

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)

- 3.12.5 Retailing food and beverages
- 3.22 Lodging people

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 311 Hospitality industry and tourism
- 405 Sport, recreation and entertainment

11.1 AESTHETIC VALUE*

Ye Olde Narrogin Inne is an outstanding and rare example of a building constructed in the Inter-War Old English style. The building is enhanced, both internally and externally, by consistent stylistic detailing. (Criterion 1.1)

Ye Olde Narrogin Inne is a distinctive landmark building situated at the intersection of two major roads. These landmark qualities are strengthened by the openness of the site, which makes the building conspicuous from a considerable distance. (Criterion 1.3)

Ye Olde Narrogin Inne combines with the shop and houses edging the east side of the street that terminates in front of the building to form a significant precinct of inter-war buildings. Attempts have been made to connect *Ye Olde Narrogin Inne* with the recent Pioneer Park that lies to the east of the hotel. However a stronger sense of precinct prevails on the west side of the site. (Criterion 1.4)

11.2. HISTORIC VALUE

Ye Olde Narrogin Inne (1937) is situated on a site at the junction of Albany and South Western highways, which has functioned continuously as the site of a hotel since at least 1856. The original early inn on the site served mail and passenger coach services to Albany and Bunbury prior to the opening of the Great Southern (1889) and South Western (1893) railways. (Criterion 2.1)

* 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.

The reconstruction of *Ye Olde Narrogin Inn* in 1937 provided modern hotel facilities at a time when many older hotels were undergoing refurbishment and modernisation following the Depression. (Criterion 2.1)

The original 1856 *Ye Olde Narrogin Inn* was constructed as a wayside stopping place on the Albany Road, in the Armadale district, for the provision of accommodation, food, and alcohol for travellers and served as a focus for development in the district. (Criterion 2.2)

The Duke of Gloucester stopped at *Ye Olde Narrogin Inn* on his way to visit Fairbridge Farm in 1933. (Criterion 2.3)

Ye Olde Narrogin Inn was closely associated with local farmer and businessman Thomas Saw, who was responsible for the 1856 buildings and the first wayside inn licence for the place, and owned the place until 1910. (Criterion 2.3)

The 1937 reconstruction of *Ye Olde Narrogin Inn* was designed by architects Eustace Cohen, John B. Fitzhardinge and Joseph Eales of long standing firm Eales & Cohen. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Ye Olde Narrogin Inn is of significance to the local community through its historical associations with the Saw family, who were early settlers in the area, the history of the site as one of the early stopping places for coaches, and as a venue for socialisation by the local community and travellers from 1856 to the present. (Criterion 4.1)

Ye Olde Narrogin Inn contributes to the community's sense of place as an important social venue and landmark. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Ye Olde Narrogin Inn is a rare example of hotel building designed in the Inter-War Old English style. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Ye Olde Narrogin Inn displays the characteristics of a building skilfully designed in the Inter-War Old English style. (Criterion 6.1)

12. 3 CONDITION

Ye Olde Narrogin Inn is in good condition.

12. 4 INTEGRITY

Ye Olde Narrogin Inn is of high integrity. The building has been used continuously as a hotel.

12. 5 AUTHENTICITY

Ye Olde Narrogin Inne is of high authenticity. The public areas in particular seem to have remained largely intact. It appears that smaller rooms on the first floor may have been removed to create large spaces such as the function centre.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Alan Kelsall, Kelsall Binet Architect.

13.1 DOCUMENTARY EVIDENCE

Ye Olde Narrogin Inne is a two-storey brick and tile hotel building constructed in 1937 in Inter-War Old English style. Designed by architects Eales, Cohen and Fitzhardinge and built by Todd Brothers, it replaced the hotel section of an early single-storey inn, originally built in 1856 and extended and rebuilt over the years. The accommodation section of the place, which was rebuilt in the 1890s, was removed in 1979-80 as part of the refurbishment of *Ye Olde Narrogin Inne* during development of the Pioneer Village at the rear of the site.

Expeditions along the Canning River were undertaken in 1829, in an effort to locate good land adjacent to a river, these being the main transport routes at the time. Ensign Robert Dale surveyed the town of Kelmscott, proclaimed on 6 July 1830, and land was taken up in the area. Beef cattle, dairy cows, horses, goats, pigs and chickens were raised and wheat, oats, barley and vegetables were grown in the district. Fruit trees and grapes were also cultivated. In 1836, surveyor Alfred Hillman surveyed the track from Perth to Albany. South of Kelmscott, the track branched, one branch leading to Pinjarra and Bunbury and the other to Albany.¹

In 1841, a mail service was inaugurated along the Perth to Albany route. The first stop for the rider was at the Barracks in Kelmscott, where a fresh horse was obtained. In 1851, following the introduction of convicts to the colony, work began on the clearing and construction of the Perth to Albany road to turn it into more than a rough track. Bridges were constructed in place of the fords and the road fenced along its length. The new road did not exactly follow the original track, which had taken the route of least resistance through the bush. The work was carried out by convicts under the supervision of Henry Vincent.²

Vincent purchased Canning Location 31 while working in the district. Circa 1853, Thomas Middleton, of Kelmscott, is reputed to have built a wattle and daub thatched roof house on Location 31. The house was situated at the junction of the Perth to Albany Road, south of Kelmscott, where Middleton provided shelter, rest and refreshment for travellers and their horses.³ In 1856, with the Albany Road much improved, Thomas Chipper and his brother Richard started a mail service between Perth and Albany using a spring cart drawn by two horses.⁴ That year, Thomas Saw applied for a

¹ Popham, Daphne, *First Stage South: A history of the Armadale-Kelmscott district, Western Australia*, Town of Armadale, 1980, pp.8-17. This history does not include footnotes or endnotes and few references to sources.

² Popham, Daphne, op cit, pp. 30-32; Richards, R., *The Murray District of Western Australia: A history*, Shire of Murray, 1978, p. 184.

³ Popham, Daphne, op cit, pp. 32.

⁴ Stevens, G. P., 'Early Coaching Days', *Early Days*, 26 July 1935.

wayside licence for Middleton's house with his father-in-law, William Gibbs. Saw was a farmer in the district, near Wungong Brook.⁵ In the application, the house was described as:

Situating on the Neerigen Brook at the junction of Albany and Murray Roads about 20 miles from Perth and containing 1 sitting room and 2 bedrooms exclusive of those required for our own use.⁶

Saw named the place *Ye Olde Narrogin Inne* after the district, which was called Narrogin for the Narrogin (Neerigen) Brook. Saw also asked for a reduction of the licence fee on account of 'the small amount of traffic at present.' He improved the building with single brick walls and a shingle roof. The bricks were handmade on the site.⁷ The work undertaken by Saw, and the description of the accommodation offered, were a result of new licensing laws passed on 21 June 1856, which imposed stricter requirements on licencees for accommodation and stabling.⁸

Thomas Saw had arrived in the colony in 1848, on the *Trusty*, as a twenty-two year old. He first lived at Claisebrook, East Perth. In 1852, he married Harriet Gibbs, with whom he had three sons. Harriet died in 1865 at the age of thirty-two. The following year, Saw married his sister-in-law, Elizabeth Gibbs, but Elizabeth died in childbirth in 1868. Thomas Saw's third wife was Matilda Wray (Nash).⁹

Ye Olde Narrogin Inne soon became the first staging post from Perth for the mail cart, in place of the Barracks at Kelmscott. Fresh horses were provided from Paradise Farm, two miles further along the Albany Road.¹⁰ Paradise Farm may not have provided horses for the mail coach until the later 1860s or the 1870s, when the mail cart was replaced by a coach. Paradise was occupied by John Marsh c. 1862 and the provision of horses for the mail run was not mentioned as part of the farm's business in an 1867 sale notice for the place.¹¹ At *Ye Olde Narrogin Inne*, male passengers went inside while female passengers and teetotallers took their refreshments under a giant redgum or on a grassy slope near the Neerigen Brook, which became known as Teetotallers' Hall.¹²

Traffic gradually increased along the Albany Road and small stores selling local produce were established around *Ye Olde Narrogin Inne*, and along the road through Kelmscott. *Ye Olde Narrogin Inne* established the Armadale area as the commercial centre of the district.¹³

May 1866, Saw purchased 1,950 acres (790ha) of the southeast portion of Canning Location 31 from Henry Vincent, which included the site of *Ye Olde Narrogin Inne*. He raised a mortgage with Vincent of £300 as part of the £475

⁵ Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 2737.

⁶ Popham, Daphne, op cit, p. 33, quoting Thomas Saw's licence application.

⁷ Popham, Daphne, op cit, pp. 31-33; Real Estate notice, Narrogin Estate, mid 1890s.

⁸ Ball, J., Kelsall, D. & Pidgeon, J., *Statewide Survey of Hotels 1829-1939*, southern region, Western Australia, National Trust of Australia (WA), Perth, 1997, p. 14.

⁹ Erickson, Rica, op cit.

¹⁰ *Yearbook of Western Australia*, 1889, p. 97; Popham, Daphne, op cit, pp. 33-34.

¹¹ Deeds of Memorial, Book 6 No 462, 27 August 1858 & Book 6 No. 2337, 18 November 1862; *Inquirer*, July 1867, from Historical notes on the Marsh family, op cit. No date or page number is given for the advertisement.

¹² Popham, Daphne, op cit, p. 35; Shoosmith, Malcolm, *The History of the Armadale Township: The first century, 1829-1929*, typescript, [1960s], p. 2.

¹³ Popham, Daphne, op cit, pp. 36-40.

purchase price. The property included the area later to become the townsite of Armadale. At the time of the purchase, Saw is recorded as being in occupation of the property as a licensed victualler.¹⁴ By 1868, Saw had leased out *Ye Olde Narrogin Inne* and was working as a storekeeper in Guildford. That year he paid out the mortgage on the Canning Location 31 property, negotiating a settlement comprising only £250 of the original £300, plus interest. He then went on to purchase a number of other properties in and around Perth, including Perth Town Lot W87 and Canning Locations 53, 57, 60 and 65.¹⁵

In 1872, a description of the Narrogin district and *Ye Olde Narrogin Inne* appeared in the *Inquirer*:

Our party arrived at Narrogin on Friday evening. Narrogin...is not particularly a lively spot. Within an area of a dozen miles, you would not find as many homesteads, and travellers whose viatorial experiences lead them that way are few and far between. In fact, at the present moment, it is decidedly the day of small things with Narrogin, but it can boast of a capital *Hostelrie*, which in accommodation and real comfort is far in advance of most of our country roadside Inns. The house itself is good and commodious and the view of the surrounding country, commanded from the summit of the adjacent hills, is exceedingly lovely...¹⁶

By the 1870s, the spring cart used for the mail run had been replaced with a government coach, which served passengers as well as mail. A report of a journey undertaken in 1876, notes that refreshments were taken at *Ye Olde Narrogin Inne*. That place, and a wayside hotel at Kojonup, were the only inns mentioned on the route. In 1878, the Police Department was given control of the mail service between Perth and Albany. The new service had eight stopping places and an overall journey of 58 hours. Fresh horses were provided at each stop, which were mainly at the Police Stations along Albany Road. In 1881, a coach service between Perth and the Vasse was introduced. This service took a lunch stop at *Ye Olde Narrogin Inne*.¹⁷

In 1887, a railway line from Perth to Bunbury was surveyed, and construction of the South Western line was completed in August 1893. The line passed about 750 metres or so west of *Ye Olde Narrogin Inne*. The railway siding for the immediate area was named Armadale, for one of the two Scottish towns of that name, the name Narrogin having already been given to a station on the Great Southern line. During construction of the line the district flourished, as farmers provided produce for the railway construction workers and their families, and employment was available in providing sleepers and gravel for ballast.¹⁸ The opening of the line, together with the Government's proactive approach to land settlement with the *Homesteads Act, 1893* and *Agricultural Bank Act, 1894*, attracted many new settlers to the district. In 1894, the Kelmscott Roads Board District was gazetted. The first meeting of the Board was held at *Ye Olde Narrogin Inne*.¹⁹

¹⁴ Deeds of Memorial, Book 6 No. 2070, 20 May 1866 & No. 2071, 21 May 1866.

¹⁵ Deed of Memorial, Book 6 No. 2488, 26 May 1868 and 6/2363 (Lot W87), 6/2449 (Canning Loc 57), 6/2046 (Location 65), 17/1087 (Locations 53 & 60 gifted to his son); Erickson, Rica, op cit, p. 2737.

¹⁶ *Inquirer and Commercial News*, 22 May 1872, quoted in Popham, Daphne, op cit, p. 45.

¹⁷ *West Australian Government Gazette*, 25 November 1878, p. 35; Popham, Daphne, op cit, pp. 46-47.

¹⁸ Popham, Daphne, op cit, pp. 58-59.

¹⁹ *West Australian Government Gazette*, 14 December 1894; Popham, Daphne, op cit, p. 77.

In 1897, the lease of *Ye Olde Narrogin Inne* to George Anderson was registered. The lease was for eight years at an annual rental of £100, and included the hotel, stables, store, hay shed, blacksmith shop and ten acres of land with a cultivated paddock.²⁰ As part of the lease arrangement, Anderson agreed to spend £500 on substantial new buildings and improvements, finished to Thomas Saw's satisfaction.²¹ In January 1899, Anderson sublet *Ye Olde Narrogin Inne* to the Swan Brewery Company Limited. When George Anderson died the following year, Saw re-leased *Ye Olde Narrogin Inne* to Thomas Hartle. Saw did not include the provision of new buildings in Hartle's lease.²² In 1904, the new lessee was David Harrison. His lease read, in part:

...the Hotel or Public House situate at Armadale on the South Western Railway in the said State known as "Ye Olde Narrogin Hotel" together with the stables large hay shed and detached store and together also with the cultivated paddock adjoining containing altogether about ten acres... with all the appurtenances thereunto belonging AND ALSO all the other buildings to be erected and built on the leased premises by the Lessee...²³

This was the first reference to the place as 'Ye Olde Narrogin Hotel', references in earlier Deeds of Memorial being simply to 'Narrogin Hotel'.

The issue of new buildings, and what part of the place was built when, is not at all clear, but a mud map purporting to show the place in the 1890s, has the building on the eastern side of the site marked as 'new'.²⁴ The map, drawn in thick black 'texta' on a sheet of brown paper, was compiled by Lionel Saw, who lived at *Ye Olde Narrogin Inne* as a child in the 1890s and early 1900s. Lionel Saw was born in 1892, the son of William Saw, one of Thomas Saw's three sons. The arrangement of rooms in the new building is not shown on the map, but it is known to have comprised accommodation for travellers. A long-term Armadale resident, Kim Fletcher, remembers as a child visiting his Aunt there during her regular holidays in the district. The accommodation section appears to have been rebuilt in the style of the original inn building. The older building on the western side of the site is shown as comprising the bar, tap room, dining room, kitchen, bedrooms, family dining (or drawing) room, and a room used as a school for the Saw children..²⁵

By 1904, Thomas Saw had retired from farming and hotel-keeping and was living in Nash Street, Perth. He had had some involvement in public life, being secretary of the Perth Freemason Lodge of Unity in 1855, and chairman of the Guildford Road Board in 1870 and the Canning Road Board in 1875.²⁶

In 1910, Thomas Saw sold *Ye Olde Narrogin Inne* to Kate Wilkinson, who raised a mortgage of £3,250 with him for the purchase. The place was referred to in the new Deed of Memorial as 'Ye Olde Narrogin Inne'.²⁷ In

²⁰ Deed of Memorial, Book 12 No. 723, 1 May 1897.

²¹ Deed of Memorial, Book 12 No. 724, 6 May 1897.

²² Deed of Memorial, Book 13 No. 622, 7 March 1900.

²³ Deed of Memorial, Book 14 No. 762, 8 March 1904.

²⁴ Mud map of Narrogin Inn, drawn by Lionel Saw late in his life, History House Museum, Armadale. The '1890s' date on the map has been added by an unknown hand. The date the map was drawn is not known.

²⁵ Mud map, op cit; Telephone conversation 11 August 2002 by Irene Sauman with Kim Fletcher, Armadale Historical Society; painting by Constable Henry McLaughlin from early photographs, History House museum, Armadale, undated.

²⁶ Erickson, Rica, op cit, p. 2737; Popham, Daphne, op cit, p. 88.

²⁷ Deed of Memorial, Book 16 No. 342, 2 March 1910; Certificate of Title Vol. 459 Fol. 10, 4 March 1910.

November 1912, Ernest Gerald Bushell leased the place for a term of five years, at the annual rental of £592, but he relinquished the lease in September the following year. Kate Wilkinson appears to have run the place herself until April 1919, when Maud Mary Kerrigan leased the property. Kerrigan's rental was £260 a year. In 1926, James Samuel Devlin, hotelkeeper of the Criterion Hotel in Perth, leased the place.²⁸ In the 1920s, *Ye Olde Narrogin Inne* provided accommodation for fifteen guests at eleven shillings and sixpence a day or £3-3-0 a week, per person.²⁹ The place was considered a popular honeymoon venue, not too far out from Perth, in a pleasant area that could be reached by a short train journey.³⁰

In 1927, Kate Wilkinson built the Muckcross Tearooms on a site adjoining *Ye Olde Narrogin Inne* and fronting Albany Road. She ran the Tearooms with her niece. In 1933, title to *Ye Olde Narrogin Inne* was acquired by Margaret and William Gaynor, and Kate Wilkinson built the place known as the Cottage beside the Tearooms, where she lived and ran a guesthouse.³¹ The Duke of Gloucester is reputed to have stopped at *Ye Olde Narrogin Inne* on his way to visit Fairbridge Farm in 1933.³² John Spencer Kerbey was the next lessee of *Ye Olde Narrogin Inne*, taking out a five-year lease in April 1934.³³

In 1936, a letter in the *West Australian*, written by Thomas Saw's son, Frederick, stated that only two detached rooms of the original building of 'wattle and mud and roof of rushes', were still standing. Frederick Saw believed the place had originally been built by his father and later additions added by the Saw family during their ownership. The letter states that:

...the old inn sheltered many people in its day, from the Governor of the State down to the shepherd and splitter. The latter were usually intent on investing their savings in rum or British beer, the latter sold in those days at 2/- a bottle. In the old days of sandalwood export to China, during summer, a stream of waggons were passing. Teams of five or six horses in single file pulling at heavy loads on waggons with narrow tyres was a common feature.³⁴

By the latter half of the 1930s, the economy was recovering from the effects of the Depression and people were optimistic about the future. The Armadale district had grown and prospered since the early 1900s, as evidenced by the new District Hall (1936) and the earlier enlargement of the Road Board offices (1926-27). The motor vehicle was beginning to take over from rail as the preferred mode of transport, bringing Armadale and surrounding areas within an easy drive of Perth. With the increasing popularity of road transport *Ye Olde Narrogin Inne* was once again able to take advantage of its position on a major road junction.

In 1937, the older western section of *Ye Olde Narrogin Inne*, as depicted on the map of the place drawn by Lionel Saw, was demolished, and a two-storey structure in Inter-War Old English style was built on the site. The single-

²⁸ Certificate of Title Vol. 459 Fol. 10, 4 November 1912, 11 September 1913, 1 April 1919, 1 August 1926.

²⁹ *The Western Australian Tourist's Guide and Hotel and Boarding House Directory*, 1923 & 1929, p. 125.

³⁰ Popham, Daphne, op cit, p. 90.

³¹ Certificate of Title, Vol. 1031 Fol. 994, 4 February 1933; *The Western Australian Tourist's Guide and Hotel and Boarding House Directory*, 1941-42, p. 21; O'Brien Planning Consultants, *City of Armadale Municipal Heritage Inventory*, 1995.

³² Popham, Daphne, op cit, pp. 132 & 138.

³³ Certificate of Title, Vol. 1031 Fol. 994, 1 April 1934.

³⁴ *West Australian*, 11 November 1936, p. 22.

storey eastern (1890s) section of the place was retained as the accommodation wing. The new building was designed by architectural firm Eales, Cohen and Fitzhardinge for Mrs W. Gaynor. The successful tenderer for the work was Todd Brothers, with a price of £6,839.³⁵

Architect Eustace Gresley Cohen, came to Western Australia from England in 1904, on account of ill health. He served his articles with Thomas Lockwood and Sons, of Chester, which place has been called the home of 'black and white' or half-timber architecture. From 1908 to 1913, Cohen practiced as an architect in Bunbury before joining J. Herbert Eales of Perth as Eales & Cohen. J. B. Fitzhardinge joined the firm in the mid 1930s.³⁶

In 1941-42, M. Kerbey is recorded as the licensee.³⁷ This would have been John Spencer Kerbey's wife, Myra. In 1947, Margaret Gaynor died and title passed to her husband, William. On his death in 1958, title passed to Ernestine Olive Myra Kerbey as John Spencer Kerbey's widow.³⁸

In 1961, the Armadale-Kelmscott Road Board became the Armadale-Kelmscott Shire. When Armadale acquired town status in 1979, the name Kelmscott was dropped from the title and a new crest was designed for the town. It featured an image of the 1937 section of *Ye Olde Narrogin Inne* in the upper third portion. During the State's 150th Anniversary celebrations in 1979, a re-enactment of the mail coach run was carried out, with a coach and horses making the Perth to Albany run and calling at the original stopping places, including *Ye Olde Narrogin Inne*.³⁹

Ye Olde Narrogin Inne underwent refurbishment in 1979-1980 as part of the new Pioneer Village, which was under construction on the four-hectare site at the rear of the place. The project entailed the addition of 30 motel units, and the provision of shops and workshops where a number of artisans and craftspeople were to work. A school was also incorporated into the site. Pioneer Village was designed as a tourist and teaching venue, reconstructing the pioneer history of Western Australia. George Doukidis undertook the development with Guy Baskin as artistic designer and executive director.⁴⁰ It is understood that the 1890s accommodation section of *Ye Olde Narrogin Inne* was removed during these alterations. The site of this building became part of the carpark. Pioneer Village was opened at Easter 1980. In 1982, the Village property was strata titled and *Ye Olde Narrogin Inne* was sited on Lot 25.⁴¹ Owners of *Ye Olde Narrogin Inne* from the 1960s to the 1990s were A. J. Glanville & Company Pty Ltd (1966-1967), the Swan Brewery Company Ltd

³⁵ Photograph, 1942 in *Spanning the Years 1894-1994: A pictorial history of Armadale Kelmscott, celebrating 100 years of local government*, City of Armadale, [1994], p. 34; *Building and Construction*, 23 July 1937, p. 11. No plans for these additions were located in the Health Department Plans Register, SROWA, CONS 5093.

³⁶ Pitt Morison, M., 'Immigrant Architects and their work, 1885-1905', unpublished paper, Battye PR13589, p. 3; *Wise's Post Office Directory*, 1930-1949.

³⁷ *The Western Australian Tourist's Guide and Hotel and Boarding House Directory*, 1941-42, p. 21.

³⁸ Certificate of Title Vol. 1031 Fol. 994, 12 March 1958, 27 January 1961.

³⁹ Popham, Daphne, op cit, p. 160; *Spanning the Years 1894-1994: A pictorial history of Armadale Kelmscott, celebrating 100 years of local government*, City of Armadale, [1994], Appendix.

⁴⁰ Popham, Daphne, op cit, p. 165; Site plan of Pioneer Village, 1980.

⁴¹ Strata Plan 10033; Certificate of Title Vol. 1970 Fol. 146.

(1967-1977), Takee Pty Ltd (1977-1982), TVW Enterprises Ltd (1982-1993), and Palikar Holdings (1993-1999).⁴²

Ye Olde Narrogin Inne was given a Level A management category in the City of Armadale Municipal Heritage Inventory, adopted on 21 August 1995.⁴³

In 1999, architectural firm Erwin Biemel & Associates was engaged by the current owners, Suono Pty Ltd, to upgrade and modernise facilities. The work included alterations to the beer garden, a covered courtyard at the rear, upgraded toilet facilities off the public bar and lounge bar areas, improved layout of the public bar area, and refurbished kitchen, cool room and bottle shop.⁴⁴

In 2002, *Ye Olde Narrogin Inne* continues to operate as a hotel.

13. 2 PHYSICAL EVIDENCE

Ye Olde Narrogin Inne is a two storey brick and tile hotel constructed in the Inter-War Old English style.

Ye Olde Narrogin Inne is sited at the south east corner of the South Western and Albany Highways. The building is faceted in plan so that the main façade addresses both highways.

It appears that the South Western Highway has been realigned and the highway is now about 50 metres from the west side of *Ye Olde Narrogin Inne*. The west boundary line of the place edges a footpath that runs beside what is presumably the old highway. This road now terminates in front of *Ye Olde Narrogin Inne* and rises steeply in a southerly direction until it joins the highway.

The site immediately to the south of *Ye Olde Narrogin Inne* contains a building that has the characteristics of a hall of the Federation period. It now serves as an Estate Agents shop. Further to the south are two timber cottages that appear to be from the Inter-War period.

A garden wall is being constructed along the west boundary and partly encloses an area in front of the building

Ye Olde Narrogin Inne is the only building occupying the site.

Ye Olde Narrogin Inne is a two storey building demonstrating many of the aesthetic characteristics of a competently designed building of the Inter-War Old English style. The composition of the facades displays a picturesque asymmetry achieved by having a gabled masonry block containing only a few small windows, set against the western wing which is lighter and more open in appearance due mainly to the horizontally proportioned open two-storey verandah.

The block at the east end of the façade is an asymmetrical arrangement of elements of render and face brickwork. The gable roofline, combined with the strong chimney element, give the block a distinctive appearance. The main entrance to the building is within a single storey face brickwork enclosed porch. The doorway is edged by a reveal that is stepped in profile.

⁴² Certificates of Title Vol. 1562 Fol. 441, 7 May 1980,

⁴³ O'Brien Planning Consultants, *City of Armadale Municipal Heritage Inventory*, 1995, SiteA17.

⁴⁴ Floor plan of *Ye Olde Narrogin Inne*, 1999; Plan of proposed alterations by Erwin Biemel & Associates, September 1999. Note: Suono Pty Ltd is understood to be the accounting firm acting for the owners.

The chimney is part of a panel of face brickwork that covers about half the façade. This panel contains areas of herringbone patterned brickwork formed by using thin bricks about half the height of normal bricks. The use of these thin bricks as enrichment recurs throughout both the interior and exterior of the building.

The chimney stack is consistent in appearance with the others on the building. The face brick stack has a strong rectilinear form that is relieved slightly about 600 mm from the top where it is stepped in by about 50 mm. The upper portion of the stack is constructed using thin bricks.

The gable is decorated using a half-timber effect.

The verandah across the western side of the main façade is about three metres deep. The outer edge of the verandah lines with the face of the gable wing described above. The verandah extends from the gabled wing on the east side of the main façade around to the south west corner of the building. The manner of the termination is abrupt and gives the impression that it may originally have been the intention to continue the building by a further wing in the south direction. There is no documentary evidence to corroborate this opinion.

The roof covering this part of the building runs continuously from one end to the other and is unrelieved apart from the part-hips required to allow it to follow the faceted floor plan. The medium pitched roof breaks to a lower pitch for the area where it covers the verandah.

The ground floor of the verandah has recently been brick paved to match the new paving to the forecourt that has been created between the verandah and boundary by a new brick garden wall.

The outer edge of the first floor verandah is supported by a series of brick piers. Thin bricks were used in the construction of both the base and heads

The balustrading to the upper floor of the verandah is solid, formed by asbestos cement sheeting set between half timbering. The first floor is of jarrah boarding. The outer edge is supported on timber posts that have a form of elongated bracket.

The ground floor walls of the verandah are of face brick up to window sill level and form a continuous plinth to the rendered wall that sits above them. The walls to the upper floor are completely rendered.

A bracketed timber sign board, stylistically consistent with the building, projects from the outer edge of the first floor.

A single storey, one room wide, addition runs along the east side of the building. This addition is only recently completed. The style chosen for this addition is stylistically compatible with the remainder of the building. The wall of the wing abuts the east side of the main building. The walls are of face brickwork and the roof is half hipped.

The rear façade of the two-storey part of the building is composed simply with a gable at the west end terminating the continuous hipped roof that runs along the building.

A single-storey hipped roof wing projects southward from about the centre point of the rear part of the two-storey building. This wing shares the stylistic characteristics of the two-storey section of the building and contains the dining room.

A single storey bottle shop stands in the south west corner of the building and abuts the end of the main building. This extension appears to have been built in the late 1960s and is fairly utilitarian in design. It has a flat metal deck roof edged by a deep fascia.

The face brickwork is of slightly clinked red coloured bricks. The roof is of Marseilles pattern terra cotta tiles. Typically the windows are timber framed multi-paned casements. Typically external public doors are double; the lower part contains two panels with an area of six-paned glazing above. The door openings at ground level contain multi-paned fanlights.

The interior of *Ye Olde Narrogin Inne* is planned as a series of bars lining the outer edge (north and west) of the building. The service and storage rooms that are ancillary to the main rooms are arranged around the inner edge. The ground floor plan is almost duplicated on the upper floor.

The three bar rooms on the ground floor are, from east to west, the Lounge Bar, the Club Bar and the Public Bar. The Lounge Bar is entered from the enclosed porch towards the east end of the main façade, the Club Bar is entered off the short length of verandah that faces north and the Public Bar is entered through three entrances off the verandah that runs along the north-west and west sides of the building.

The Lounge Bar is a large room, almost square in plan, with a small bar in the in the south west corner. The room has a large area set aside for seating at tables. The fireplace is situated within the north wall. Typical of all the ground floor bars and the dining room in *Ye Olde Narrogin Inne*, the walls to door head height are of face brickwork. The bricks used are the same as those used on the outside of the building. The top and bottom of the area of face brickwork are defined by rows of soldier courses. Above door head height the wall is plastered.

The ceiling is generally flat plaster divided into bays by encased beams. The ceiling is decorated with cast plaster vents displaying heraldic motifs of a shield with crossed swords.

The floor is carpeted.

The bar counter is faced with battened jarrah.

The fireplace is typical of those within the public rooms of the hotel. It has a face brickwork surround, which includes some thin bricks as quoining to the opening. There is a jarrah mantle supported by brackets formed of thin bricks and above is a jarrah over-mantle.

The Club Bar is a small rectangular room. The bar runs the length of the south side of the room. The room connects with the Lounge Bar via a set of steps in the north-east corner of the room.

The Public Bar is a rectangular room that is cranked in plan. There is a semi-enclosed 'snug' bar at the south end of the room. The finishes are as in the other bars except that the ceiling is not decorated. The floor is of unfinished concrete but presumably this forms part of the current building works and will be carpeted in the near future. A fireplace stands in the 'snug' bar.

The first floor is planned to match the ground floor with a series of large rooms lining the outer edge of the building. These rooms are entered off the corridor that leads from the staircase. The upper floor rooms seem to be only used occasionally. It is assumed that they serve as function rooms. Two of the rooms open onto the verandah.

The rooms have carpeted floors, plastered walls and plaster ceilings with simple coved cornices. The jarrah skirtings have splayed tops. Multi-paned glazed double doors open onto the verandah.

The bottle shop located at the southwest corner of the building appears to have been built in the late 1960s. The single storey wing at the north-east corner of the building is just recently completed.

Ye Olde Narrogin Inne appears to be in a good condition.

13.3 COMPARATIVE INFORMATION

Ye Olde Narrogin Inne (1937) is situated on a site that has functioned continuously as the site of a hotel since at least 1856. A few early inns of the period have survived in the southwest of the State, but no longer function as hotels.⁴⁵

The Pinjarra Arms, built in 1861, provided accommodation for coach travellers on the way to Bunbury and was conducted as a sideline on John McLarty's farm. The extant buildings comprise the homestead and kitchen block where accommodation and meals were provided. The business ceased in 1894 with the completion of the South Western Railway line.⁴⁶

Picton Inn (c.1850) was a residence that served travellers using the Preston River ford. It is built of timber, clay and straw in what Ian Molyneux calls 'imported Kentish vernacular'. Picton Inn is unoccupied. Another place that combined a homestead and hotel function was the Junction Hotel, Gingin, built at the junction of the Moore River and Gingin Brook. It also no longer functions as a hotel.⁴⁷

The 1937 two-storey additions, which now comprise the whole of *Ye Olde Narrogin Inne*, was one of many such works undertaken on country and metropolitan hotels in the latter 1920s and the 1930s. Architects Eales and Cohen, in partnership with W. G. Bennett, undertook additions to the Manjimup Hotel (1930), the United Services Hotel, Perth (1934) and the part of the Majestic Hotel, Melville that had been destroyed by fire (1930). The additions to *Ye Olde Narrogin Inne* is the only other hotel work recorded during the 1930s for Eales and Cohen.⁴⁸

The choice of old English style for *Ye Olde Narrogin Inne* may have been a reflection of its history as an inn that had already operated for eighty years by 1937, and may also have been influenced by another hotel in Armadale, the two-storey Railway Hotel, which was built in Old English style in 1902. Other examples of the hotels in this style in Western Australia include the 1938-1939 brick & tile hotel building at Caves House, Yalingup, and the 1939 Yanchep Inn, both of which are entered into the State Register of Heritage Places (P0438 and P2678 respectively).

13.4 REFERENCES

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13.5 FURTHER RESEARCH

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⁴⁵ Ball, J., Kelsall, D. & Pidgeon, J., op cit, pp. 16-30.

⁴⁶ HCWA assessment documentation, Pinjarra Arms.

⁴⁷ HCWA assessment documentation, Picton Inn and Junction Hotel (fmr).

⁴⁸ Ball, J., Kelsall, D. & Pidgeon, J., op cit, pp. 52-56.

