



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.8.7 Building and maintaining roads
- 7.6.1 Developing local government authorities
- 8.5 Forming associations

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 401 Government & politics
- 404 Community services & utilities

11.1 AESTHETIC VALUE*

As a pair of rural civic buildings, the place displays fine aesthetic qualities collectively, and individually in the use of granite in the Federation vernacular style Roads Board Office (fmr) and in the proportionate scale of the adjoining Federation Free Classical style Agricultural Hall. (Criterion 1.1)

Cuballing Roads Board Office (fmr) is a fine example of a granite Federation vernacular style hall constructed in 1898. (Criterion 1.1)

Cuballing Civic Group is a landmark element in the townscape of Cuballing, being situated in an open setting in the main street block adjacent to the railway station. (Criterion 1.4)

11.2 HISTORIC VALUE

Cuballing Roads Board Office (fmr) was constructed in 1898 as an agricultural hall for the developing Cuballing district, and was the first substantial public building constructed in the town. Replacement in 1912 with the larger Agricultural Hall is indicative of the development of the district and the Great Southern region during this period. (Criterion 2.1 & 2.2)

Cuballing Roads Board Office (fmr) provides an unusually substantial Country Women's Association branch building. (Criterion 2.2)

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

Cuballing Roads Board Office (fmr) was associated with the local government in Cuballing from 1912 to 1978, and with the Cuballing branch of the CWA from 1952 to the present. (Criterion 2.3)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Cuballing Civic Group is highly valued by the Cuballing district community for its associations with local government, and as a meeting place and social venue. The importance of the Roads Board Office (fmr) was demonstrated by the locally funded renovations of the place for use as the CWA Centre. (Criterion 4.1)

Cuballing Civic Group contributes to the local community's sense of place for its historical associations with the development of the town and district and the landmark setting. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

12.2 REPRESENTATIVENESS

Cuballing Civic Group is a representative example of variations in architectural style, and their subsequent development in a regional setting. (Criterion 6.1)

12.3 CONDITION

Cuballing Civic Group, is in fair to good condition. Both buildings are maintained and have no urgent works requirements, although the timber window frames and front doors of both Cuballing Roads Board Office (fmr) and Cuballing Agricultural Hall are weathered and paint is flaking.

12.4 INTEGRITY

Cuballing Civic Group has been a civic and social venue and continue be used for these purposes. Cuballing Roads Board Office (fmr) was originally constructed as an agricultural hall and, after many years as an office, its current function as a CWA venue and meeting place is more in keeping with the original purpose of the place. Cuballing Agricultural Hall continues to provide a venue for many social and community functions, although the nature of these have changed over the ensuing ninety years. *Cuballing Civic Group* has a moderate to high degree of integrity.

12.5 AUTHENTICITY

There is considerable evidence of the original fabric of *Cuballing Civic Group*. Cuballing Roads Board Office (fmr) is mostly intact, except for the replacement roof, roof plumbing and ceilings. The place has an addition at the rear and a small room created within the original structure.

There have been a number of interventions to the fabric of Cuballing Agricultural Hall, including removal of parts of the side walls for the extensions, replacement of the roof, hall floor, hall ceilings, and hall windows along each side. The remaining original fabric is mostly intact and the place

has had extensions at the rear to facilitate its ongoing use. *Cuballing Civic Group* retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Laura Gray, Conservation Consultant.

13.1 DOCUMENTARY EVIDENCE

Cuballing Civic Group comprises the granite and iron Roads Board Office (fmr) (1898) and the brick and iron Agricultural Hall (1912, c.1957). The former Roads Board Office was constructed in 1898 as the first agricultural hall in Cuballing. The place was built by local residents Colin Munro and Bert Hitck, who employed stonemasons for the work. The Roads Board Office (fmr) was purchased by the Cuballing Roads Board in 1912 and a larger Agricultural Hall was built on the adjoining site. The Agricultural Hall was enlarged c. 1957. Following the construction of new shire offices in 1978, the Roads Board Office (fmr) was taken over by the Cuballing branch of the Country Women's Association (CWA) and renovated for use as the CWA Centre. The place is used as CWA branch headquarters and meeting room, Infant Health centre and general hall. The Agricultural Hall continues to function as a public entertainment and meeting venue for the town and district.

The first Europeans in the Cuballing district were sandalwood cutters and pastoralists. A track developed between Perth and Albany, largely as a result of the sandalwood cutters carting their loads to the coast for export to China. In 1841, a mail service was inaugurated along this route, and in 1869, the Government took over the mail run. The mail coach made the journey each way twice a month, travelling around 30 miles a day, with seven overnight stops where fresh horses were obtained for the next stage of the journey. Passengers and freight were also carried.¹

By 1881, the Government was looking for faster transport between Albany and Perth. A feasibility study suggested that the most efficient and cost effective solution would be a railway line. The Government arranged for the work to be done by the West Australian Land Company under the land grant system, and the Great Southern line was officially opened on 1 June 1889.² Because of the Company's difficulties in attracting settlers to take up their land, many of the towns along the Great Southern Railway developed slowly during the 1890s. Cuballing, nine miles (14.5kms) north of Narrogin, was declared a townsite on the Great Southern line on 24 March 1892.³ In 1897, the Government purchased the line and the Company lands for £1,100,000.⁴ The purchase gave an impetus to development along the line, as the Government land schemes were more generous than those previously offered by the Company. Between 1900 and 1914, there was great demand for land along the Great Southern Railway route. Miners leaving the

¹ Pederick, M. J. *The Emu's Watering Place: A Brief History of the Wagin District*, Shire of Wagin, 1979, p. 7-8; *Yearbook of Western Australia*, 1889, p. 97.

² Gunzberg, Adrian & Austin, Jeff *Rails Through the Bush*, Light Railway Research Society of Australia, Melbourne, 1997, p. 206.

³ *West Australian Government Gazette*, 24 March 1892, p. 302.

⁴ *Yearbook of Western Australia*, 1897, p. 69.

dwindling goldfields joined other migrants to take up farming land and the population grew rapidly during this period.⁵

At Cuballing, improvements were immediate with the construction of a new granite agricultural hall to replace an earlier timber and iron structure.⁶ The hall was sited on the northeast corner of Campbell and Austral streets on one side of a three-quarter acre (3036 sqm) lot granted for the purpose and designated Reserve 6651. The tender for the construction of the hall was awarded to local residents Colin Munro and Bert Hitck, who were both sixteen at the time. They quarried the granite and carted it by horse and dray to the site, where the hall was built by stonemasons they employed.⁷

No records have been located of Government assistance for the Cuballing hall, but it was most likely provided. The Government encouraged the construction of agricultural halls as 'their presence tended to encourage social interaction', which in turn forged a feeling of community, lessening the problems of isolation and keeping people on the farms.⁸

The Cuballing hall was managed by a committee of residents and was the public meeting place for the community for a number of years. It was the venue for concerts, dances, balls, early church services, meetings of various organisations including the Cuballing Progress Association and the Literary Society, and an election polling place. In 1903, the first elections for the Cuballing Roads Board were held in the place.

In the early days of settlement, Government ordinances provided for the establishment of road committees, where local people took responsibility for making and maintaining roads in their district, with a little financial assistance from the Government. The General Road Trust had overall control of the committees, and was responsible for the roads in the metropolitan area. In 1847, a central Board of Works replaced the General Road Trust.⁹ With the introduction of convicts in 1850, the road system in the State was greatly extended as gangs of convicts built new roads and bridges and improved those already existing. Representative Government was conferred on the colony in 1870, and this was followed a year later by the Municipal Institutions Act which allowed towns and rural areas to take control of their own affairs.¹⁰ The Act established Perth and seven other towns as municipalities, and set up eighteen Road Boards to construct and maintain roads in designated Districts in the rest of the State.¹¹

Road Boards received their funds from Government grants and vehicle licences. The *Cart and Carriage Licensing Act, 1876* gave Road Boards the power to grant licenses for carts, wagons, drays, carriages and traps, meaning that those who used the roads contributed towards their upkeep.¹²

5 Appleyard, R. T. 'Western Australia: Economic and demographic growth, 1850-1914', in Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 227-233.

6 *Reunion 1990: A Cuballing Keepsake*, Back to Cuballing Committee [1990], p. [4].

7 Unreferenced 4-page extract of unpublished Cuballing history, HCWA file 00618, page numbered 301.

8 *Eastern Districts Chronicle*, 10 December 1904.

9 *The Roads Act, 1847*, Statutes of Western Australia, No 10, 1847.

10 De Garis, B. K. 'Political Tutelage, 1829-1879', In Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 297-325.

11 *Municipal Institutions Act*, Statutes of Western Australia, No. 6, 1871.

12 *The Cart & Carriage Licensing Act, 1876*, Statutes of Western Australia, 1876.

In 1902, a new Roads Act set out in detail the powers and responsibilities of Road Boards. To be a member of the Board, one had to be an adult male of British or Australian nationality and the owner or occupier of rateable land in the district. To be an elector, one had to fulfil the same requirements, except for being male. Women could vote in a Road Board election if they were the head of a household, but they could not stand for membership. Each elector was allotted from one to four votes depending on the value of his or her property. The duty of the Board was to make and maintain roads and bridges, construct and maintain wells, bores and tanks along the lines of roads, provide drainage from the roads, and plant and maintain trees and shrubs on roadsides and in public places. The Road Board could get its revenue from rent of Board property or reserves under its control, from licences, registration, fines and penalties, and from general rates. Boards also received a regular annual grant from the Government.¹³

Cuballing came within the jurisdiction of the Narrogin Roads Board until 1902, by which time the population had developed enough for the district to be granted its own Board. The Cuballing Roads Board district, which included the towns of Popanyinning and Yornaning, was gazetted on 31 October 1902. The first election of members was held on 17 January 1903.¹⁴ The first meeting of the Road Board was held a week after the elections, on 24 January 1903, in the Cuballing hall.¹⁵ At the meeting, the Board decided to approach the hall committee of management to ascertain what it would charge for use of the hall for regular Board meetings held in the afternoon of the last Saturday of the month. The Board was prepared to offer five shillings a month rent. No mention was found in the minutes of the outcome of this approach, but it is possible that the hall was used for a time.¹⁶ It may not have proved a suitable place to conduct the day-to-day business of the Board, however, being still in use as the town's public hall.

During the period 1906 to 1912, the Roads Board was renting another meeting venue at Cuballing, owned by a Mr Rowett. The Roads Board Minute Book for the period 1906-1910 is missing, so the exact details are unavailable but, in 1911, the Board is recorded as paying £20 a year rental for an office, which was described by one Board member as 'not a suitable place for meetings and during the winter months offered no facilities to members arriving wet and cold to attend to District affairs'.¹⁷ This clearly indicates that the place was not the agricultural hall, which had a fireplace for use on such occasions.¹⁸

In June 1909, when the decision was taken to divide the district into wards for more effective management, Cuballing residents feared the Board office would be moved to Popanyinning, which was more populous. Popanyinning was twelve miles (19 kms) north on the Great Southern line and residents of the district, most of whom were on farms several miles further out from the town, resented the long trek to Cuballing to pay rates and carry out business. In an effort to appease the residents of that district, alternate monthly

13 *Roads Act, 1902*, Statutes of Western Australia, 1902.

14 *West Australian Government Gazette*, 31 October 1902, p. 4213 & 5 December 1902, p. 4501; *Reunion 1990: A Cuballing Keepsake*, op cit, p. [4].

15 Cuballing Road Board Minutes, 24 January 1903, SROWA, AN 64 ACC 906, Item 1, 24 Jan 1903 - 27 Jan 1906.

16 *ibid.*

17 Cuballing Road Board Minutes, 8 April 1911, SROWA, AN 64 ACC 906, Item 2, 17 Dec 1910 - 27 July 1912.

18 Photograph, 1982, showing building with brick chimney, since removed, HCWA file 00618.

meetings were held at Popanyinning for the next year or so. This proved unsuccessful, however, because all files and necessary references were too unwieldy to transport between the towns each time.¹⁹

The matter of a suitable Roads Board office became more pressing as the population grew, resulting in a greater workload for the Board. On 8 April 1911, a general meeting was held at Cuballing for the purpose of getting ratepayer approval for construction or purchase of a Roads Board office. The matter had been brought to a head by an offer by the agricultural hall committee of management to sell the hall to the Board for £250, to use as their office. The Committee was planning to build a larger hall to cater to the growing population of the district. With the Government providing a pound-for-pound grant for road board offices, the Cuballing ratepayers only had to fund £125 for the building, making it a less expensive option than constructing a new Board office. The meeting voted unanimously for the Board to offer to purchase the hall.²⁰

To help defray the cost of purchasing their new office, the Cuballing Roads Board sought permission to sell Lot 221, on the opposite (northwest) corner, which had been granted for the purpose of Roads Board office.²¹ Permission was granted and the land sold for £45. Unfortunately, there was some misunderstanding as to what could be done with the proceeds of the sale and the money had to be remitted to the Government instead of being put toward purchase of the hall. A request for a special grant to compensate for the loss of the £45 was refused.²² As the hall site had also been a grant, this was probably an understandable decision.

By 2 December 1911, the Government had remitted its share of the purchase cost and the Board was able to complete the purchase of the hall for use as its offices. Reserve 6651 was subdivided, with 1189 square metres for the Roads Board Office being designated Reserve 13851. The building was made available to the Roads Board 'within three weeks from 31 January 1912', but the exact date the Board moved into their new office is not known, as there is no mention of the event in the Minutes.²³ A newspaper item indicates that they were occupying the place in June:

The Agricultural Hall is now being used for an office in connection with the Roads Board, who recently bought the hall for that purpose.²⁴

A new Agricultural Hall was under construction by 13 May 1912. A report in the *Pingelly Leader* stated:

New building operations in the town are going apace. A contract has been let for the building of the new Agricultural Hall, and this building, together with the new Post Office, and the spacious additions to the Hotel Cuballing... will give the town a decidedly more imposing appearance.²⁵

It was noted that:

19 Cuballing Road Board Minutes, venues of meetings 1910-1912, Item 2, op cit; Unreferenced 4-page extract of unpublished Cuballing history, HCWA file 00618, page numbered 12.

20 Cuballing Road Board Minutes, 25 March, 8 April, 15 April 1911, Item 2, op cit.

21 Cuballing Road Board Minutes, 25 March, 8 April, 15 April 1911, Item 2, op cit.

22 Cuballing Road Board Minutes, 11 October 1913, Item 2, op cit.

23 Cuballing Road Board Minutes, 2 December 1911 & 2 March 1912, Item 2, op cit.

24 *Pingelly Leader*, 3 June 1912, p. 3.

25 *Great Southern Leader*, 19 April, p. 3.

Bricks for the hall and the hotel have been made by Mr. Davies (sic), who has his yards about a mile from town. The contractors are, it is stated, well satisfied with this gentleman's productions.²⁶

The brickyard at Cuballing was owned by Davey Bros.²⁷ The Agricultural Hall was situated on the remaining 1834 square metres of Reserve 6651, between the Roads Board Office and the Post Office, which was also under construction. The architect for the new Hall was B. H. Dods, and the builder was J. Brown.²⁸ The place was opened on 6 December 1912.

Cuballing was en fete on Friday last on the occasion of the opening ceremony of the new Agricultural Hall. The Minister for Works (Mr. W. D. Johnston) accompanied by Messrs Price, O'Loughlan, E. B. Johnston and N. Harper, M's.L.A., arrived by the afternoon train to attend the ceremony, which was performed by the Hon. Minister for Works...²⁹

The agricultural hall at Cuballing having become too small for the requirements of this growing district, it was decided some months ago to accept the offer of £250 made by the Road Board who wished to secure the building as an office. With this amount and the Government subsidy of £212 the committee instructed Mr. B. H. Dods to prepare plans for a larger and more up to date brick building on the adjoining block. The contract for the erection of the structure was secured by Mr. J. Brown, who has played such a prominent part in the building up of Narrogin and adjacent towns, and the result of the designer and artisan is a structure which is a credit to the district.³⁰

The Minister, W. D. Johnston, laid the foundation stone for the Agricultural Hall. After the requisite speeches, Mrs Reynolds, wife of Thomas Reynolds, chairman of the Agricultural Hall Committee, unlocked the door of the Hall and declared it open. Mrs Reynolds was presented with a golden key, designed by the architect, B. H. Dods and manufactured by Mr Butler, a jeweller of Narrogin. After the opening ceremony, a dinner was held for the official party at the Cuballing Hotel, followed by a concert, dance and supper in the new Hall. Music for the dance was provided by Miss Ryan, whose pupils were prominent in song and dance items for the concert. Not everyone was impressed with the new building. The *Narrogin Observer* described it as 'a large roomy edifice, though not of great architectural beauty'.³¹

With the development of Narrogin as the major railway junction in the district, the Cuballing population slowly declined after World War One. In 1929, the school closed for a time, due to lack of numbers. Many people walked off their farms during the Depression, and facilities such as the railway station and post office were downgraded. It was not until after World War Two that the population began to increase again as it did in most rural areas. The Agricultural Hall accommodated many social and cultural functions, being in regular use for dances and for travelling picture shows. It

26 *Pingelly Leader*, 3 June 1912, p. 3.

27 Aris, Kelly & Ball, Julia, *Shire of Cuballing Municipal Heritage Inventory*, September 1996, Site No 1, quoting information provided by the Shire.

28 The name of the architect has been spelt as Dod, Dodd and Dods in various sources. The spelling used in the Shire of Cuballing Municipal Inventory has been used here.

29 *Narrogin Observer*, 14 December 1912, p. 3.

30 *Great Southern Leader*, 13 December 1912, p. 5, quoted in Aris, Kelly & Ball, Julia, *Shire of Cuballing Municipal Heritage Inventory*, op cit. The *Great Southern Leader* is unavailable for research at Battye Library, undergoing preparation for microfilming.

31 *Narrogin Observer*, 14 December 1912, p. 3.

was the venue of displays and exhibitions, morning teas and fundraising events, in all, the regular functions of a country hall.³²

The Roads Board Office was proving inadequate by the 1950s, not having been designed for use as offices, but all available Board funds were needed for new equipment and general works at this time, as the district recovered from the lean times and shortages of the Depression and war years. In 1952, a meeting was held at the Roads Board Office to form the Cuballing branch of the Country Women's Association (CWA).³³

The Country Women's Association of Australia was formed as a non-sectarian and non-political organisation in New South Wales in 1922. Its foundation was prompted by the formation of the Women's Institutes, first in Canada in the late 1890s, and then in Britain from 1913. The CWA formed in Western Australia in 1924, following a talk at the Karrakatta Club on the development of the Association in New South Wales. The first State conference of the CWA in Western Australia was held in Perth on 10 March 1925.³⁴

The motto of the Association was initially: 'Honour to God, Loyalty to the Throne and Empire, Service to the Country through Country Women for Country Women by Country Women', but this was eventually changed to: 'For Home and Country'. The main aim of the Association was to provide services for countrywomen and children in Australia. To this end, the Association provided rest rooms and baby health centres in country towns; holiday homes at the seaside or in mountain districts; hostels for children attending school away from home; aged-care homes; instruction in first aid, home nursing and handicrafts; library services, music and drama groups, emergency housekeeping services, hospital visiting, and support for elderly citizens. In 1954, the West Australian CWA had 113 rest rooms in the country, ten seaside homes, five hostels and two clubs, one in Perth and one in Albany. In 1974, there were 312 active branches in the State, and another 136 that had formed and disbanded over the period. In 1998, the number of branches stood at 220.³⁵

The Cuballing Branch of the CWA was officially opened on 11 March 1952, its official meeting place being the Roads Board Office. Renovations to the kitchen and hall areas of the Roads Board Office were carried out around this time, with the CWA responsible for renewing the curtains in the building.³⁶

With the growth in the district during the agricultural boom period of the 1950s, the Agricultural Hall required enlarging to meet community needs. Plans were lodged with the Health Department in December 1957, and the new rear wings of the building were added around this time, creating four new rooms. Two of the rooms, obviously designed for meetings, shared

32 *Reunion 1990: A Cuballing Keepsake*, op cit, [p. 11].

33 *Reunion 1990: A Cuballing Keepsake*, op cit, [p. 11]; Ghosh, R. N., 'Economic development and population growth in Western Australia since 1945', In Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 267-293.

34 Erickson, Rica, Gibbings, B. & Higgins, L., *Her Name is Woman*, Country Women's Association (CWA), Perth, 1974, pp.109-113; Kelly, Barbara, Haywood, Rona & Smeeton, Patricia, *A Continuing Story: A continuation of the history of the Country Women's Association of Western Australia 1974-1999*, CWA, Perth, 1999, pp.177-181; West Australian Country Women's Association (Inc), *Annual Report*, 1952, [p. 5].

35 Erickson, Rica, Gibbings, B. & Higgins, L., op cit; Kelly, Barbara, Haywood, Rona & Smeeton, Patricia, op cit; West Australian CWA, *Annual Report*, 1952, [p. 5], op cit.

36 *Reunion 1990: A Cuballing Keepsake*, op cit, [pp. 9-10].

back-to-back corner fireplaces. In 1960, new toilet facilities were designed for the rear, although the plan for these additions indicates that they have been upgraded and enlarged since that date.³⁷

In 1961, Cuballing Roads Board became the Shire of Cuballing. The name on the facade of the Roads Board Office was changed to reflect this, while the Shire administration continued to occupy the place. On 3 November 1978, new Shire offices were opened and the Roads Board Office (fmr) was taken over entirely by the Cuballing CWA. The CWA undertook to convert the place to a CWA Centre. Local groups assisted with raising funds for renovations and repairs. The golf and cricket clubs had 'club days' which, together with public donations, raised \$3,684. The Grain Pool of WA provided an eight-year interest free loan of \$5,000. In 1979-80, \$10,000 was spent on work on renovations, including new roof and ceilings, renovations to the kitchen to make the area more satisfactory for catering, and the addition of a room for the visiting Infant Health sister, which the CWA use as their meeting room. The Roads Board Office (fmr) was opened as the Cuballing CWA Centre on 8 November 1980.

The CWA have held numerous functions in the former Roads Board Office, including the Branch's Silver Jubilee Ball (1977) and a Debutante Ball (1984) to mark the Diamond Jubilee of CWA in Western Australia. Other functions arranged by the CWA have been held in the Agricultural Hall. The Cuballing Branch has provided much assistance to district residents over the years, as well as providing funds for State projects, and conducting the annual Christmas gift-giving event for local children.³⁸ The Agricultural Hall has provided a venue for larger events, meetings, exhibitions and activities. One of the rooms of the c.1957 addition is used as a supper room, and another has enlarged the area of the kitchen. One room of the Agricultural Hall was used as an activity area with a pool table for several years.

In 1996, the elements of *Cuballing Civic Group* were entered in the Shire of Cuballing Municipal Heritage Inventory. The Roads Board Office (fmr) has not been given a management category (this appears to be an oversight) and the Agricultural Hall has been given a management category 2 with a recommendation to 'conserve the significance of the place'.³⁹

In 2002, *Cuballing Civic Group* continues to be well patronised by the Cuballing CWA, and other community groups and organisations.⁴⁰

13.2 PHYSICAL EVIDENCE

Cuballing Civic Group is situated in Campbell Street, east from the northeast corner of Austral Street in the town of Cuballing. It comprises the granite and iron Roads Board Office (fmr) (1898) and the brick and iron Agricultural Hall (1912, c.1957). Cuballing Roads Board Office (fmr) is located on the corner with the Agricultural Hall on the east side, both facing south onto Campbell St. The buildings have similar front setbacks, close to the road, with informal stone driveway forecourts. There are some shrub plantings within the setback of the Roads Board Office (fmr), along both sides of the

³⁷ Plans for additions to Cuballing Agricultural Hall, Health Department Public Plan register, SROWA, CONS 5094, Entry 1369, 10 December 1957.

³⁸ *Reunion 1990: A Cuballing Keepsake*, op cit, [pp. 9-10].

³⁹ Aris, Kelly & Ball, Julia, *Shire of Cuballing Municipal Heritage Inventory*, September 1996, Site No. 01 & 02.

⁴⁰ *Reunion 1990: A Cuballing Keepsake*, op cit, [pp. 9-10]; Unreferenced 4-page extract, op cit, page numbered 213.

building, and within a small fenced area at the rear of the building. There are no plantings at the Agricultural Hall. Beyond the small fenced area at the rear of the Agricultural Hall, there is a broad open space that provides for informal parking. That space adjoins the side and rear of the hall site, and except for a detached brick ablution building, the remainder of the hall site is undeveloped except for a gravel surround. The entire site of *Cuballing Civic Group* has a gentle slope down to the east side.

The places within *Cuballing Civic Group* are of proportionate scale, similar in form and have symmetrical front presentations to the street with central entries and quoined openings, although the construction materials differ, in that Cuballing Roads Board Office (fmr) is finished in face granite and Cuballing Agricultural Hall is in face brick. Extensions to the Agricultural Hall have altered the layout of the place, with recessed wings flanking the central original building.

Cuballing Roads Board Office (fmr)

Cuballing Roads Board Office (fmr) is a single-storey Federation vernacular granite construction. The coursed granite is pointed and the quoined openings and corners are detailed in render. The gable roof is clad with corrugated colorbond steel sheeting. The front and rear gables are a continuation of the granite walls, the front one featuring the CWA logo above the entry doors, and the words 'Cuballing Shire Council' in a bas relief panel above. Near the apex of the gable, there is a circular vent with rendered reveals. At the rear is a timber framed, hardiplank clad skillion extension across the entire north end of the building.

The roof is a recent replacement in long sheets of colourbond sheeting. Similarly, the gable barge detailing, gutters in ogee profile, and rectangular downpipes are colourbond. The downpipes connect to a closed perimeter drainage system. The granite walls are pointed with black linework, on the front and two sides, and although much of the linework has weathered off, there is minimal evidence of mortar fretting or damage to the granite. The rear wall, now enclosed by an extension shows that it was not tuckpointed. There is a rendered plinth along the base of the granite walls and rendered quoins to the corners and door and window openings. Along both sides of the building, there are three equally spaced windows. Each window is set into an arched opening with rendered reveals on a rendered sill. The timber framed windows are in three sections, with the lower two panes forming a double hung sash. The arched infill is a board panel. The hardware on the windows is replacement chrome fittings. The central entry doors are timber framed with diagonal tongue and groove board infills.

The footprint of the building is a rectangle. The central front double entry doors open directly into the main space where a small room has been constructed in the left (south west) corner. The walls of the small room extend to ceiling height. They are painted face brick. The door is flush panel. The room was inaccessible at the time of inspection. The building's original timber floorboards are concealed by carpet. The walls are hard plaster. The window reveals are hard plaster. The flat ceiling is lined with plasterboard with a simple cornice. There are several rows of fluorescent tube light fittings across the ceiling.

The rear extension comprising a kitchen and toilet area, has a concrete floor, timber framed asbestos lined partition walls and battened asbestos ceilings lined on the rake.

Cuballing Roads Board Office (fmr) is generally in fair to good condition. The timber window frames and front doors are weathered and paint is flaking. The place has facilitated a number of functions with minimal changes to accommodate those various uses, including the rear extension and small room within the building, and retains a moderate degree of integrity. Except for the replacement roof, roof plumbing and ceilings, the place is mostly intact, and demonstrates a moderate degree of authenticity.

Cuballing Agricultural Hall

Cuballing Agricultural Hall displays some characteristics of Federation Free Classical style. It is a single-storey brick construction with a symmetrical frontage that features stucco pilasters within the central entry statement, and rendered parapet with arched pediment. The parapet has moulded detailing, decorative pediment brackets and the words 'Cuballing Agricultural Hall' across the parapet in bas relief. The front walls are detailed on a rendered plinth with stucco window surrounds on moulded stepped sills. The entry doors are recessed within the pilastered reveals that feature horizontal incised banding, that radiates to become vertical lines above the door. On the right side of the entry is a foundation stone dated 6th December 1912.

The roof is hipped behind the parapet, but gable at the rear, and the extension wings are gabled. The roofs are clad with corrugated colorbond steel sheeting. The roof is a recent replacement in long sheets. Similarly, the gutters in colonial profile and the rectangular downpipes are colourbond.

The external brick walls show evidence of three periods of construction, all laid in face brick stretcher bond. The original hall construction has a series of engaged pilaster piers along each side and on the rear gable wall, where a stone foundation is evident. There is also considerable evidence of efflorescence on the rear wall. Along the sides of the hall, there are equally spaced windows with three course arched header and concrete sills. The original arched timber framed windows remain in situ on the front facade, with 12 pane fixed upper sash in the opening, but the side windows have all been replaced with aluminium framed double hung windows within the original timber frame. The windows on the main extension are timber framed sets of double casements, and the ablution extensions have aluminium framed fixed panel windows. The central entry doors, other external doors, and pairs of original exit doors into the supper room, are timber framed with vertical tongue and groove board infills. The main entry has a multipaned fanlight.

The footprint of the original hall building is a rectangle. However, the extension across the rear formed two equal wings about the hall, forming a 'T' footprint. The ablution extension is a rectangle with skillion roof off the rear wall. The central front double entry doors open directly into the main hall with the raised stage at the rear, and access into the flanking wings each side, towards the rear of the hall. The hall has 0.075 metre tongue and groove jarrah floorboards. The stage floor has the original 0.135 metre jarrah tongue and groove boards. The walls and window reveals throughout the hall have a render finish that is ashlar lined. The hall ceiling is coved and lined with plasterboard with tie rods evident across the ceiling space. Fluorescent tube light fittings are suspended from the ceiling. The raised stage is set into the wall with the opening defined by a vertical tongue and groove timber upstand. An original 'exit' box remains in place above exit doors in the hall.

The rear extension comprises a kitchen and supper room on the east side (right) connecting across the rear, through the raised stage area, to the

dressing room area, ablution extension and meeting rooms on the west side. The walls in the kitchen, supper room and meeting rooms are a render finish that is ashlar lined. Ceilings are plasterboard throughout, and there is some evidence of damage from moisture ingress. The timber floors have linoleum covering, and the toilet areas have concrete floors with ceramic tiles. There is a hatch opening between the kitchen and supper room, and a fireplace in the kitchen. There are back-to-back truncated corner face brick fireplaces in the meeting rooms. A roll of honour is fixed to the wall in meeting room 1.

Cuballing Agricultural Hall is generally in fair to good condition. The timber window frames and external doors are weathered. The rear extensions facilitated the ongoing use of the place. Cuballing Agricultural Hall has a moderate degree of integrity. There have been a number of interventions to the fabric including removal of parts of the side walls for the extensions, replacement of the roof, hall floor, hall ceilings, and hall windows along each side. The remaining original fabric is mostly intact. Cuballing Agricultural Hall demonstrates a moderate degree of authenticity.

The skillion roofed detached brick ablution block at the rear of Cuballing Agricultural Hall is of no cultural heritage significance.

13.3 COMPARATIVE INFORMATION

Both the Cuballing Roads Board Office (fmr) and the Agricultural Hall were originally built as agricultural halls. Many agricultural halls began as corrugated iron and timber structures, which were upgraded to stone and brick buildings as the districts developed. A few of the early iron clad halls are extant, for example Yelbeni Hall (1913) in the Shire of Trayning.⁴¹

Other more substantial agricultural halls have been outgrown by the districts they served and have been put to other uses, such as Kellerberrin agricultural hall, which is now a Folk Museum, and Boyup Brook agricultural hall (1909) now occupied by the Boyup Brook Tourist Centre. In this, the use of the 1898 Cuballing Hall as a Roads Board Office and currently as a CWA Centre is not unusual. Both Kellerberrin and Boyup Brook halls are of stone construction. The Boyup Brook Hall is registered on the National Estate.⁴²

Cuballing Agricultural Hall, built in 1912 to cater to a growing population, is similar in this regard to the second Agricultural Hall (Kings Hall) at Williams, which replaced the 1898 Williams Agricultural Hall. The 1898 Williams agricultural hall is a 35 x 22-foot stone and iron building with brick quoining, and bears comparison to Cuballing Roads Board Office (fmr).⁴³

There are twenty-five Registered places listed as 'Town, Shire and District Hall' on the Heritage Council website database and one Registered 'Agricultural Hall', Tenterden Agricultural Hall (Place 3242).⁴⁴

13.4 REFERENCES

13.5 FURTHER RESEARCH

⁴¹ Gray, Laura & Sauman, Irene, *Conservation plan for Trayning Hall, Kununoppin Hall & Yelbeni Hall*, Shire of Trayning, May 2002.

⁴² Heritage Council of Western Australia, website database research.

⁴³ Heritage Council of Western Australia, website database research.

⁴⁴ Heritage Council of Western Australia, website database research.