



# 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.

### 11.1 AESTHETIC VALUE\*

The exterior walls of *Bally Bally Hall* are constructed of solid granite blocks in random rubble construction, with brick quoins to the building corners and around all openings. The front of the building is simple, and decorated with a fine timber finial. Simple timber fretwork, that sits proud of the gable wall, decorates the rear of the hall building. (Criterion 1.1)

### 11.2. HISTORIC VALUE

*Bally Bally Hall*, built in 1904, is a demonstration of the establishment and development of the small district of Bally Bally in the Shire of Beverley, which required its own public amenities as the district grew. (Criterion 2.1)

*Bally Bally Hall* is associated with the first European settlers in the Bally Bally district, who established building committees and organised funds to make the building of the hall possible. (Criterion 2.3)

### 11.3. SCIENTIFIC VALUE

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### 11.4. SOCIAL VALUE

The inclusion of the place on the Shire of Beverley 'Municipal Heritage Inventory', and the fact that the community is currently spending money on the place, is an indication that *Bally Bally Hall* is highly valued by the Bally Bally district community for its social and religious associations. Halls such as this were the social focus for small rural communities, being used for a variety of purposes. (Criterion 4.1)

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\* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

It is one of the oldest extant agricultural halls in the district, and one of the oldest constructed of stone. (Criterion 5.1)

### **12. 2 REPRESENTATIVENESS**

*Bally Bally Hall* is similar to other community halls in the outlying districts of Beverley and within the Wheatbelt, built at or near the same time. (Criterion 6.1)

The additions and modifications to *Bally Bally Hall* are representative of the growing needs of the Bally Bally district community and the expansion of the town. (Criterion 6.2)

### **12. 3 CONDITION**

The condition of the hall building is fair to good; however, the condition of the addition is derelict. Overall, *Bally Bally Hall* is in fair to poor condition.

### **12. 4 INTEGRITY**

Although, additions have been carried out to the place, the hall is intact, and the additions are clearly evident as additions. *Bally Bally Hall* retains a high level of integrity.

### **12. 5 AUTHENTICITY**

Apart from the entrance doors and roof covering, the original fabric of the place is intact with remedial works having being carried out following fire damage of 1917. The interior wall linings to the hall are removable, as is the rear addition. Interior fixtures and furniture are missing. Overall, *Bally Bally Hall* retains a moderate level of authenticity.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Helen Burgess Historian and Research Consultant. The physical evidence has been compiled by Kelly Aris Conservation Architect.

#### 13.1 DOCUMENTARY EVIDENCE

*Bally Bally Hall* is a single-storey, simple building, built in 1904, for the small community of Bally Bally. The district of Bally Bally is within the Shire of Beverley, approximately 20 km south-east of the Beverley townsite. The hall, built of stone with brick quoin work, is on Reserve 8820, Avon Location 29165.<sup>1</sup>

Although there was some sporadic settlement in the Beverley region after the establishment of the Swan River Colony, it was not until 1838, that the district of Beverley was gazetted. A further five years lapsed until detailed surveying was carried out. The area was mostly suited to the grazing of sheep and horses and for wheat and sandalwood cutting. In 1871, the Beverley Road Board was established, but it was not until 1886, with the coming of the railway, that the area really developed.

European settlement in the Bally Bally district dates from the late 1870s, with early settlers, such as Robins, Kilpatrick, Blechynden and McLean. Benjamin Robins first selected a lease, on what is now called County Peak Road, and named his lease 'Bally Bally', which was to become the name of the district. Bally Bally was originally a pastoral lease of about 40 000 acres, '...the homestead freehold occupying sixty acres.'<sup>2</sup> In 1880, this lease was purchased by David Kilpatrick, who was originally from Roebourne.<sup>3</sup> The land surrounding the homestead was eventually subdivided and sold c.1900, although Kilpatrick retained some of the land for himself.

At one time the grandfather, David Kilpatrick, held a pastoral lease which covered the bulk of that area now spoken of as Bally Bally and County Peak. Later, when the area was thrown open for selection the present holding of 3,000 acres was his choice.<sup>4</sup>

It was also around this time that other districts similar to Bally Bally and County Peak began to emerge, for example, East Beverley, Mount Kokeby, Dale, Mourambine and Boyandine. Schools, churches and agricultural halls were required to service these small but growing communities.

On 3 July 1903, Mr Kenneth McLean of County Peak, wrote to Mr Charles Harper, MLA, of Guildford.<sup>5</sup> The letter described a public meeting held the week prior, regarding an agricultural hall, where it was decided '...that a site should be applied for on the vacant piece of land between Loc. 927 and 2947 on the place of Bally Bally'.<sup>6</sup> On behalf of a local committee, McLean

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<sup>1</sup> The Reserve on which the hall is built was formerly a portion of Avon Loc. 1727, held in the name of the WA Land Company Ltd, CT Vol. 37, Folio 213.

<sup>2</sup> Battye, J S., *The Cyclopaedia of Western Australia* (Hesperian Press, 1913), p. 627.

<sup>3</sup> *Inquirer*, 25 February, 1880, p. 3c.

<sup>4</sup> Thomas, A, *The History of Beverley* (West Leederville, 1946), p. 72.

<sup>5</sup> Charles Harper was the first member of Parliament for Beverley in the inaugural Western Australian Parliament in 1890. Harper was also a Reverend who had been servicing much of the Beverley region since 1849.

<sup>6</sup> DOLA file 07413/1903-01RO (Bally Bally), p. 2.

requested that Harper take the necessary steps to have this land reserved, or at least a portion of it, for a hall.

In response to this letter, the then Under Secretary for Lands, R. Cecil Clifton, recommended that '...the land be reserved for "Public Hall and Recreation"'.<sup>7</sup> On 7 August 1903, the land on County Peak Road was gazetted as Reserve 8820 (Class C), the total area being 14 acres.<sup>8</sup>

A public meeting was held at the home of David Kilpatrick on Saturday 30 January 1904, to discuss the building of the agricultural hall and the formation of a hall committee. It was decided at this meeting that plans should be prepared for the hall, which was expected to cost £250, and was to be built of brick or stone.<sup>9</sup> Also in 1904, at a public meeting on 11 May, the Bally Bally Farmer's Progress Association was formed, whose main purpose was to '...promote the development of the agricultural and pastoral resources and to attend to any public matters that affect the district'.<sup>10</sup> An appropriate venue in Bally Bally was needed to hold functions for associations like the Farmer's Progress Association and for social and cultural activities.

Tenders were called at the end of May for the erection of the hall, to be returned to Kenneth McLean by 7 June 1904.<sup>11</sup> Unfortunately, all the tenders were above the Hall Committee's estimate and its available money. The Committee decided to '...get less elaborate plans and call for fresh tenders'.<sup>12</sup>

With amended building plans, contractors, Messrs Fairhead and (Trew and Fred) Davey, were engaged to carry out the work. By mid November 1904, the building, which was built from local stone, was almost completed. A meeting was held at the home of Kilpatrick to prepare for the opening. Originally, the idea was to hold a picnic at the lakes, but it was decided that it was too late in the season for this type of event.<sup>13</sup> The date was set for Wednesday 30 November '...with a tea meeting, social evening, and ball, and that Mr Charles Harper, MLA, should be asked to declare the hall open'.<sup>14</sup> A ladies' committee and a gentlemen's committee were formed to make the necessary arrangements.

The official opening ceremony was held on 30 November as planned. As well as carrying out the official opening, the ceremony provided Harper and others with an opportunity to reflect on the progress of the Bally Bally district.

During the drive out one has an opportunity afforded of witnessing the great settlement taking place on all sides, and with it a class of farming that does credit to those engaged. Heavily grassed paddocks, over which splendidly conditioned sheep are depasturing, animals that would gladden the eye of any butcher, and many others who do not follow that particular vocation in life, are left on either side of the road, until we catch a glimpse of high-average crops of wheat and oats, which all

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<sup>7</sup> *ibid.*, p. 4.

<sup>8</sup> *Government Gazette*, 7 August 1903, p. 2023.

<sup>9</sup> *Eastern Districts Chronicle*, 6 February, 1904.

<sup>10</sup> *ibid.*, 18 June 1904.

<sup>11</sup> *WA Mining, Building and Engineering Journal*, 28 May 1904. The Architect for the Hall is unknown.

<sup>12</sup> *Eastern Districts Chronicle*, 18 June 1904.

<sup>13</sup> *ibid.*, 19 November 1904.

<sup>14</sup> *ibid.*

point to the fertility and productiveness of the soil, under proper treatment, lying in this particular and by not means unimportant part of the Avon Valley.<sup>15</sup>

...As the afternoon wore on, and the sun was bidding its farewell to that particular day, Mr Kilpatrick, who is chairman of the Hall Committee, ascended the steps of the structure, and briefly referring to the great progress and development that had taken place in the district during the past twenty or so years, extended a hearty welcome to the visitors and called upon Mr Harper to declare the hall open.<sup>16</sup>

Harper also pointed out the importance of halls, such as the one at Bally Bally, being erected in outlying districts, '...for their presence tended to encourage social interaction, which was so easy in towns but difficult in the scattered districts'.<sup>17</sup> After Harper declared the hall open, a supper was served followed by a vocal and instrumental concert. Later the tables were removed, and the floor cleared for dancing.<sup>18</sup>

Other community halls in similar style and materials to *Bally Bally Hall* built in the outlying districts of the Beverley region include: *Dale Community Hall* (1904), west Beverley; and, *East Beverley Hall* (demolished in the 1960s). Other community halls built in similar style and materials to *Bally Bally Hall*, at this time within the Wheatbelt include: *Mourambine Hall* (n.d.), Mourambine, Shire of Pingelly; *Mount Kokeby Hall* (n.d.), south of Beverley; *Wedgescarrup Hall* (1902), Warup, Shire of Wagin; and, *Wandering Shire Hall* (former Agricultural Hall, 1896), Wandering.

*Bally Bally Hall*, like other halls, was used for many purposes apart from social events. The building was used for church services, and the first recorded function in the hall was the wedding of Mr and Mrs Albert Wood (Albert Wood was later to be secretary of the Hall Committee). The hall also contained a lending library, which was run by Miss Kate Kilpatrick, the sister of David Kilpatrick.<sup>19</sup>

In 1912, the then Under Secretary for Public Works, C. A. Munt, wrote to the Under Secretary for Lands, regarding the vesting of *Bally Bally Hall* reserve:

I recently wrote you on other papers relative to your request for Reserve No. 8820 at Bally Bally being placed under the control of the Road Board and informed you that it was my intention to ask that this reserve be vested in the Hon. Minister for Works, owing to the fact that the Agricultural Hall at that centre is erected thereon.<sup>20</sup>

The vesting of the reserve to the Minister for Works was gazetted on 17 January 1913.<sup>21</sup>

By 1912, additions and alterations to the hall were needed to cater for the growing community at Bally Bally and the many functions being held there. As a result, a building committee was established to organise the addition of a supper room and minor alterations. The inaugural committee members included David Kilpatrick (chairman), F. Kilpatrick (secretary), K. McLean, T. McLean, J. McLean, J. K. McLean, A. A. Wood and E. Davies. A chronological overview of *Bally Bally Hall* Building Committee is as follows:

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<sup>15</sup> *Eastern Districts Chronicle*, 10 December 1904.

<sup>16</sup> *ibid.*

<sup>17</sup> *ibid.*

<sup>18</sup> The proceeds raised during the opening amounted to £41.

<sup>19</sup> 'History of the Bally Bally Hall' in *The Beverley Times*, 12 July 1968, p. 1.

<sup>20</sup> DOLA file 07413/1903-01RO (Bally Bally), p. 9 (letter dated 11.12.12).

<sup>21</sup> *Government Gazette*, 17 January, 1903, p. 113.

Chairmen:

David Kilpatrick	1912 - 1925
John McLean	1925 - 1928
George Carr	1929 - 1954
Jack McLean	1954 - 1968

Secretaries:

F. Kilpatrick	1912
R. Duncanson	1913 - 1916
C. P. Wansbrough	1916 - 1924
A. A. Wood	1924 - 1945
Bob Kilpatrick	1945 - 1954
C. McLean	1954 - 1968 <sup>22</sup>

Tenders were advertised by the Committee, with the closing date of 13 July 1912, and the plans and specifications were available at Millars' Karri and Jarrah Co. offices.<sup>23</sup> A successful concert and dance was held on 12 July to raise funds for the building works, with the Beverley Orchestra providing entertainment.

The additions of a supper room were officially opened on Wednesday 11 September 1912, celebrated by a Plain and Fancy Dress Ball, with the then Minister for Works, the Hon. W. D. Johnson, MLA, officiating. The supper room measured 30 ft x 16 ft (approximately 9.15 x 4.8 metres). As part of these works, the supper room was lined internally with asbestos-cement sheets, a new fireplace was provided, and the area was transformed into a ladies dressing room. The interior of the hall was painted and a moveable stage was installed.<sup>24</sup>

A fire at the end of September 1917, destroyed the new supper room and damaged the main hall. It was fortunate that Mr Fraser Kilpatrick and Mr A. K. Hamstrom were close by and able to prevent too much damage being done.

They made a splendid save of the main building, but the supper room and ante-room attached were totally demolished, together with all their contents, including the library. Residents generally were also losers by the fires, as nearly all for miles around had crockery etc., in the building used at the previous night's function.<sup>25</sup>

Fire damage was estimated at £200, which was largely covered by insurance, although the cause of the fire was never established.<sup>26</sup>

Separate tenders were called the following month for repairs to the hall, and for the addition of a new dressing room and supper room to be attached to the original hall.<sup>27</sup> The successful contractor was Mr W. Rule for a cost of

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<sup>22</sup> 'History of the Bally Bally Hall' in *The Beverley Times*, 12 July 1968, p. 1.

<sup>23</sup> *The Beverley Times*, 6 July 1912, p. 4.

<sup>24</sup> *ibid.*, 17 August 1912, p. 3.

<sup>25</sup> *ibid.*, 29 September 1917, p. 3.

<sup>26</sup> The hall was insured by the Commercial Union Insurance Company.

<sup>27</sup> *The Beverley Times*, 20 October 1917, p. 4.

138/14/6, using '...sun-dried bats 14" x 9" x 6", made by Mr A. Ware for 16/- per 100'.<sup>28</sup> The building works were completed by February 1918. At the completion of the new supper room and ante-room, and repairs, the hall was considered '...now thoroughly up-to-date and provides accommodation unexcelled in any other part of the district.'<sup>29</sup>

The refurbished hall was able to accommodate many social and cultural functions, including those for the returned servicemen of the first World War, and later, in the 1920s, for travelling picture shows and 'jazz-type dancing', which took over from the more traditional ballroom dancing.<sup>30</sup> Through the 1930s and 1940s, all manner of socials as well as committee meetings were held regularly, making it the central gathering place for the people of the district.

By the 1950s, the building was in need of repairs, many of which were carried out during this decade.

In 1954, owing to disrepair, it was decided to rebuild the supper room, and in 1955 the interior of the Hall was painted by Ron Strange, and the external walls were tuck pointed by Peter DeRossi. Gas lighting was installed in the building in 1959.<sup>31</sup>

From the 1960s, there were negotiations between the Public Works Department and Shire of Beverley for Bally Bally Hall Reserve to be vested in Shire of Beverley.<sup>32</sup> However, nothing appears to have been done until the matter was again raised in the early 1990s, when the Bally Bally school site, created in 1917, on Reserve 16697 was no longer required.

The Minister for Education has recently advised that Reserve 16697 is no longer required and may be cancelled. Accordingly this Department is seeking the best alternative use for the land...It is considered that the Minister would be willing to surrender the vesting order on the basis of Reserves 8820 and 16697 being amalgamated and vested in your Shire for the purpose of 'Recreation'.<sup>33</sup>

The Shire of Beverley proposed to the Department of Land Administration (DOLA) that the two reserves be vested in the Bally Bally Hall Committee.<sup>34</sup> However, it was not the practice of DOLA to vest reserves in committees, particularly when this committee was not incorporated. Today, *Bally Bally Hall* remains vested in the Minister for Works.<sup>35</sup>

Since the 1960s, there has been a decline in the population and growth of the Shire of Beverley, which has had a similar effect on the outlying districts, including Bally Bally. As of 1998, *Bally Bally Hall* is used for occasional social functions, including meetings and weddings of local residents. However, the building is still valued by the local community particularly, as it is the only hall remaining in the East Beverley area.

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<sup>28</sup> 'History of the Bally Bally Hall', *The Beverley Times*, 12 July 1968, p. 1. W. Rule was formerly the Beverley Manager of Millars Timber and Trading Company, before starting up his own business in Beverley. The term 'bats' refers to bricks.

<sup>29</sup> *The Beverley Times*, 6 April 1918, p. 2.

<sup>30</sup> 'History of the Bally Bally Hall' in *The Beverley Times*, 12 July 1968, p. 1.

<sup>31</sup> *ibid.*

<sup>32</sup> DOLA file 07413/1903-01RO (Bally Bally), p. 16.

<sup>33</sup> *ibid.*, p. 17, letter from Henty Farrar, Acting Regional Manager South East, Regional Operations Branch, Land Operations Division to Shire of Beverley (dated 9/12/1994).

<sup>34</sup> Reserve 16697 was also formerly a portion of Avon Loc. 1727, held by WA Land Co.

<sup>35</sup> *Government Gazette*, 15 November 1996, pp. 6463 & 6460.

## 13.2 PHYSICAL EVIDENCE

*Bally Bally Hall* is built on the east side of Caroling-Bally Bally Road, set back from the road alignment. The building is in an isolated location; in a clearing within a rural setting surrounded by trees.

The hall building is on a north-east to south-west axis. The front of the building faces south-west, to Caroling-Bally Bally Road.

*Bally Bally Hall* dates from two main building phases; the hall in 1904, and a supper room and toilet addition in 1954.

The hall building is rectangular in plan, approximately 7.2 metres wide and 13.2 metres long, with a steeply-pitched, timber-framed roof, covered with corrugated galvanised iron (cgi), with stone masonry gabled ends. With the rear addition, the building forms an 'L'-shape in plan.

The exterior walls of the hall building are of solid granite blocks, believed to be local, in random rubble construction with brick quoins to the building corners and around all openings. In 1955, the walls were tuck-pointed with a cement rich mortar.

The front of the building is simple, and decorated with a fine timber finial. Simple timber fretwork, that sits proud of the gable wall, decorates the rear of the hall building. There is a corbelled brick chimney in stretcher bond that was built to the rear addition in 1954. The roof has a simple gutter, timber gutter moulds and timber fascia.

Original window openings are double-hung sashes with prominent sills; three on each side down the length of the hall.

The hall was built with King Post trusses with extended top cords onto the wall plates. At a later stage, the top of the walls were laterally restrained with metal tie rods. Metal tie straps on the external walls were added to tie down the roof structure.<sup>36</sup> Apart from some fibro-cement sheeting fixed to the underside of the trusses over the stage area, the hall has no ceiling. The internal walls are rendered and cast-iron wall vents have been inserted to provide internal ventilation and sub-floor ventilation. The flooring is of timber construction.

Horizontal timber dado mouldings have been covered with fibro-cement sheeting, possibly to conceal dampness at the base of the walls.<sup>37</sup> Due to the deteriorated condition of the doors to the entrance of the hall, the timber doors were replaced in the early 1980s, with a metal sliding door. Fluorescent light fittings were installed following the connection of power to the hall in 1965. An early light fitting remains in the centre of the hall.

Carved jarrah furniture, shown in photographs of the hall interior in early 1997, are no longer in the building.<sup>38</sup>

The addition provides a supper room, toilet facilitates and a small storage area which is directly behind the stage area. It is built of a combination of two-course high cement blocks, and standard size bricks, in cavity

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<sup>36</sup> The date the metal wall ties and tie straps were installed is unknown.

<sup>37</sup> The linings were believed to have been installed in 1986, when the concrete floor was laid to the addition.

<sup>38</sup> The furniture is believed to have been stolen. The furniture in the building has been donated from a picture theatre in Beverley and from another hall. Pers. comm., Ingrid Ball, Bally Bally Hall Committee, 9 March 1998. Refer historic photographs, CAMS, file No. BB1628/97.



construction, with a lean-to roof covered in cgi. The addition is different from the original building both in form and use of materials.

Timber floorboards, salvaged from the stage, are stacked in the storage area, against the rear wall of the hall.<sup>39</sup> The boards conceal the original rear doorway, but it is believed that the rear steps, that provided access to the stage, remain.

The supper room comprises a food preparation area with a 'Simpson & Son' wood-fired oven, a 'copper' which retains its original metal lid, a small bench with a stainless-steel sink and under bench cupboards and drawers, and dining table and chairs.

The interior walls have mud-plaster, and there is a double-hung sash window to the front of the addition. Louvred windows are at the rear of the addition, where the ceiling heights are below the old building standard of 9 foot (2.7 metres) height requirement for window openings.

In 1980, concrete flooring was poured to the addition and a light-weight partition was installed to the north-west end of the supper room, providing mens' and womens' toilet facilities, each with a single pan and hand basin.<sup>40</sup> In 1986, concrete ramps were added to the rear doorways of the addition. Doors are timber ledged and braced throughout with the exception of the door to the womens' toilet.

The roof covering over the hall has been replaced to match the existing, and sections of the external walls of the addition have been rendered.

The overall condition of the hall is fair to good; some timber fascias and gutter moulds have rotted and are missing, some downpipes are missing, dampness is evident on internal walls, and ceiling battens need re-fixing and the ceiling painted.

The condition of the addition is derelict. The structure is not water-tight and the walls are in poor condition. Fabric in deteriorated condition include: fretted mortar joints and brickwork; rotted timber joinery and timber roof framework; missing frames to rear doorways and a missing rear door; faulty louvre mechanisms and missing louvres; dampness evident on all internal walls, which is severe in places; and, there are floor cracks in the concrete and wall cracks above the fireplace and around rear doorways.

### **13.3 REFERENCES**

No key references.

### **13.4 FURTHER RESEARCH**

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<sup>39</sup> The date the stage was dismantled is unknown.

<sup>40</sup> The dates, 1980 and 1986 are marked in the concrete.