



**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)

- 4.3 Developing institutions
- 4.6 Remembering significant phases in the development of settlements, towns and cities
- 8.1 Organising recreation
- 8.5 Forming associations
- 8.5.1 Preserving traditions and group memories
- 8.5.4 Pursuing common leisure interests
- 8.6.2 Maintaining religious traditions and ceremonies
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 307 Intellectual activities, arts and crafts
- 404 Community services and utilities
- 405 Sport, recreation and entertainment
- 406 Religion
- 407 Cultural activities
- 408 Institutions

11.1 AESTHETIC VALUE*

Bunbury Women's Club is an uncommon example of a former Rectory designed in the Federation Arts and Crafts style, which retains much of its interior detailing. (Criterion 1.2)

The domestic scale and character of *Bunbury Women's Club* is a reminder of the historic residential nature of the Bunbury town centre, an area that has undergone extensive redevelopment in the latter part of the twentieth century. (Criterion 1.3)

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

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

Bunbury Women's Club illustrates the significant contribution made by women to life in country districts as well as their involvement in the wider community. (Criterion 2.2)

Bunbury Women's Club reflects the various stages of the development of Bunbury from its beginnings as a small rural town in 1852, to its rapid growth following the creation of the Diocese in Bunbury in 1904, and the expansion of the rural economy post World War Two when the building was adapted to serve as the base for the Bunbury Women's Club (Criterion 2.2)

Bunbury Women's Club was extended in 1910 to a design by prominent architect Eustace Cohen. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Archaeological investigation of the site of *Bunbury Women's Club* may yield information about the location, design and construction of the former 1853 Rectory building. (Criterion 3.1)

11. 4. SOCIAL VALUE

Bunbury Women's Club is highly valued by the past and present members of the Bunbury Women's Club, having served as the Clubs headquarters since its conception in 1955. (Criterion 4.1)

The inclusion of *Bunbury Women's Club* in the City of Bunbury's Municipal Inventory in 2001, is evidence of its social and aesthetic value to the local community. (Criterion 4.1)

Bunbury Women's Club contributes to the local community's sense of place for its importance in the community life of a large country town and the wider district when few other services for women were available. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Bunbury Women's Club is an uncommon example of a Rectory that was extended in 1910 in the Federation Arts and Crafts style. (Criterion 5.1)

Bunbury Women's Club is a rare example of a women's club that has been continuously owned and managed by the same club since 1955 until the present. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Bunbury Women's Club is a representative example of a building in the Federation Arts and Crafts style that reflects the once residential nature of the Bunbury town centre. (Criterion 6.1)

12. 3 CONDITION

Bunbury Women's Club is well maintained, and the place is in good condition overall. There is however, evidence of rising damp due to the extensive cement rendering of the exterior of the building and chimneys, which has also affected the external brickwork which is in poor to fair condition.

12. 4 INTEGRITY

The place has a moderate degree of integrity as the original use of the building (1853) as a Rectory is no longer evident, due to the extensive remodelling of the building in 1910. However, the place has been in consistent use as the base for a women's club from the 1950s onwards.

12. 5 AUTHENTICITY

The place has a moderate degree of authenticity. The original Rectory (1853) is believed to form part of the existing dwelling, however, extensive rendering of the external fabric and internal wall linings make its exact location and type of construction difficult to determine. The current form of the building dates from the extensive modifications undertaken in 1910. The interior has a high degree of authenticity as the Clifton, Cinderella, Queen Rooms and Entry Hall retain much of their original fabric, although changes that have occurred subsequent to the 1910 modifications are clearly evident. These include the extension of the Clifton Room in the 1950s; alterations to the Johnston Room; extension of the kitchen; the construction and extension of the Solo Room; changes to the toilets and construction of a store adjacent to the Ace Room; the extension of the enclosed portion of the front verandah in the 1970s, and the addition of a patio and its enclosure to provide additional accommodation.

13. SUPPORTING EVIDENCE

This document has been based on 'Bunbury Women's Club, Anglican Rectory (fmr) Conservation Plan, 19 (Lot 10) Prinsep Street, Bunbury' prepared for the Bunbury Women's Club, by Heritage and Conservation Professionals in March 2011 with amendments and/or additions by State Heritage Office staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

In 1838, the first European settlers arrived in Bunbury. In 1842, the first church in the district was erected at Picton on land owned by the Rev. Wollaston. In 1844, a building was constructed in Bunbury to serve as both a church and a school. In 1852, funds were raised to build a parsonage for the incoming Chaplain and Rector Rev. Brown.

In 1852-53, the first building was constructed on the site of what is now the Bunbury Women's Club. In September 1852, the *Perth Gazette* reported that Rev Brown was to be stationed at Bunbury, where a parsonage house was to be erected, with the government contributing a handsome sum towards its construction. The Parsonage was one of the first three Church of England parsonages/rectories built in Western Australia. In 1853, Rev. Brown married Lucy Clifton and the place became their family home. In 1860 Rev. Brown transferred to Busselton, and his position was filled by a number of incumbents over the years.

In 1910, the Rectory was extensively modified in the Federation Arts and Crafts style for the incoming Rector, Canon Adams, to a design by prominent Perth architect E.G. Cohen. In 1911, a front verandah also designed by Cohen was added to the Rectory (no longer extant). The place continued to function as a Rectory until 1954, when the Diocesan Trustees decided to sell the place due to the deteriorating condition of the walls caused by damp. In 1954-55, the place was sold to Hilda Dorsett.

In 1955, the Bunbury Women's Club was founded and the group rented a flat at the former Rectory. By May 1955, the Club had 150 members. In 1956, alterations were made to the Rectory including the addition of a front room with folding doors adjoining the lounge room to create a large space for functions. In 1957, Bunbury Women's Club accepted an offer to rent the whole of the Rectory building, which provided a large room, comfortably furnished for reading and social activities, a smaller card room, a kitchen and a small bathroom. In contrast with men's clubs in Bunbury and elsewhere, the Club had a 'No Liquor' policy. Activities included cards, classical music, flower arranging, cane work and a lending library was established.

In August 1957, following a special meeting, the Bunbury Women's Club decided to purchase the former Rectory building at a cost of £5,250.

In 1969, the external brickwork of the Bunbury Women's Club was rendered and painted, and in 1973, the place was renovated. In 1976, extensions were added to the building to provide another room for card players, which became known as the Solo Room. In 1988 a sunroom extension was added to the Johnston Room. In 1991, the timber floor of the Johnston Room was removed and replaced with a concrete floor.

In 2012, the place is still owned by the Bunbury Women's Club and still serves as the Clubs premises.

For a full discussion of the documentary evidence refer to 'Bunbury Women's Club, Anglican Rectory (fmr) Conservation Plan, 19 (Lot 10) Prinsep Street, Bunbury' prepared for the Bunbury Women's Club, by Heritage and Conservation Professionals in March 2011, pages 7-30.

13.2 PHYSICAL EVIDENCE

Bunbury Women's Club is located on the southern side of Prinsep Street in the Bunbury Town Centre. The building comprises a single storey rendered brick residence in the Federation Arts and Crafts style, which was substantially modified in 1910. The section of the building facing the street comprises the formal rooms known as the Clifton and Cinderella Rooms, both of which retain original timber framed bay windows. Both rooms open off the 1910 hallway, at the end of which is a smaller room known as the Queen Room.

On the southern side of the hall, there is a passage which is believed to contain elements of the pre 1910 building. On the eastern side of the passage is a living area called the Johnston Room, and to the western side are the Ace and King Rooms.

The Clifton, Cinderella, Queen Rooms and Entry Hall retain a high degree of original fabric, such as lath and plaster ceilings, some with ceiling roses, double hung sash windows in the Queen and King Rooms, timber doors and the entry porch has an original tiled floor.

Changes to the place include the extension of the Clifton Room in the 1950s; alterations to the Johnston Room; extension of the kitchen; the construction and extension of the Solo Room; changes to the toilets and construction of a store adjacent to the Ace Room; the extension of the enclosed portion of the front verandah in the 1970s, and the addition of a patio and its enclosure to provide additional accommodation. The roof was replaced in 2003.

For a full discussion of the physical evidence refer to 'Bunbury Women's Club, Anglican Rectory (fmr) Conservation Plan, 19 (Lot 10) Prinsep Street, Bunbury' prepared for the Bunbury Women's Club, by Heritage and Conservation Professionals in March 2011, pages 43-46.

13.3 COMPARATIVE INFORMATION

Architect Eustace Cohen

Cohen was responsible for the design of many ecclesiastical buildings, often in partnership with Joseph Eales (Eales & Cohen). The following registered places are representative of his/their ecclesiastical work;

- 00348 *St Patrick's Anglican Church (fmr) & War Memorial, Rathmines* (1908, Cohen): a small timber building constructed in Federation Carpenter Gothic style.
- 00436 *St John's Anglican Church, Chapel* (1924, Eales & Cohen): a single storey Federation Carpenter Gothic style timber church with a predominantly hipped corrugated iron roof, featuring a fleche and bell tower, and retaining original detailing and uniquely designed doors.

- 00552 *All Saints Anglican Church, Collie* (1915, Eales & Cohen): a single storey brick and tile Federation Romanesque style church. It has distinctively designed and crafted Western Australian fittings and fixtures made from Western Australian materials.
- 01362 *St Peter's Church, Badgebup* (1922, Eales & Cohen): a stone and timber church with clay roof tiles (originally timber shingles). The place is distinctive and unusual in the integration of interior form, materials and style.
- 02430 *Chapel of St Michael & All Angels* (1927, Eales, Cohen & Fitzhardinge): limestone and brick chapel with terracotta tile roof. A timber framed fleche is fixed to the tiled roof ridge.
- 01075 *St George's Anglican Church and Colonnade, Bluff Point* (1935, Eales & Cohen)
- 01621 *St David's Anglican Church, Morawa* (1933, Eales & Cohen).
- 17596 *All Saints Anglican Church, Trayning* (1926, Eales & Cohen) – a single storey asbestos cement and corrugated iron church showing influences of the Federation Carpenter Gothic style, with a bell tower.

In addition, Eales & Cohen were responsible for alterations to 00844 *St John's Anglican Church, Fremantle*.

Bunbury Women's Club is the only example of a former Rectory designed in the Federation Arts and Crafts style on the HCWA database.

For a full discussion of the comparative information refer to 'Bunbury Women's Club, Anglican Rectory (fmr) Conservation Plan', 19 (Lot 10) Prinsep Street, Bunbury' prepared for the Bunbury Women's Club, by Heritage and Conservation Professionals in March 2011, pages 69-73.

13.4 KEY REFERENCES

'Bunbury Women's Club, Anglican Rectory (fmr) Conservation Plan, 19 (Lot 10) Prinsep Street, Bunbury' prepared for the Bunbury Women's Club, by Heritage and Conservation Professionals in March 2011.

13.5 FURTHER RESEARCH

Further research may reveal more information about the exact location and construction details of the original Rectory building (1853).