



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

The documentation for this place is based on the heritage assessment completed by Gary Martin, Historian, and Bruce Sherwood, Architect, in November 2003, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.12.5 Retailing foods and beverages
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 308 Commercial Services and Industries

11.1 AESTHETIC VALUE

Duffy's Store and Billiard Saloon (fmr) is a very good example of a simple vernacular collection of buildings that are typical of the kind of modest structures first built in settlements along the rail lines in rural Western Australia. (Criterion 1.1)

Duffy's Store is significant in demonstrating an original early-twentieth century shop fit out which includes timber floors, pressed metal, and shelves counters and drawers constructed of timber packing cases.

Duffy's Store and Billiard Saloon (fmr) is an integral part of the streetscape of Three Springs, where almost all the buildings are single storey structures. (Criterion 1.4)

11.2 HISTORIC VALUE

Duffy's Store was constructed in c.1909, and is one of the first commercial buildings to be built in the newly surveyed townsite of Three Springs following the completion of the Midlands Railway. (Criterion 2.2)

Duffy's Store and Billiard Saloon (fmr) is valued by the community of the Shire of Three Springs for its long association with the Duffy family. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Duffy's Store is highly valued by the community of the Shire of Three Springs, for its social value as a hub of the community and provider of goods and services from 1909 to 2000. (Criterion 4.1)

Duffy's Store and Billiard Saloon (fmr) contributes to the community's sense of place, as an integral part of the town and Shire of Three Springs, as evidenced by its inclusion in the Municipal Inventory of Heritage Places for the Shire and the support expressed for conservation and registration of the place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Duffy's Store and Billiard Saloon (fmr) is unusual as an intact pair of extant weatherboard buildings in an area where timber constructed buildings were soon replaced with more permanent structures of brick and mortar. (Criterion 5.1)

Duffy's Store is a rare example of a general store still containing interior fittings dating from c1909. (Criterion 5.1)

Duffy's Store and Billiard Saloon (fmr) is a rare as a billiard saloon constructed in association with, but not attached to, a retail premises. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Duffy's Store and Billiard Saloon (fmr) is a very good example of a building style associated with rural towns and their early settlement. It is also representative of the adaptation of an existing building by the owner over time and an example of the ethic of making do and self-reliance. (Criterion 6.2)

Duffy's Store is a very good, intact representative example of a mode of trading that was common in the late nineteenth century and extended well into the middle of the twentieth century, where goods and services were offered over the counter by the storekeeper. (Criterion 6.2)

12. 3 CONDITION

The business occupying Duffy's Store ceased trading in 1992, and the front section of the building has remained unoccupied since that time. The rear living quarters were occupied until May 2000 but are now vacant.

Duffy's Store and Billiard Saloon (fmr) has not had a rigorous maintenance regime and as a result has deteriorated. There is no maintenance program in place and there are a range of issues that will contribute to the

deterioration rate, including the need to repair or replace roofs, repair joinery, floors, and paint systems. Overall the place is in fair to poor condition.

12.4 INTEGRITY

Duffy's Store served the community as a general store from 1909 to 1992, and as a private residence from 1909 to 2000. These original uses are readily identifiable. Overall the place retains a high degree of integrity.

12.5 AUTHENTICITY

Most of *Duffy's Store and Billiard Saloon (fmr)* original fabric remains in place. Overall, the place retains a high authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Gary Martin, Historian. The physical evidence has been compiled by Bruce Sherwood, Architect, of Midwest Heritage Inc. (and Eastman, Poletti, Sherwood Architects).

13.1 DOCUMENTARY EVIDENCE

Duffy's Store and Billiard Saloon comprises two buildings: a retail store with attached living quarters at the rear that was built in c1909 for the owner, William Henry Linthorne; and a separate billiard saloon, built c1929 for Edward James Duffy. Both buildings are constructed of timber, with iron roofs.

In the early 1890s, the Midland Railway Company of Western Australia Limited began construction of a 277-mile private railway line from Midland Junction to Walkaway. Under a land grant system the government gave the company free grants of land on the basis of 12,000 acres for each mile completed. The Midland Railway was opened for through traffic on November 24 1894.¹ A siding was placed on the line in the vicinity of three fettler's huts and called Three Springs after a well of that name a mile to the north where water was obtained.²

In order to meet the needs of future farmers, the Government proposed to establish an agricultural research station on crown land containing red loam soils situated directly west of the siding. This failed to eventuate and in 1906, the Kadathinni Agricultural Area was surveyed into farm blocks. At the same time a townsite, to be called Kadathinni, was laid out at the railway siding. Perhaps because of the existing water supply, the town became more popularly known as Three Springs.³ From 1909, both the Government Land Agents Office and the Midland Railway Company offered blocks of land for sale in the new townsite.⁴

Prior to 1928, the Upper Irwin Roads Board, seated at Mingenew, encompassed the Three Springs area. Their Rate Books in 1908/9 show William Henry Linthorne holding the block of land in Railway Road identified as Lot K [Kadathinni] 56, of one rood, with an unimproved capital value of £10-0-0, which was where *Duffy's Store and Billiard Saloon (fmr)* was subsequently built.⁵ Linthorne was the Shire Clerk of the Upper Irwin Roads Board at the time.⁶

Enterprising business people established retail outlets to service the needs of the growing community along the main street that ran parallel to the railway line. A correspondent for the *Geraldton Guardian* visited Three Springs in early 1909 and wrote that, 'Two stores are being built on the

¹ Mingenew Historical Society, *Mingenew 1846-1986*, Hesperian Press, Carlisle, 1988, p.38.

² Crake, H.C., *Carridena – A History of the Three Springs Area*, Three Springs Shire Council, Three Springs, 1979, p.37.

³ *ibid.* p.38.

⁴ *Geraldton Guardian*, June 29, 1909.

⁵ Upper Irwin Roads Board Rate Books, Mingenew Shire, Mingenew. 1909.

⁶ Mingenew Historical Society, *op. cit.*, p.46.

Three Springs townsite, one by Mr M. Brown, and the other by Mr W. H. Linthorne.⁷ By April a Mr Goulph [sic] had opened one of the stores, whilst Linthorne's was still under construction.⁸ The *1910 Post Office Directory* entry for Three Springs listed M. Brown, newsagent, J. Groffier, grocer and M. J. Ryan, grocer and butcher.

W. H. Linthorne took possession of the title to K56 on November 22 1910.⁹

By 1913/14 the value of K56 had increased to £30-0-0 and rates were struck at two shillings and sixpence. A building with living quarters at the rear is recorded on the lot.¹⁰ This is likely to be the place occupied by Mick Ryan, who is listed as a grocer at Three Springs in the *Post Office Directories* from 1910 to 1915.¹¹

It is likely the store was originally a single room building set back from the road. At some stage the building was extended forward to the road and to the south-east to create larger display areas and storerooms to the rear.¹²

Duffy's Store and Billiard Saloon (fmr) is named after the Duffy family who owned the property from 1916 to 2000. Edward James Duffy was born in Stawell, Victoria, c1872.¹³ On June 23 1908, he married Elessia Reau in Highgate, Perth.¹⁴ Elessia, the daughter of Camille Reau and Catherine (nee Mooney), was born at Barnawatha, Victoria. In 1905 she had moved to Meckering where she met Edward Duffy.¹⁵

E. J. Duffy was granted a Wayside House Licence and a Billiard Table Licence for Wallace's Hotel at Walkaway in December 1908.¹⁶ The couple's only child, Edward Reau Duffy, was born in Geraldton on July 15 1911.¹⁷ In March 1912, E. J. Duffy transferred his license for the Railway Refreshment Room at Walkaway to W.F. Glover.¹⁸ The Duffys then managed a hotel in the southwest for a couple of years.¹⁹

⁷ *Geraldton Guardian*, April 3, 1909. There is a photograph of the store built for Brown in the Three Springs Road Board Hall Official Opening Souvenir Booklet, June 21, 1949. This store is also constructed of weatherboard and corrugated iron.

⁸ *Geraldton Guardian*, April 15, 1909.

⁹ Certificate of Title, Volume 476 Folio 10, Department of Land Administration.

¹⁰ Upper Irwin Roads Board Rate Books, Mingenew Shire, Mingenew. 1914.

¹¹ See also Crake, op. cit., where it states that, 'Mr Ryan's business was conducted where Mr and Mrs E. Duffy live.' p.40.

¹² See 13.2 Physical Evidence. However no documentary evidence has been found to date.

¹³ Ibid.

¹⁴ Hunt, R., Secretary Three Springs Historical Society, Information received from the Department of Justice, Registry of Births Deaths & Marriages, *Birth in the State of Western Australia* (document No. 126, August 17, 1911), August 14, 2002.

¹⁵ *Irwin Index*, December 16, 1950.

¹⁶ *Geraldton Guardian*, December 8, 1908.

¹⁷ Hunt, R., Secretary Three Springs Historical Society, Information received from the Department of Justice, Registry of Births Deaths & Marriages, *Birth in the State of Western Australia* (document No. 126 August 17, 1911), August 14, 2002.

¹⁸ *Geraldton Guardian*, March 9, 1912.

¹⁹ *Irwin Index*, December 16, 1950.

Just prior to the outbreak of World War I, the Duffys moved to Three Springs where they opened a general store and newsagency.²⁰ The transfer of ownership of the store from W. H. Linthorne to Elessia Duffy took place on December 12 1916.²¹ At that time Three Springs could boast of a grocery shop, a draper's shop and a general store.²²

Ted Duffy listed himself as a hairdresser at Three Springs in the annual *Western Australian Post Office Directory* from 1915 to 1935.²³ Elessia Duffy ran the store. Sale items included men and women's clothing, gifts, perfume, haberdashery, confectionary, cool drinks, ice cream, fruit and vegetables.²⁴

Olive Dewsnapp (nee Todd) was born in Three Springs in 1920. As a young girl she remembered visiting *Duffy's Store*.

I loved everything about that shop. I remember Mrs Duffy as a kindly, petite woman. Equally as well, I remember the superb ice-cream which she made and sold in a cone for one penny.²⁵

Toys were also sold and Ted is said to have made children's box carts for sale. Each year prior to Christmas, the Duffys would leave the store in charge of Elessia's sister, Alice. The couple would travel by train to Perth and purchase a selection of toys to place in their front display windows, for every child to see and covet. Children, however, were not welcome to loiter in the store and would be chased out by Elessia with the threat of 'a shillelagh onto them for entering'.²⁶

Three Springs was a prosperous agricultural community at that time. According to Olive Dewsnapp, between 1920 and 1933 there were,

Approximately twenty two house in the township, plus a Convent, State School, Anglican Church, Bank, Post Office, General Store, North Midlands Co-operative, Baker, Blacksmith Shop, Boarding House, Police Station, Hotel, two Garages, Butcher, Fish Shop, Railway Station, Road Board Office, Hall and two Confectionery Shops, making a total of forty three buildings.²⁷

Duffy's Store, like most early dwellings, was designed to repel the light and thus remain cool during the summer months. However, it is remembered as having an unwelcome atmosphere, with dull-painted walls of pressed metal, holding rows of shelves made from kerosene-tin packing case, a dark timber counter and wooden floor.²⁸ Photographs of the store in the late

20 *Irwin Index*, December 16, 1950.

21 Certificate of Title, Volume 476 Folio 10, Department of Land Administration.

22 *Ibid* 1915.

23 *Western Australian Post Office Directories*, 1915 to 1934/35.

24 Hunt, R., Secretary Three Springs Historical Society, interview with Gary Martin, August 14, 2003. See also advertisement in the Three Springs Show Schedule of 1929.

25 Dewsnapp, O., *Childhood in Three Springs*. Bookmark Publishing House, Guildford, 1991, pp.29-31.

26 Information provided by Harry and Olive Morgan, Three Springs.

27 Dewsnapp, op. cit., p.1.

28 Hunt, R., Secretary Three Springs Historical Society, interview with Gary Martin, August 14, 2003.

1920s and early 1930s show a hitching rail under the two carob bean trees growing directly in front of the store and adding to its dark interior.²⁹

The Duffy's son, Edward, was reported to be the only local child to leave the district for his schooling, attending school at New Norcia until the age of 17. After completing his schooling, he worked spasmodically from home as a builder's labourer and then on the railway. He was also a member of the Three Springs Football Club.³⁰

In c.1929, Ted Duffy employed carpenters to build a billiard saloon adjacent to the store. A billiard table with all the fittings was installed, but Duffy failed in his application for a Billiard Table Licence.³¹ At the Mingenew Local Court on February 26 1930, E. J. Duffy was brought before the Resident Magistrate E. McGinn on the charge of keeping a public billiard table without being a holder of a licence. According to the prosecutor, Constable Kelman, the billiard saloon had been in use since January 4. Duffy was fined £10 and costs.³² The building was then used for several years as a horse racing betting shop.³³

In his later years E. J. Duffy suffered from poor health. He died at his residence on May 30, 1935 and was buried in the Three Springs Cemetery.³⁴

The late 1930s saw the decline in importance of independent storekeepers. In places like Three Springs, the sole proprietor shops gradually lost business to places like the North Midlands Farmer's Co-op store.³⁵ Although Elessia Duffy listed herself as storekeeper in the *Western Australian Post Office Directory* from 1936 to 1949, Duffy's Store became little more than a newsagency.³⁶

Edward Reau Duffy married a local girl, Ellen Margaret Oliver on April 11 1939.³⁷ Ellen, or Biddy as she was known, did not get involved with the store but worked at the hotel, while living with her husband at the rear of Duffy's Store. Soon after their marriage, a bathroom and kitchen was added onto the residence at the rear of the shop, and the former kitchen was converted into a living room. The couple had no children. ³⁸

During the Second World War, E. R. Duffy enlisted as a private in the C. M. F., and Biddy joined the Three Springs branch of the Red Cross.³⁹ By

29 See Plate 69.

30 Hunt, R., Secretary Three Springs Historical Society, unpublished information written by Reg Howard.

31 Ibid. Howard only gives, 'a few years prior to his [Mr Duffy's] death' as the time when the billiard saloon was built.

32 *Geraldton Guardian*, March 1, 1930.

33 Hunt, R., Secretary Three Springs Historical Society, unpublished information written by Reg Howard.

34 *Irwin Index*, April 15, 1939.

35 *Western Australian Post Office Directory 1939/40*.

36 Norrish, M., interview with Gary Martin, October 15, 2003.

37 *Irwin Index*, April 15, 1939.

38 Conversation with Mary Norrish, October 15, 2003.

39 *Irwin Index*, March 20, 1943, and November 11, 1944.

February 1946, Duffy was back in Three Springs, and had resumed his position as Secretary of the North Midlands Football Association.⁴⁰

The Rural and Industries Bank (now Bankwest) had established a branch office in Carnamah in December 1945.⁴¹ From 1946 they also operated a Receiving Office at Three Springs.⁴² For many years the bank rented part of the former billiard saloon. A dividing wall was installed and an office fitted out in the front part of the building. However it is unlikely they moved into the former billiard saloon until late 1947.⁴³ The agency was only opened on Fridays.⁴⁴

Elessia Duffy died at her residence behind the store on December 7 1950, and was buried in the Three Springs Cemetery.⁴⁵ The title to K56 was transferred to Edward Reau Duffy on August 31 1951.⁴⁶

After Elessia's death, Ted (jun.) and Bidy kept only a news agency operating in the store. By these means the premises continued to provide an essential commodity for the people of the district.

E. R. Duffy continued the family interest in football, played for the district and held the position of Secretary to the North Midlands Football Association for many years. He became a Life Member of the League, and the council held a special dinner in his honour on September 8 1967. In 1968 the National Football Association of Melbourne presented him with a special certificate in appreciation of his services to the sport.⁴⁷

Strong winds from Cyclone Alby destroyed a small verandah at the rear of the store in 1978. It was replaced with a larger verandah, and at the same time the bath was removed from the bathroom and replaced with a shower and washbasin.⁴⁸

The Part-time Office of the Rural & Industries Bank ceased operating in the former Billiard Saloon c1990.⁴⁹

Ted (jun.) died on October 5 1992.⁵⁰ Bidy then closed the business because of her difficulty in moving and sorting the heavy stacks of papers. Nonetheless, owing to her friendly and sociable disposition as distinct from Elessia Duffy, who had been known locally as being somewhat aloof, the front door of the main store was always open during the day to welcome visitors who wished to walk through to Bidy's home at the back. Here the

40 *Irwin Index*, February 9, 1946 and May 25, 1946.

41 *Irwin Index*, December 8, 1945.

42 *Rural & Industries Bank Annual Report for 1946*.

43 This is because E. Duffy advertised for sale in the *Irwin Index* of September 6, 1947, a 'Full-size Billiard Table and all Accessories Complete, best offer.'

44 Hunt, R., Secretary Three Springs Historical Society, interview with Gary Martin, August 14, 2003.

45 *Irwin Index*, December 16, 1950.

46 Certificate of Title, Volume 476 Folio 10, Department of Land Administration.

47 Crake, op. cit., p.41.

48 Norrish, M., interview with Gary Martin, October 15, 2003.

49 The *Rural & Industries Bank Report for 1990* is the first issue that fails to mention a branch at Three Springs.

50 Three Springs Cemetery, Grave no. 144.

old lady held court and enjoyed thoroughly the interaction with young and old who came to chat and keep her informed of the town activities. Bidy was moved to the Lady Brand Lodge, Three Springs in May 2000 and that month a clearing sale was held at *Duffy's Store and Billiard Saloon (fmr)* to dispose of furniture and fittings.⁵¹ Bidy died on December 24 2000, aged 87 years, and was buried in the Three Springs Cemetery.⁵² It had been Bidy's intention to gift *Duffy's Store and Billiard Saloon (fmr)* to the Shire of Three Springs, but she failed to alter her will.⁵³ *Duffy's Store and Billiard Saloon (fmr)* was bequeathed to John Norrish, Jill Toovey, Patricia Stokes, Gaye McAuliffe and Peter Norrish; the five children of Mary Norrish, Bidy Duffy's sister.⁵⁴

In 2003, Duffy's Store and Billiard Saloon (fmr) is vacant.

In 2005, the Three Springs Historical group is preparing to take ownership of the place, which they have noted as being an important building in the area, and intend to conserve the place.⁵⁵ The Shire of Three Springs has expressed unanimous support for the place being registered.⁵⁶

13.2 PHYSICAL EVIDENCE

Duffy's Store and Billiard Saloon (fmr) comprises two single storey buildings; the store and residence constructed for W. H. Linthorne in c1909, and an adjacent billiard saloon constructed for E. J. Duffy in c1929.

Duffy's Store and Billiard Saloon (fmr) is located in Three Springs on the western side of the Midlands Road (formerly Railway Road). The buildings are located on a rectangular lot. The block is 20.12 metres in width and 50.29 metres in depth.

Adjacent to the store building on the same lot to the south-east is the building known as the billiard saloon. A gap of around 400mm separates the two buildings. Both buildings have been constructed with a nil setback to the street frontage, and with front verandahs extending to the kerbside. The billiard saloon has a nil setback to the south-east. The store has a 2000mm side setback to the north-west. Access to the back of the site is via a right-of-way at the rear. The rear of the site is vegetated with native and introduced grasses, and has the remains of a large vegetable garden along the southern side. There are a number of large gum trees along the rear boundary.

The buildings are of a simple rural vernacular style that does not correspond with any particular style outlined in Apperly, Irving and Reynolds *A Pictorial Guide to Identifying Australian Architecture*. While similar in

51 Norrish, M., interview with Gary Martin, October 15, 2003.

52 Information from tombstone, Three Springs Cemetery.

53 Toovey, J., phone conversation with Gary Martin, October 13, 2003.

54 Norrish, M., interview with Gary Martin, October 15, 2003.

55 Robert Hunt, e-mail to Tanya Henkel, 10 May 2004, on HCWA file P5261, together with current DLA land information regarding ownership.

56 Anthony Thomas, Councillor appointed to represent the Shire with regards to this place, addressing Register Committee 25 Feb 2005 and phone conversation with Clare Schulz, 17 March 2005.

external appearance, the Store building reflects through its structure and finishes its evolution, while the billiard saloon, which was constructed in one stage, is far simpler and more uniformly finished.

The Store building is comprised of a number of building sections - the front verandah, the front counter/shop area, the front display room and a storeroom and room behind, the rear verandah, two rear rooms and a kitchen, wash-house and bathroom.

The effect of the massing of the building is to suggest that its construction was carried out over a number of stages. This is borne out through the various internal finishes and the historical photographs. The various alterations are summarised below.

The original building on site was likely a single room building of timber construction with a simple hipped roof running the length of the building (see extent shown on plan) and setback around 4500mm from the front boundary with a full-length front verandah. This building probably had a rear verandah.

The front verandah was demolished and a new hipped roof building was added on in front of the original building to a nil setback with Railway Road. The original building was lengthened to the south-east to create a storeroom and another room. The front wall of the original building was demolished to create one large shop area.

Two new rooms were added at the to the west of the original building. These rooms were accessed off a verandah from the original building. These are also of timber framed construction with timber weatherboard cladding and a corrugated metal gable roof, of the same pitch as the original building.

A kitchen and bathroom facility accessed off the same verandah and wash-house accessed from the rear (west) were also added c1939. These are of timber construction with batten jointed fibrecement cladding and low pitched corrugated metal skillion roofs.

The front elevation also appears to indicate two different stages of construction; the mainly glazed display front with vertical lining boards and central main entry door to the store being one, and the horizontal weatherboard front with central door and double hung windows either side, to the display area being the other.

The corrugated metal hipped roof however, is continuous over both sections and there are no indications of either section being an extension of the other.

All windows to the shop and living areas are timber framed, while the window to the kitchen is a steel framed louvre.

The exterior walls of both buildings are clad in timber weatherboards, except for the kitchen/ washhouse addition, which is clad in fibrecement.

The billiard saloon is a simple rectangular hipped roofed, timber framed and clad building with a verandah to its front (north-east) elevation. The saloon has an entry doorway located centrally in the street facing wall,

flanked by two double hung timber windows; much in the manner of the Display Room in the Store. There is also a rear door.

The walls are clad in timber weatherboards that are unfinished, except for the front elevation. The roof is of corrugated metal in short lengths.

In the back yard is a timber framed out house toilet.

The main shop space is a large simple space with two columns indicating where the original wall was located, and supporting the pitching plates and box gutter for the two roofs.

The ceiling lining is pressed metal as is the wall lining in part. A section of the wall to the south-east of the room appears to have been modified or added, and is clad only in a timber lattice.

To the north-east of the room, on the entry elevation, are two large display front bay windows. These two areas both have sliding timber framed insect screen doors at the rear. The ceilings to these areas have been framed out and lined as bulkheads.

The dominant feature of the shop space is the large 'U' shaped timber counter that completely surrounds the customer as they enter the store. The front of the counter is lined in painted T&G boards while the top is fabricated from wide oregon boards. Under the counter in a number of areas are drawers constructed either of modified timber packing cases or from metal tins (similar to the old kerosene tins).

Behind the counters mounted on the walls are timber shelves made in part from old packing cases.

The other main area of the shop is the Display Area immediately adjacent to the south-east. Indications are that this may have been connected to the main shop space at some stage, evidenced by the differing wall lining to the common wall. Three of the walls are lined with T&G boards (believed to be T&G floor boards fixed with their bottom side out), while the common wall (north-west wall) is lined with strip jointed fibrecement.

The floor to this room is T&G boards, and the ceiling is batten jointed fibrecement.

There is a central timber panelled door flanked by two large double hung timber windows in the north-east (street) wall of the room, and another double hung window in the north-east wall.

The door at the rear (south-west) of the room leads to a small store-room.

This room remains largely unfinished, with the only wall lining being external type weatherboards to the north-west wall which is common with the main shop space, and which extend to the underside of the roof as a full height gable. All other walls remain as unfinished timber stud frames, with the ceiling too remaining unlined.

This room contains rough timber shelving made from packing crates and other salvage timber.

The room has a door in each wall leading respectively to the main shop space, the display space, a bedroom and the rear verandah. All doors are timber ledged doors.

The bedroom is lined with the reversed T&G boards and has a window in the south-east wall and a door to the rear verandah in the south-west wall.

The storeroom and main shop space all access onto the north-west/south-east orientated leg of a rear 'L' shaped verandah. Access to another bedroom, a living area and the kitchen is via the other leg of the 'L'. The verandah is lined with nylon shade cloth.

The bedroom is lined with the reversed T&G boards and has a window in the north-west wall and a door to the living room in the south-west wall with the door to the verandah.

Doors are all timber ledged doors. Ceilings are lined with T&G timber boards.

The living area to the south-west of the bedroom is of the same construction as the bedroom. It has a brick fireplace in the south-west wall with a timber mantel over. Adjacent to the fireplace in the same wall is a small glass louvred window. In the south-east wall is a double hung timber window that opens into the kitchen and a timber ledged door that opens onto the verandah.

The kitchen to the south-east of the living room is accessed off the end of the verandah. It is lined internally with fibrecement and has a wood stove built into the south-east wall along with a glass louvre window. Along the south-west is a timber sink bench, and in the north corner of the room are doors to the bathroom and the back yard. The T&G timber floor is sheeted with linoleum.

The small bathroom contains a shower and basin.

The wash-house is accessed from the exterior (south-west) of the building and contains a concrete trough, and at some stage housed the hot water system.

The Billiard Saloon is divided internally into two rooms. The dividing wall was added c1947 when the building was converted for use as a bank. No internal evidence of the building's use as a Billiard Saloon remains.

As the store has been unoccupied since the early 1990's, and the residence since 2000, some deterioration has occurred as a result of neglect, although the building was probably neglected well before it became unoccupied.

In the living area walls there is evidence of termite attack, and there is active termite infestation in the rear bedroom floorboards.

Along the north-west wall a number of the stumps have deteriorated resulting in the subsidence of the building along this side.

The front display windows have also been subject to termite attack and require rebuilding in part to ensure they are stable and safe. Their condition is not integral to the structure of the building.

The roof sheeting has now deteriorated to a point where there are numerous pin-prick (and larger) holes, allowing the ingress of moisture. This will accelerate the rate of decay of both the pressed metal ceiling linings and the T&G boards.

Controlling of the rainwater run-off from the roofs of the building would go a long way to reducing the rate of decay of the timber sub floor and stumps.

The building will require some reasonably substantial works to stabilise it and make it safe, however a program of maintenance and improvement should then be sufficient to hold the building at a satisfactory level of repair.

13.3 COMPARATIVE INFORMATION

Duffy's Store and Billiard Saloon (fmr) is the only example of a still existing weatherboard store and residence in the town of Three Springs. It is also one of the few weatherboard buildings listed on the HCWA Register that is located in the mid west region of Western Australia. The other two examples are a weatherboard residence at Nanson constructed in 1913 (HCWA Data Base No. 06369) and a weatherboard cottage in Cue (HCWA Data Base No. 06535).

There are examples of weatherboard stores listed on the HCWA Register, such as Sudas's Shops, Nannup (constructed 1910) (HCWA Data Base No. 02603); Norrish's Store, Kununoppin (constructed c1920's) (HCWA Data Base No. 02970); Store, Northcliffe (constructed 1924) (HCWA Data Base No. 03142) and Newdegate Arts and Crafts Centre (constructed 1928-32) (HCWA Data Base No. 01448). However these buildings did not provide accommodation for the occupier. There are few examples of weatherboard buildings that combine the dual purposes of commercial business and residence. A comparable example may be the Bank of New South Wales and Quarters (fmr) at Kununoppin that was constructed in 1915 (HCWA Data Base No. 02603).

Billiard Saloons were usually constructed in association with hotels. Victoria Hotel & Fmr Billiard Saloon in Toodyay is an example of this practice. It is on the Shire's Municipal Inventory, a permanent entry on the National Estate, classified by the National Trust, and in the HCWA assessment programme. The *Rose Hotel* (376) in Bunbury, Railway Hotel (fmr), Coolgardie, are both on the State Register and include a Billiard Saloon.⁵⁷

Places with both retail functions and billiard saloons include P2583 Newsagent, Barber & Billiard Room (fmr) in Nannup, P1521 School (fmr) in Pemberton, P6154 Austin St Shops inc. Breakaway Coffee Shop & Video Shop, P8955 Northampton Newsagency/TAB and attached house, and P12295 Hairdresser's Salon & Billiard Room (fmr) in Tambellup. None of these are on the State Register, all are on Municipal Heritage Inventories and all have billiards saloons attached as additional rooms.⁵⁸

⁵⁷ HCWA database 22/12/03

⁵⁸ HCWA database 22/12/03

Duffy's Store and Billiard Saloon (fmr) is a rare as a billiard saloon constructed in association with, but not attached to, a shop.

Duffy's Store and Billiard Saloon (fmr) provides a rare example of a relatively intact interior of a general store that has not undergone significant modification since its original construction. Two comparable examples are stores that are still operating as retail businesses. Darnell's General Store (HCWA Data Base No. 04946) has retained on display much of its early fitout to reinforce the store's 'old fashioned character and charm'. A similar claim can be made for Williams's Drapery in Northampton (Site No.69, Shire of Northampton Municipal Inventory). However both stores have had to undergo some modification of their interiors to comply with current retail regulations.

Duffy's Store and Billiard Saloon (fmr), being of weatherboard construction, and constructed c1909 is the sole remaining example of this type of building in Three Springs. The place with its combination of retail and residential space epitomises a style of living that was prevalent in rural towns of Western Australia prior to World War I. The place with its relatively intact interior also provides evidence of a style of retail trading that is rarely seen today.

13. 4 KEY REFERENCES

Crake, H A, *Carridena: A History of the Three Springs Shire Area*, Three Springs Shire Council, 1979.

13. 5 FURTHER RESEARCH

Inspection of Duffy's Store by the architect has revealed physical evidence that suggests the original store was a much smaller building set back from Railway Road, and that at some stage the store was extended closer to the street. However, no documentary evidence of these changes has been located. The *Upper Irwin Road Board Minute Books* from 1906 to 1916 provide no information about any possible changes to the building.