructed by Woolridge & Sinclair, of Perth, suppliers of the refrigeration equipment. The engine had been previously in use at the local flour mill, before being overhauled and installed for its new use. The boiler, also, was second hand.[20] Construction and fit-out of the factory cost around £2500. It was anticipated that the dairying operations provided by the factory would increase land values in the area.[21] Accounts of the opening do not identify the architect or builder, although thanks were extended to 'the Municipal Council, Town Clerk and Mr Engineer Cresswell, of the Railways Department, for useful help in the work of erecting the factory'.[22]

The original manager of the factory was Mr William John Corrigan, from Daylesford Victoria, who had experience in Victoria and Emu Bay, Tasmania with much larger butter factories. Mr W.A. Manning (clerk), Carl Madsen and Doug Mickle were also on the founding staff.[23] Early production exceeded expectations, with over a tonne of butter per week being produced through into January, when dry weather would normally slow milk supply. [24]

The factory turned a £107 profit in its first year. [25] In the 1920 Post Office Directories, Narrogin Cooperative Butter Company was one of seven butter

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17 'Narrogin Butter Factory', *The West Australian*, 22 July 1919, p.4, http://nla.gov.au/nla.news-article27611801 viewed 25 October 2011; 'Official Opening of Narrogin Butter Factory', *Narrogin Observer*, 19 July 1919, p.5; Cullity, *A History of Dairying in Western Australia*, pp.373-374.

18 Sketch plan of original factory layout by Douglas Mickle (original 1919 staff), drawn 1978, collection of current owners. Note: the compass points on the plan do not align with the 1938 plan and appear to have been marked in error. Information above refers to the corrected compass points.

19 'Narrogin Butter Factory', *The West Australian*, 22 July 1919, p.4, http://nla.gov.au/nla.news-article27611801 viewed 25 October 2011; 'Official Opening of Narrogin Butter Factory', *Narrogin Observer*, 19 July 1919, p.5; Cullity, *A History of Dairying in Western Australia*, pp.373-374. Note: *The West Australian* lists the engine as 24hp and the total cost as around £2500.

20 Cullity, *A History of Dairying in Western Australia*, pp.373-374. Note: Cullity (referencing *Narogin Observer* articles) lists the total cost as £1025. *The West Australian* lists the engine as 24hp.

21 'Local and General News', *Albany Advertiser*, 26 July 1919, p.3, http://nla.gov.au/nla.news-article70139587 viewed 25 October 2011

22 'Official Opening of Narrogin Butter Factory', *Narrogin Observer*, 19 July 1919, p.5

23 Cullity, *A History of Dairying in Western Australia*, pp.373-374

24 Cullity, *A History of Dairying in Western Australia*, pp.375-376

25 E.S. Hall & Sons (eds.), *Narrogin: the garden city of the west*

companies listed in the State. Other companies had factories at Northam, Bunbury, Busselton, Gnowangerup, Perth, Albany and Denmark.[26]

With the commencement of the Group Settlement Scheme in 1921, the dairy industry in the State expanded rapidly. Dairying gradually became more organised. The Dairy Industry Act was passed in 1922 to control the manufacture of butter, and the following year seven applications for registration were lodged, including from Great Southern Cooperative Butter Company Ltd at Narrogin.[27]

By 1924, cream was also being received from Katanning and Beverley.[28] First grade butter produced at Narrogin was called 'Narrico' and second grade butter was called 'Rocky Hill'. [29]

Great Southern Cooperative Butter Company Ltd built a butter factory at Denmark in 1928. In the same year, the company turned a profit of £1728.[30] The Denmark factory was expanded several times in the ensuing decade, as dairying in that region rapidly expanded.[31]

Late in the 1920s two of the company's directors established interests in another butter factory at Boyanup. After some controversy about this perceived conflict of interest they resigned in 1930.[32]

By 1930, Narrogin Butter Factory was one of eleven 'butter, bacon and cheese factories' listed in the Post Office Directories.[33] Although it was common practice to establish bacon factories in association with butter factories, and early planning was favourable to this proposition, it had been decided not to include a bacon curing plant initially when building the butter factory.[34] Later, in 1935, it was reported that the company had decided to go no further with plans for a bacon factory in the Great Southern.[35]

The Narrogin factory produced 193 tonnes of butter in the year to June 1930.[36] In the same year, the annual profit was £1557. Its financial turnover was less than a third of what it had been in 1924. Through the worst years of the Depression, the company continued to return annual profits, despite much reduced turnover, and by the mid-1930s its turnover had increased to greater levels than the 1920s. The significance of the company to Narrogin is

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26 Wises Post Office Directories, 1920, p.589

27 Cullity, *A History of Dairying in Western Australia*, p.435. The other applications were from Albany, Perth, Gnowangerup, Bunbury, Busselton and Harvey.

28 Cullity, *A History of Dairying in Western Australia*, p.378

29 Ball, Jacki, 'Old butter factory a heritage place', in *Narrogin Observer*, 28 June 2000, p.5

30 E.S. Hall & Sons (eds.), *Narrogin: the garden city of the west*; Cullity, *A History of Dairying in Western Australia*, pp.379-382

31 Cullity, *A History of Dairying in Western Australia*, pp.379-382

32 Whitmore, W. *A Social and Economic History of Narrogin, 1920-1940*, Graylands Teachers' College History Thesis, 1963, pp.4-5.

33 Wises Post Office Directories, 1930, p.780

34 'Rural Topics', *Sunday Times*, 11 May 1919, p.11, http://nla.gov.au/nla.news-article58002529 viewed 25 October 2011

35 Cullity, *A History of Dairying in Western Australia*, p.361-368; 'Country News', *The West Australian*, 20 July 1935, p.8, viewed 25 October 2011 http://nla.gov.au/nla.news-article32872215

36 'Narrogin and District', *Western Mail*, 12 June 1930, p.43, http://nla.gov.au/nla.news-article38509623 viewed 25 November 2011

indicated by the regular reporting of its annual financial accounts in the local newspaper.[37]

The butter factory was an important source of income for local farmers during the Depression years.[38] Although farmers survived the Depression better than many because they could produce their own food, wool prices plummeted and selling to the factory became a significant portion of many farmers' incomes. Farmers coming into town from the south left cream at the factory as they arrived and picked up the clean cans on their way home. After the wool prices improved, local farmers began to keep fewer cows.[39]

In June 1932, extensions and additional machinery were added at the Narrogin factory, valued at around £2,500. The building was extended north, with the new section featuring brick parapets and having no verandahs. The new machinery included pasteurisers, pre-heating vats and churns. Members of Parliament, including the Minister for Agriculture Mr G.L. Sutton, visited Narrogin for the opening of the extensions. A photograph printed at the time shows the factory with unpainted brickwork and 'Great Southern Co-Operative Butter Coy Limited' written on the southern parapet.[40]

Great Southern Cooperative Butter Company Ltd opened butter factories at Katanning and Albany in 1934. In 1936, it was granted registration as a cream receiving depot at Walpole, but this did not develop into a factory. [41] In 1941, the Katanning factory was converted to a cream depot, then closed completely the following year.[42]

A 1936 photograph shows that the northern bay of the eastern verandah had by this time been enclosed, apparently in brick to match the earlier building.[43]

An advertisement for Great Southern Co-operative Butter Company Ltd in 1936 promoted to shareholders the benefits of cooperatives, including the slogan 'competition for cream is the cancer of the dairying industry in Western Australia'. Narrogin farmers were urged to 'forward your cream to the Narrogin Factory and receive true results'. Branches at the time are noted in Katanning, Denmark, Albany and Walpole.[44] Between 1933 and 1936, the company paid

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37 E.S. Hall & Sons (eds.), *Narrogin: the garden city of the west*; Cullity, *A History of Dairying in Western Australia*, pp.379-382

38 'Great Southern Co-op Butter Co. Ltd', *Narrogin Observer,* 25 January 1941, p.8; Mrs Jean Steele, quoted in Ann Slater 'Reminiscing', in Musu, Rosanne (ed.) *In and Out of Town: A Contemporary View of Country Life*, Shire & Town of Narrogin, 1992, p.36

39 Mrs Jean Steele, quoted in Ann Slater 'Reminiscing', in Musu (ed.) *In and Out of Town*, p.36
Note: This source refers to the place as the 'Bulla Factory'. Neither the factory nor the company is referred to as Bulla in any other source. A sketch history of Bulla Dairy Foods indicates it was a Victorian firm and makes no mention of Western Australian operations. (http://www.bulladairyfoods.com.au/bulhistory.cfm accessed 25 October 2011) As Post Office directories indicate there was only one dairy factory in Narrogin in the 1940s, this anecdote clearly refers to the Great Southern Cooperative Butter Factory.

40 'Narrogin Butter Factory', *The West Australian*, 30 June 1932, p.7, http://nla.gov.au/nla.news-article32547606 viewed 25 October 2011. Note: the same photograph is reprinted more clearly at 'Great Southern Co-op Butter Co. Ltd', *Narrogin Observer,* 25 January 1941, p.8

41 Cullity, *A History of Dairying in Western Australia*, pp.440-441

42 Cullity, *A History of Dairying in Western Australia*, p.442

43 E.S. Hall & Sons (eds.), *Narrogin: the garden city of the west*

44 E.S. Hall & Sons (eds.), *Narrogin: the garden city of the west*

out £250,000 to cream suppliers in Denmark, Albany and Narrogin, indicating its economic significance for these regions in the 1930s.[45]

In December 1936, the initial 99-year lease for Lot 1230 was surrendered and in January 1937 Great Southern Cooperative Butter Company Ltd bought the land as freehold title.[46]

In the 1930s, the factory's manager, W.J. Corrigan, was chairman of the Butter Manufacturers and Producers' Association and Western Australia's representative on the Australian Dairy Council. In addition he managed the factories at Narrogin, Katanning, Albany and Denmark.[47]

Corrigan roundly criticised West Australian consumers for continuing to purchase imported butter when excellent quality local butter was available. In 1937, the *Western Mail* reported his comments:

> 'No better butter is being produced in Australia than West Australian butter,' Mr Corrigan declared, 'but some members of the public still permit their palates to be influenced by wrappers to the detriment of their pockets. It is deplorable that in a community such as this we should have people so lacking in intelligence and responsibility that they will ask for imported butter and knowingly deprive West Australian producers of 7½d per lb, which is the toll of export.'[48]

Plans of the factory in 1938 show the northern extensions to the factory containing three offices, vault, store room and board room. The northern porch had doors opening into both the board room and office, while a door under the eastern parapet also opened into an office. No main entrance is marked. Wide concrete landings wrapped the east and south of the original 1919 building and a bitumen driveway ran along the eastern edge of the building. The enclosed northeast portion of the verandah was a laboratory. The southern end of the building was the receiving room (30'x30'), while the northern portion of the original building (between the receiving room and the 1932 office wing) was the packing room, containing a six-foot high concrete churning platform in the southwest corner and an ice chamber in the northwest corner. Extending west from the packing room was the engine room (21'x15'), also of brick. It was surrounded by corrugated iron and weatherboard additions used as a store, verandah and workshops. The latter was noted as being 'dilapidated' at the time. Three 4000 gallon tanks were in the yard southwest of the building and a three foot deep rectangular concrete well was attached to the northwest corner of the engine room workshops. An external earth closet is noted to the west.[49]

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45 'Viceregal Tour', *The West Australian*, 23 October 1936, p.12, viewed 25 October 2011 http://nla.gov.au/nla.news-article40970700

46 Crown Lease (CL) 151/1922; Certificate of Title Volume 1052 Folio 2

47 'Narrogin – A Garden Town', *Western Mail,* 5 November 1936, p.16, and 'Albany Personalities', *Western Mail*, 17 November 1938, p.47, both viewed 25 October 2011 http://nla.gov.au/nla.news-article37857592 Note: these articles includes a photograph of Corrigan, who is one of only five 'prominent people' identified in the Narrogin article and nine 'Albany personalities' in the Albany article.

48 'Influence of Wrappers', *Western Mail*, 15 November 1934, p.29, viewed 25 October 2011 http://nla.gov.au/nla.news-article37708277

49 'Narrogin Butter Factory Floor Plan, 1938', collection of current owners

A new sterilisation plant was installed in 1940 to adhere to contemporary health standards.[50] The cases, separators and vacuators installed were expected to improve the standard of butter produced.[51]

The butter factory's manager's residence at Narrogin was completely destroyed by fire on 17 August 1940. Reports describe the house as 'on the outskirts of town'. It was evidently close to the butter factory, as the factory's well was used to fight the fire. It was noted that 'such valuable buildings as the factory and residence' were able to be saved, the latter presumably a workers' cottage on site. The manager's residence was the property of Great Southern Butter Company and was insured, along with its 'expensive contents'. The Corrigan's were unharmed as they were not at home on the evening of the fire.[52] Within a month, it was announced that a new manager's residence would be erected at Narrogin.[53] No further information has been located regarding the rebuilding of the residence but it is assumed it was constructed the following year, 1941, and is the extant residence at 172 Federal Street.[54]

Cream rationing was introduced in 1943 as part of the war effort. The Commonwealth made available to the dairy industry a subsidy of £2 million, increased to £6.5 million in 1944 then £7.5 million in 1945, as compensation.[55]

In the post war years, many of the smaller dairy companies amalgamated, were bought out, or closed.[56] By 1949, there were only five companies operating butter factories in the State. The largest, South-West Cooperative Dairy Farmers Ltd, had factories at Bunbury, Boyanup, Bridgetown, Busselton, Harvey, Manjimup, Margaret River and Northcliffe. Great Southern Cooperative Butter Company Ltd was the second largest company, with factories listed at Albany, Denmark, Narrogin and Walpole.[57]

Dairying became purely a sideline to wheat and sheep farming, as the Narrogin climate was not really well suited for dairy farming. As wool prices were high, the district moved away from keeping cows.[58] By the 1950s, most

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50 Whitmore, W. *A Social and Economic History of Narrogin,* p.5

51 'G.S. Co-Op. Butter Co.' *Albany Advertiser,* 25 July 1940, p.6, http://nla.gov.au/nla.news-article70417328 viewed 25 October 2011

52 'Disastrous Fire', *Narrogin Observer,* 24 August 1940, p.3

53 'Country News', *The West Australian*, 17 September 1940, p.5. http://nla.gov.au/nla.news-article46738480 viewed 25 October 2011
No reference to a new manager's residence was found in the *Narrogin Observer* in the following two years (Aug 1940-Aug 1942). By early 1942, Corrigans are occasionally noted as entertaining out of town guests, which may suggest they were in their new home by this time.

54 The residence was located on the same Lot as the factory at this time, owned by the Butter Company, and descriptions of the 1940 fire indicate the site was nearby. The site is on the outskirts of town away from other residential areas, making it unlikely that a residence of this style would be constructed here for anyone other than the factory manager. Locals in 2011 believe the house to have been the manager's residence. The style of the existing residence correlates with a c.1941 construction date.

Searches of *Building and Construction* from August 1940 to December 1942 show no tenders called for construction of a Narrogin residence in that time.

55 Cullity, *A History of Dairying in Western Australia*, pp.442-443

56 Cullity, *A History of Dairying in Western Australia*, p.446

57 Wises Post Office Directories 1949

58 Community Arts Project, *Narrogin Sketches*, Town & Shire of Narrogin, 1990, p.40

dairy farmers in the wheat-belt had changed over to beef or sheep production. W.J. Corrigan was vocal in calling for government intervention to raise the price of butter in order to save the industry. In 1951, he described the drift from the dairy industry as 'colossal', reducing production so dramatically that the State would soon need to import butter from New Zealand to meet demand.[59]

In March 1952, Great Southern Co-operative Butter Company Ltd held its last AGM at Narrogin, as it had recently moved its headquarters to Albany. The move followed significant decline in the cream supplies received at Narrogin.[60] Southern members of the cooperative had been agitating for the office to relocate to Albany since at least 1940, as already at that time the majority of production was in the south and the Narrogin factory was operating at a loss.[61] In December 1952, the company announced that the Narrogin factory would close. The premises were to be sold, with the exception of machinery and equipment that would be transferred to Albany and Denmark. No mention was made of the adjacent house, and it appears W.J. Corrigan continued to reside at Narrogin despite managing operations centred at Albany.[62] In the 1952, 1953 and 1954 phone directories, Corrigan is listed in Narrogin as manager of Narrogin Butter Company. The Butter Company is also listed separately, with the same phone number as Corrigan, suggesting he lived on site. In the 1955 phone directory no Corrigan or butter company is listed at Narrogin.[63]

It appears the factory may have continued operating as a cream receiving depot after it ceased butter processing, but all operations had ceased completely by 1955.[64]

William (Bill) Corrigan died at his home in Narrogin on 21 February 1954, aged 61. Corrigan was acknowledged as a well-known figure throughout the dairying industry in Australia. He had served as manager of Great Southern Cooperative Butter Company Ltd for 35 years, from its 1919 establishment until his death.[65]

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59 'Drift from Dairying in this State', *The West Australian*, 11 August 1951, p.3, http://nla.gov.au/nla.news-article48985032 viewed 25 October 2011

60 'Butter Factory Moves its Headquarters', *The West Australian*, 12 March 1952, p.15, http://nla.gov.au/nla.news-article49020166 viewed 25 October 2011

61 'Walpole Notes', *Albany Advertiser*, 26 September 1940, p.3, http://nla.gov.au/nla.news-article70420488 'Topical Comment', *Albany Advertiser,* 4 September 1941, p.2, http://nla.gov.au/nla.news-article70425990 and 'Butter Company', *Albany Advertiser,* 31 July 1941, p.1, http://nla.gov.au/nla.news-article70425251 all viewed 25 October 2011

62 'Narrogin Factory to Close', *The West Australian*, 19 December 1952, p.12, http://nla.gov.au/nla.news-article49070286 viewed 25 October 2011

63 *Western Australian Telephone Directory*, 1952-1955

64 Cullity, *A History of Dairying in Western Australia*, pp.382-383.

65 'When They're at Home', *Western Mail*, 2 December 1937, p.30, http://nla.gov.au/nla.news-page4084834 ; 'St Patrick's Ball', *Sunday Times,* 26 March 1933, p.4, http://nla.gov.au/nla.news-article58676934 ; viewed 25 October 2011; numerous articles relating to golf competitions 1925-1947, as per Trove search for '"Narrogin" AND "Mrs Corrigin" http://trove.nla.gov.au/ndp/del/search?adv=y 25 October 2011

Great Southern Cooperative Butter Company Ltd was taken over by South West Cooperative Dairy Farmers Ltd in 1954. [66] The company changed its name to Sunny West Cooperative Dairies in 1955, then Sunny West Milk Pty Ltd in 1956, using its long-standing 'Sunny West' brand name. [67] The Denmark factory had already closed in 1953, but the Albany premises continued operating until it became part of Masters Dairy in 1971.[68]

In 1955, Lot 1230 was subdivided. The larger southern portion, containing the factory, became Lot 1, and continued to be owned by South West Cooperative Dairy Farmers Ltd. The northern portion, containing the residence, became Lot 2, and reverted to the Crown.[69]

From 1955, the residence was administered by the Department of Housing (later Government Employees Housing Authority). It was used to accommodate various State government workers stationed in Narrogin through the remainder of the twentieth century.[70]

Lot 2, containing the Factory, was purchased by Jac Rick, agent, of Narrogin, in June 1964.[71] It is not known how the place was used under his ownership.

In November 1976, the Factory was sold to John Birrell, carpenter, and his wife Nona Birrell, both of Narrogin.[72] John Birrell had a workshop at the factory and used it as a storage shed. He also allowed a local wool buyer to store wool there. [73]

A description of the butter factory in 1981 suggests it was vacant at that time, stating '[the place] is a sad reminder of Narrogin's past. It is hoped it will be utilised and preserved'.[74]

A sketch of the factory from 1989 shows the north and east facades largely as shown in photographs from 1932. The current (2011) double doors onto the east verandah are not shown in the sketch. The brick enclosure of the north end of this verandah is also not shown, but it is likely this is the result of artistic license as these enclosures are evident from 1936 and remain in 2011.[75]

In August 1990, the Factory was transferred to John and Nona Birrell's son Alan Birrell, and was subsequently sold to Geoffrey and Cheryle Saunders, of Hamersley in November.[76] When the Saunders acquired the place it is reported to have been 'near derelict'. The family spent over $200,000 restoring the place and converting a portion of it for use as a cafe, including

66 Cullity, *A History of Dairying in Western Australia*, p.445

67 Cullity, *A History of Dairying in Western Australia*, p.446

68 Cullity, *A History of Dairying in Western Australia*, pp.382-383

69 Certificates of Title Volume 1052 Folio 2, and Volume 1181 Folio 761

70 Certificate of Title Volume 1177 Foilo225; Department of Housing GHPDP referral form, January 2011, on HCWA file P18920

71 Certificate of Title Volume 1181 Folio 761

72 Certificate of Title Volume 1181 Folio 761

73 Email from Roxanne McNab, current owner, to Kathryn Exell, Palassis Architects, 27 October 2011

74 Pustkuchen, O.S. *The Way Through: The Story of Narrogin,* Town of Narrogin, 1981, p.152

75 Community Arts Project, *Narrogin Sketches*, p.40

76 Certificate of Title Volume 1181 Folio 761

modifying the 'receivables' room and adding an industrial kitchen, outdoor public toilets and grease traps at the back. The leadlight swinging doors were also installed in this period, and are believed to have been sourced from the Weld Club in Perth. The cafe traded as 'Rocky Hill Cafe', named after the brand of second-grade butter formerly produced at the factory.[77]

The present owners Barry and Roxanne McNab bought the property in 1998.[78] They moved into the building and have lived there since this time. At the time of their purchase, one end of the building had already been converted to living quarters and a 'granny flat' was in place at the rear. [79] The McNabs operated the cafe in 1998-1999 as 'The Butter Factory Cafe'.[80]

The McNabs determined that the cafe business was not feasible and subsequently set about converting the entire building for a residence. The cafe area was to be left largely in its cafe state and used as a games room. The middle of the former factory was earmarked for conversion for a kitchen and family room.[81] A false wall that had been erected across the former factory floor was removed to form an open-plan living area.[82]

The National Trust classified the former butter factory in 2000. [83]

In 2011, Lot 1 (174 Federal Street, the Factory) is owned by Barry McNab. Lot 2 (172 Federal Street, the Residence) is owned by Government Employees' Housing Authority (GEHA).[84] In January 2011, GEHA referred the residence to the Heritage Council under the Government Heritage Property Disposal Process (GHPDP) as it was no longer required for government employee housing. The house was occupied by a private tenant at the time.[85]

In July 2012, the Factory is the residence of the McNab family and the Residence is vacant.

13. 2 PHYSICAL EVIDENCE

Butter Factory & Manager's Residence (fmr), Narrogin comprises a brick and iron former factory building, and a single-storey brick and tile residence, both formerly part of the Great Southern Co-operative Butter Company complex.

The two buildings are located on the western side of Federal Street, Narrogin, on the southern border of the town, on a largely flat site. *Narrogin Butter Factory (fmr)* is located to the south of *Manager's Residence (former),* and is set diagonally to the street. The area immediately around each building has been cleared and gardens created, but there is native bush immediately south and west of the place. A number of tall coniferous trees are located on the site, with a number of particularly tall conifers planted in front of the *Narrogin Butter Factory*

77 Email from Roxanne McNab, current owner, to Kathryn Exell, Palassis Architects, 27 October 2011
78 Certificate of Title Volume 1948 Folio 137
79 Ball, Jacki, 'Old butter factory a heritage place', in *Narrogin Observer*, 28 June 2000, p.5
80 Email from Roxanne McNab, current owner, to Kathryn Exell, Palassis Architects, 27 October 2011
81 Ball, Jacki, 'Old butter factory a heritage place', in *Narrogin Observer*, 28 June 2000, p.5
82 Email from Roxanne McNab, current owner, to Kathryn Exell, Palassis Architects, 27 October 2011
83 Ball, Jacki, 'Old butter factory a heritage place', in *Narrogin Observer*, 28 June 2000, p.5
84 Certificates of Title Volume 1177 Folio 225 and Volume 1948 Folio 137
85 Department of Housing GHPDP referral form, January 2011, on HCWA file P18920

(fmr). To the north of *Manager's Residence (former)*, is a large mound with a rock border, planted with low shrubs.

Narrogin Butter Factory (former)

Narrogin Butter Factory (former) is a single-storey brick, timber and iron building, currently a dwelling, which comprises a number of additions. The main components of the dwelling are the former factory building which accommodates living spaces, a later, 1932, addition to the north now comprising bedrooms and a bathroom, and granny flat to the rear. The Factory is set back from the road, which it addresses diagonally, behind a garden comprising a number of mature conifer trees, and garden beds with mature shrubs extending along the driveway, which forms the eastern boundary, and along the front of the dwelling.

The rear yard contains a number of small, framed shed structures, including a large, contemporary metal-framed and clad workshop. The eastern and rear boundary is marked by a metal fence, and the eastern side of the rear yard is separated from the vehicle entry by a brick and timber-paling fence. The footings of a number of the former water tanks have been retained and are used as flower beds. At the front of the dwelling, the floor level of the verandah is above the ground level, with the verandah foundations having a stone face. Access to the verandah is by three stone steps in the south-east corner of the verandah.

The former factory portion is a long, face-brick structure with corrugated galvanized iron roof, with a wide verandah under the main roof, extending across the front and eastern side elevations, displaying elements of the Victorian Georgian style. The verandah has a concrete floor and simple timber posts. The outline of a former drainage channel can be read in the concrete. There are four entries to the dwelling from the verandah: a timber-framed glazed door with sidelight to the rear of the side verandah; a large timber-framed glazed French door leading to the games room; the main entry is a French door with central glazed panels leading to the kitchen; and a timber framed half-glazed door with side lights and glazed panels over leading to the former laboratory. The door on the eastern verandah and the door to the games room have deep, rendered and painted concrete cills. To the south of the main entry is a pair of timber-framed three-pane casement window with a rendered and painted concrete cill, and triple header course arched head. Two similar windows are located in the front elevation of the former laboratory. The portion of the rear elevation of the former factory that has not been added to comprises three bays, the southernmost two are face brick, and the third rendered and painted brick. There are banks of narrow timber-framed windows extending the width of each bay just below roof level. A timber-framed, half-glazed door with rendered and painted cill provides access to the laundry, whilst timber-framed multi-paned French doors provide access to the living area from the covered outside area.

The front elevation of the addition is on the same line as the former laboratory wall. This portion is constructed of face brick, with a painted and rendered string course extending along the front and western sides of the building at window head height. The hipped roof is clad in corrugated iron, and three corbelled brick chimneys are located in the roof, two on the rear. A simple parapet, with a central rendered and painted recess with the words 'Great Southern Co-operative Butter Limited.' extends above the roof of the southern portion of the front façade,

in line with the lounge room. The western façade of this portion has two central timber-framed and glazed doors slightly recessed into the façade, with a brick pier between and rendered columns to either side, and a rendered parapet extending above the roof in line with the columns. The parapet has a flat top with a projecting lip, and a low, semi-circular central portion comprising slender columns in the upper portion of the façade. There are five timber-framed windows in the front elevation, four of them single-pane double hung windows, and one a small arched opening. There is a timber-framed half-glazed door with fan light leading to the lounge room. The west elevation has a timber-framed double hung window to the north of the doors, and a small, timber-framed arched opening to the south. The windows have rendered and painted concrete cills. The rear of this portion has two timber-framed double hung windows with rendered and painted cills and two header course heads located symmetrically to either side of the façade. The verandah that once extended along the western wall of the former factory was truncated to allow for the addition of this portion, and there is a small portion still extant along the westernmost portion of the wall.

To the rear of the former factory is a granny flat, formerly housing an engine room and store area. Behind this are a workshop and shed, not accessible to inspection. The granny flat is of frame construction, with a variety of claddings, including fibre sheeting, corrugated iron, and timber weatherboards. The hipped and gabled roof is clad in corrugated galvanized iron, with a simple brick chimney located towards the rear. The western elevation comprises a deep verandah with flat roof supported on narrow timber columns on an elevated concrete slab with brick footings. There is a central timber-framed door, and timber-framed four pane casement windows located symmetrically to either side of the door. The rear elevation of this portion comprises the western wall of the workshop and shed, corrugated galvanized iron with a central timber-framed three sash casement window; and the rear elevation of the bathroom, fibre cement sheeting clad with a small timber-framed window. The eastern side elevation is fibre cement clad, with a set of windows comprising four timber-framed casement sashes, and a skillion roof. A gable timber weather board portion extends from the fibre cement portion to the rear of the former factory, and has a large, rectangular opening to a covered outdoor area. There is access to the granny flat from this covered outdoor area by way of timber-framed half-glazed French doors in the eastern wall of the sun room, and a timber-framed half-glazed door to the living room. There is a timber-framed four-pane pair of casement windows set into the wall adjacent to the single door.

Internally, the former factory comprises a double height volume, with the games room and laundry in the southern portion. The games room ceiling, battened plaster, follows the steeply pitched line of the roof, and two banks of narrow windows are set into the western wall just under the ceiling. The walls are roughly plastered, and painted, with narrow glazed tiles laid horizontally to dado height, and painted, roughly plastered masonry above. The floor is brick, laid in a simple stretcher pattern. The doors to the verandah have internal timber framed and panelled sliding doors suspended from substantial metal rails. A laundry, formerly a commercial kitchen, is accommodated in a room constructed in the north-west corner of the games room with a framed and plasterboard clad structure, and flat plasterboard ceiling with coved cornice. The room contains

some commercial kitchen elements. The remaining portion of the former factory now contains a large living area, an open kitchen in the north-east corner, and an open mezzanine area above the former ice chamber which is now a study. The battened ceiling is partly raked. The walls are plastered and painted, with a timber dado extending around the room. The kitchen comprises timber benches and wall cabinets in the north-east corner of the room. The study has thick walls, clad with narrow, horizontal timber panels on the outside, with fibre cement battened panels internally, and a low, flat plaster and batten ceiling. The living area and kitchen floors are tiled, and the study has a painted concrete floor. Above the study is a mezzanine area, with a timber and decorative metal balustrade, accessed by a timber staircase.

The study, formed by the enclosure of the northern portion of the front verandah, has painted face brick walls above tiles laid to picture rail height on three walls, and a timber-framed and clad wall to the verandah. The sloping ceiling comprises plaster with battens running in one direction, and the floor is brick, laid diagonally in a stretcher pattern.

The 1932 addition comprises a lounge room, three bedrooms, bathroom, anteroom, hallway and vault. The walls are plastered and painted, with moulded plaster picture rails in the lounge room, and timber picture rails and dado mouldings in the main bedroom. There is extensive use of timber, including wide, simple architraves, mantelpieces, floorboards and glazed doors. Bedroom doors are generally panelled and half glazed, and there are multi-paned French doors between the anteroom and the lounge room. The bathroom walls are tiled below picture rail height, and the floor has a decorative tile finish. The floor level of the bathrooms and bedrooms is below the floor level of the lounge room. In the hallway, adjacent to the end bedroom, is a flat, steel vault door, manufactured by Chubb.

The granny flat comprises a family room, bedroom, kitchen, sunroom and bathroom. The family room and bedroom have plastered, painted walls, with the living room having a moulded plaster picture rail. These rooms have plaster ceilings, with a decorative cornice to the family room, and a shallow coved cornice to the bedroom. There are timber floors, with simple timber skirting boards, and the floor level of the granny flat is one step above the floor level of the former factory. The family room has a fireplace, with a gas fire installed, with decorative timber mantle, and timber-framed leadlight door to the west verandah. In the eastern wall is a timber-framed half-glazed door to the enclosed outdoor area. There are timber-framed four-pane pairs of casement windows in the east and west walls. The bedroom, accessed off the family room, has a timber-framed four-pane casement window in the west wall, and a painted over timber-framed single-pane double-hung window in the east wall. The kitchen has a timber dado rail, timber floors and plaster ceiling with shallow coved cornice. A stove is set into a face brick chimney on the west wall, and timber cabinets are located on the north and south walls. The other side of the painted over window is located on the north wall of the kitchen, and there is a small timber-framed window on the west wall, above the sink; and a timber-framed opening to the sun-room. The timber door architraves in this area are the same profile as the bedroom and living room architraves. The sun room has painted walls, timber floors and a plaster ceiling with coved ceiling. A pair of timber-framed half-glazed doors lead

to the outdoors covered area, and a bank of four timber-framed casements are let into the south wall. The bathroom has painted walls, a battened plaster ceiling and tiled floor. A small fixed, timber-framed window is set into the west wall.

Generally, the Factory is in good condition, although there is evidence of cracking to walls in many rooms, and the roof sheeting is probably reaching the end of it useful life. There is no physical evidence remaining of the place's former function as a place of dairy production.

Manager's Residence (former)

Manager's Residence (former), is a single-storey brick and tile residence, displaying characteristics of Inter-War Art-Deco style, including the simple, geometric massing of the rounded front verandah, and the expressed face brick piers on the front façade. The front elevation of the dwelling is rendered and painted white, and the remaining elevations are warm, face brick. The hipped tile roof has three tall, corbelled face brick chimneys on the northern side, above the kitchen, dining room and lounge room.

The dwelling is set back from a low masonry fence comprising brick piers with horizontal infill panels of face and rendered brick. The metal gate has a simple vertical pattern echoing the verandah piers, and a cement path leads from the gate to the central entry stairs to the verandah. To the rear of the dwelling is an outhouse including, a brick lavatory with timber-framed weatherboard cladding to create a laundry space.

The garden contains some mature palm and conifer trees, but is largely overgrown and shows signs of lack of maintenance.

The front elevation of the Residence comprises a central, projecting semi-circular verandah, approached by five concrete steps, and a bay to either side. The front elevation is rendered, painted masonry to floor level, with a face brick plinth below. The verandah is symmetrically composed, with a central flat arched opening flanked by columns with decorative vertical brick expressed piers, horizontal openings to either side of the columns, and curved flower beds to either side of the steps. Timber-framed windows, obscured by security screens, are located symmetrically either side of the verandah. Both windows have rendered and painted projecting cills. The central entry door is timber-framed and glazed, and has simple art-deco motifs around the perimeter of the full door glazing.

The side and rear elevations of the Residence are constructed of warm face brick, with timber-framed single pane double-hung windows with rendered and painted concrete lintels, and brick cills with a curved profile. The eastern portion of the rear verandah has been infilled with a timber-framed fibre cement cladding. This enclosure comprises a room and lavatory.

Internally, the Residence is organised with bedrooms and bathroom on the eastern side of the dwelling, and living spaces on the western side, separated by a wide corridor, and a central entry foyer accessed from the front verandah.

Along the eastern side are a main bedroom, bathroom, and two smaller bedrooms, with a further room in the rear enclosure.

The bedrooms in the masonry portion of the dwelling have plaster ceilings with a battened finish, and simple corbelled plaster cornices; plastered and painted walls, and unpainted timber architraves, doors, architrave blocks, skirting boards and window frames. Architraves and skirtings have a simple chamfered finish, and the door panels are flush. Hardware is probably not original. The bathroom is extensively tiled, in a large, pink tile, with a geometric pink, black and white tile on the floor. The colours and fitting suggest the bathroom is not original.

The living rooms comprise a lounge room, dining room, kitchen with eating area and pantry. The lounge and dining room have plaster ceilings with wide, decorative cornices; plastered and painted walls; and unpainted timber architraves, doors, skirting boards and window frames; and timber floors with carpet covering. The carpet has been pulled back in the dining room to reveal extensive termite damage to the floor. Pairs of glazed French doors divide the lounge room from the dining room and entry foyer. Both rooms have fireplaces with face brick surrounds laid in art deco influenced patterns. Both fireplaces have been boarded over. The kitchen is simpler in style, with a plaster ceiling; plastered and painted walls with incised dado line, and vinyl covered timber floor. A small pantry projects from the rear of the kitchen, with a plaster ceiling and painted brick wall. Some original timber kitchen cupboards are located on the wall, above more recent cabinets. A modern stove is located in the fire place, with a brick plinth occupying the rest of the space.

A number of light fittings appear to be original.

Generally, the Residence appears to be in good condition and has been subject to regular maintenance. There is evidence of fine cracking along many cornice edges and around windows, and the dining room floor has been destroyed by termites.

13. 3 COMPARATIVE INFORMATION[86]

Art Deco Residences

The Office of Heritage database lists 37 Art Deco residences, of which three are on the Register. Two of these (P01816 *Commonwealth Bank, Narrogin* and P00492 *Coronado Hotel*, Claremont) are commercial buildings with managers' quarters incorporated into the main building. The third, P11543 *Parry Street Precinct*, Perth, is a street of single-storey residences of varying styles, including Art Deco. Additionally, three of the places not on the register are noted as having attached quarters – the Butter Factory, P11058 Bank of New South Wales & Residence (fmr) and P18015 Shop with attached house.

The style was more widely used for commercial buildings, such as hotels and cinemas, but it is not an uncommon style for residences, both single and group.

War-time Residences

86 All information from Documentary Evidence and place records in Office of Heritage database http://register.heritage.wa.gov.au/ 27 October 2011

Private construction slowed almost to a stop during World War Two, as part of war time rationing and general focus on the war effort, and as a result far fewer residences were constructed. Although in the first year of the war building continued much as before, calls for tenders for private residences declined steadily through 1941 and by mid-1942 virtually no jobs for construction of private residences were being advertised.[87] The Office of Heritage database lists 109 residences constructed between 1940 and 1945 (residences constructed in 1939 would have been planned and initiated if not actually completed prior to the September 1939 declaration of war, and are therefore not included). However, many of these have '1940' entered to infer 'c.1940s' and are in fact post-war housing. Only 37 residences are listed as constructed between 1941 and 1945 (compared with 190 between 1935 and 1939). Many war-time houses have no style listed in the database, possibly because the style guide designates the 1940s as 'post war' but these houses often reflected 'inter war' styling, as is the case at *Narrogin Butter Factory & Manager's Residence (fmr).*

Butter Factories

The documentary evidence suggests butter factories were built in around twenty centres up to the 1940s, with some of these locations having more than one factory over time. Narrogin, in 1919, was the sixth town in the State to erect a butter factory, with many following in the 1920s as group settlement expanded dairying through the southwest of the State.

The Office of Heritage database lists five other butter factories, of which one is on the Register, and the site of two former butter factories, as follows:

- P03568 *Old Butter Factory,* Busselton (RHP), comprising single and two-storey industrial buildings and relocated structures, especially related to Group Settlement, that form a museum. The former factory complex is a two storey butter factory with connected administration buildings, predominantly from 1918 with a c.1930s boiler house. Some equipment from the early period of operation has been retained. The place is the site of the first butter factory in the State (1898). From 1918 to 1960, it was a State-government operated butter factory, then a powdered cream factory to 1975, when it was converted to a museum.
- P04938 Margaret River Butter Factory (fmr), a brick, timber and corrugated galvanized iron building constructed 1929
- P12013 Butter Factory (fmr) site, Harvey, site of a 1929 factory
- P14062 Old Butter Factory, Ravensthorpe, believed to have been fully constructed but never used due to diseased cows, and now a vacant site.
- P14338 Goundrey's Old Butter Factory, Denmark, a brick and corrugated galvanized iron building listed in the database as 1926 construction, but which may be the 1928 factory established by Great Southern Co-operative Butter Company.
- P14977 Boyanup Butter Factory (fmr), an extensive factory facility constructed c.1930

87 *Building and Construction*, August 1940 to December 1942

- P18913 Stan's Machinery & Palm Trees, Manjimup, a brick and corrugated galvanized iron former butter and cream factory dating from the 1920s.

The Office of Heritage Database lists 43 places with the industrial use 'dairy, butter or cheese factory'. However, this includes many homestead complexes with associated dairy buildings, which were not commercial operations. In addition to the butter factories listed above, the following nine places appear to have been commercial operations:

- P00703 Old Cheese Factory, Balingup (1934 with 1956 additions), a brick and corrugated galvanized iron factory that includes a small settlers cottage.
- P03087 Nestle Complex (fmr), Waroona, an extensive industrial complex primarily of corrugated iron and fibrous cement, built from 1932 to 1950, and including barracks-style workers accommodation
- P03166 Peters Creamery, Brunswick Junction, a brick building that began as a milk depot c.1926 and expanded through to 1951
- P08602 Cheese Factory, Serpentine, a 1932 brick and corrugated galvanized iron building, with associated manager's house, workers cottage and pumping equipment on the river bank
- P14909 Capel Dairy Company and Management Houses, a 1930-1948 dairy facility with three timber and fibrous cement single-storey residences, operational to at least 1999 but demolished in 2003
- P15173 Creamery, Capel (no further information available)
- P15844 Milk Depot, Arundel Street, South Perth (no further information available)
- P16263 Barraminning Dairy, Culbin, located out of town (no further information available)
- P18968 Buckingham Creamery and Residence, Kelmscott, a single room creamery with adobe walls and corrugated galvanized iron roof, c.1912, with an associated cottage residence

Managers and Workers Residences

Butter Factory & Manager's Residence (fmr), Narrogin is the only butter factory listed in the Office of Heritage database as having associated housing for a manager. Of the other dairy facilities, only the Serpentine Cheese Factory appears to have a manager's residence on site. No further details about this house are known. As detailed above, a number of butter factories had associated staff housing, and there is a suggestion that the Butter Factory had an associated worker's cottage.

While it is not possible to search the Office of Heritage database for managers' residences specifically, a search with the keyword 'manager' identifies 27 places. Four of these are listed as 'Co-op Manager's Residence' (P05138 Quairading, P07121 Yealering, P08233 Corrigin, P12256 Tambellup). Very little information is provided but it appears these are less substantial homes than at *Narrogin Butter*

Factory & Manager's Residence (fmr). Other managers' residences relate to banks (3), agricultural research station (2), mines (5), rural homesteads/ estates (4), winery/ vineyards (2), timber mills (4), telecommunications station (1), Shell depot (1) and Rottnest Island (1).

None of these are listed as Art Deco style. Two date from within ten years of *Butter Factory & Manager's Residence (fmr), Narrogin* (P17460 Agricultural Bank (fmr) & Manager's House (fmr), Merredin, 1937; P16304 Agricultural Research Station Manager's House (fmr), Denmark, 1948) but neither are similar in style or materials. Four of the manager's residences are on the Register: P09080 *Merredin State Farm Manager's House (fmr)*; P04615 *Mill Manager's Residence,* Jarrahdale; P02311 *Mine Manager's House, Wiluna*; and, P10917 *Hoopers Winery & Surrounds*, Baker's Hill.

Conclusions

The Manager's Residence (fmr) is uncommon surviving example of a private residence constructed during World War Two. It is a good example of a manager's residence for any industry and rare as a manager's residence associated with the dairy industry that remains intact.

The Butter Factory (fmr) is representative of butter factories constructed in the Inter-war years, when the majority of butter factories in the State were established. It has some rarity value as one of the earlier factories established, and as a successful business during the Depression, predating Group Settlement, and is the second earliest of the six extant butter factories listed in the State Heritage Office database.

Butter Factory & Manager's Residence (fmr), Narrogin is uncommon as a complex that includes both a factory and a substantial manager's residence.

13. 4 KEY REFERENCES

13. 5 FURTHER RESEARCH
