



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.3 Developing Institutions
- 6.1 Forming associations, libraries and institutions for self help
- 8.5 Forming associations
- 8.5.1 Preserving traditions and group memories
- 8.10 Pursuing excellence in the arts and sciences
- 8.10.4 Designing and building fine buildings

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 402 Education and science
- 404 Community services and utilities
- 407 Cultural activities
- 408 Institutions

11.1 AESTHETIC VALUE*

Bassendean Masonic Lodge (fmr) is a single-storey brick, tile and corrugated iron building in Inter-War Free Classical Style and is a fine, if somewhat quirky interpretation of the style. (Criterion 1.1)

By virtue of its scale, imposing proportions and siting, *Bassendean Masonic Lodge (fmr)* is an imposing local landmark. (Criterion 1.3)

Bassendean Masonic Lodge (fmr) contributes to the cultural density of Bassendean and is part of an extensive collection of early twentieth century and Inter War buildings that characterise the suburb. (Criterion 1.4)

11.2. HISTORIC VALUE

Bassendean Masonic Lodge (fmr) is one of a group of public buildings that reflect a peak of development and modest building boom in the town of Bassendean during which supporting cultural, social and public institutions were established or improved facilities were built. (Criterion 2.2)

Bassendean Masonic Lodge (fmr) is one of a large number of Masonic lodges completed in the Inter-War period, a time when the Masonic movement appears to have enjoyed a strong membership. (Criterion 2.2)

* 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.

Bassendean Masonic Lodge (fmr) is associated with many local identities who contributed to and participated in the cultural and civic life of Bassendean. [Criterion 2.3]

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Bassendean Masonic Lodge (fmr) is representative of the social input Freemasons have made in local communities across Australia, having housed Freemasons of both the Bassendean Lodge and the Bassendean Chapter, who belonged to and contributed to the local community. (Criterion 4.1)

Bassendean Masonic Lodge (fmr) is a place highly valued by the local community which was made evident by their reaction to the redevelopment proposals of the Town of Bassendean and subsequent petition against demolition. (Criterion 4.1)

Bassendean Masonic Lodge (fmr) contributes to the communities sense of place as a distinctive building which is constructed of reasonable common building fabric in Bassendean and with minor landmark value owing to its corner location and singularity. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Although *Bassendean Masonic Lodge (fmr)* is a classically derived design that is a type that is presently well represented, many of these places are not registered places and with the decline in lodge membership, these places may succumb to development pressure. The type is at risk of becoming rare. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Bassendean Masonic Lodge (fmr) is an unusual representative example of a Masonic lodge rendered in the Inter-War Free Classical style of architecture. (Criterion 6.1)

12. 3 CONDITION

Bassendean Masonic Lodge (fmr) is not regularly maintained and has numerous minor tasks to be undertaken to ensure its survival. Notwithstanding these concerns the place is in basic sound condition.

12. 4 INTEGRITY

Bassendean Masonic Lodge (fmr) is no longer used for its intended purpose, but is still used for gatherings and meetings. The current uses are compatible with sustaining many of the heritage values and could underpin its ongoing viability. The place retains a low to moderate degree of integrity.

12. 5 AUTHENTICITY

Much of the original external fabric remains intact, with very few external alterations and no additions. The interior has been modified in many ways,

but these alterations have not substantially altered the authenticity of the place in an overall sense.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Helen Burgess, Historian and Research Consultant. The physical evidence has been compiled by Philip Griffiths, Considine and Griffiths Architects Pty Ltd.

The whole of Lot 162 should be considered for inclusion as the place.

13.1 DOCUMENTARY EVIDENCE

Bassendean Masonic Lodge (fmr), is a single-storey brick, tile and corrugated iron building in Inter-War Free Classical Style and erected in 1934.¹ The *Bassendean Masonic Lodge (fmr)* was erected by the members of the Bassendean Lodge No. 102 (formerly West Guildford Lodge 102) and Bassendean Chapter 20 for use by both as their Masonic home. The land on which the *Bassendean Masonic Lodge (fmr)* is located comprises portion of Swan Location Q1, being Lots 162, 164 and 166 Wilson Street, with the hall actually situated on Lot 162 near the corner of Palmerston Street.²

Research of both primary and secondary sources reveals that no other buildings apart from the hall existed on the site. A photograph of the *Bassendean Masonic Lodge (fmr)* in 1935 (the year after it was completed) shows that very few, if any, alterations have occurred to the exterior of the hall.³ In 1946, it was proposed to build a porch on the south-west side of the hall, but, apart from the plans showing the proposed porch, there is no other documentary or physical evidence to confirm that this was constructed.⁴ In 1961, some internal renovations were carried out to the hall, and in 1972 a suspended ceiling was installed in the Lodge room.⁵ A post and rail fence, which was erected at the time the hall was constructed, is no longer extant.⁶

The *Bassendean Masonic Lodge (fmr)* was used continuously as a Masonic hall until 1988, when both the Bassendean Lodge No. 102 and the Bassendean Chapter No. 20 held their last meetings.⁷ It has not been converted or used for any other purpose by the Town of Bassendean who are the current owners.⁸

The local government area now known as Bassendean, located about 10km north-east of Perth, was originally named West Guildford. During the early years of settlement of the Swan River Colony, the West Guildford area attracted more investors than settlers, with the exception of only a few

¹ Apperly, Richard, Irving, Robert, Reynolds, Peter, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989, p158-161

² Certificate of Title, Vol. 2133, Fol. 666.

³ The West Australian Craftsman: A Record of Activities and a Magazine for Masons, 8 August 1935, p. xiv. [360WES]

⁴ Bassendean Masonic Hall, 'Proposed New Porch etc.', 14/8/1946 [provided by the Town of Bassendean].

⁵ Proposed Additions & Alterations to Toilets to Bassendean Masonic Lodge Hall' [plans provided by Town of Bassendean]; & Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 22.

⁶ *The West Australian Craftsman: A Record of Activities and a Magazine for Masons, 8 August 1935*, p. xiv. [360WES]

⁷ 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 22.

⁸ Information from Mr Brian Reed, Manager Development Services, 21/1/2002.

residents and farmers who lived and worked in the area. By the mid 1840s, West Guildford was declining in growth and development owing to the large amount of absentee landlords.⁹

In 1871, the Guildford Town Trust became a municipality, under which West Guildford fell. In 1897, the Bayswater Road Board assumed responsibility for West Guildford which had succeeded from Guildford. However, this administrative arrangement was short lived when, in July 1901, the West Guildford Road Board was officially gazetted.¹⁰

The inaugural members of the West Guildford Road Board were all independent business men and high ranking civil servants, and West Guildford itself developed as an area attractive to the lower middle classes '...who might aspire to a semi-rural life style'.¹¹ West Guildford also became renowned as a teetotal suburb, and there existed amongst the majority of local residents a pride in the respectable and traditional character of the town, values which were upheld.¹²

In September 1920, at a time when West Guildford was reaching the peak of its development, the West Guildford Lodge No. 102 was formed and consecrated by the late M.W.G. M., M. W. Bro. C. O. L. Riley, Archbishop of Perth.¹³ The Bassendean Chapter No. 20 also formed around this time, with many of the members of the Chapter also being members of the Lodge.¹⁴ Having no Masonic home in which to meet, the West Guildford Lodge and the Bassendean Chapter met at the old Forrest Hall at Bassendean.¹⁵

At a meeting of the West Guildford Lodge on 20 April 1922, it was resolved to purchase three blocks of land on which to build their own hall, which would be the Masonic home of West Guildford Lodge and Bassendean Chapter. At the following meeting of 18 May 1922, W Bro (Edward) Osborn, W Bro (Albert) Mills and Bro (Arthur) Yelland were appointed Trustees of the Lodge. After receiving approval from the Board of General Purpose, the Lodge authorised the issue of 160 debentures of £1 '...each redeemable within five years of date of issue'.¹⁶

In 1922, the West Guildford Road Board voted to change its name from West Guildford to Bassendean, in accordance with its own and the wishes of most of the local residents who believed that West Guildford was now '...not only bigger, had more population and infinitely more 'progressive' than Guildford' but also that the district '...should have a distinctive name which reflected its superior status'.¹⁷ The name Bassendean was chosen '...on the erroneous assumption that Peter Broun's estate was the earliest farm in the area and that the perpetuation of the name would satisfy the

9 Town of Bassendean 'Town of Bassendean, Municipal Heritage Inventory', October 1996, pp. 9-11.

10 Town of Bassendean 'Town of Bassendean, Municipal Heritage Inventory', October 1996, pp. 13-

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11 Town of Bassendean 'Town of Bassendean, Municipal Heritage Inventory', October 1996, p. 16.

12 Department of Planning and Urban Development (prepared by Naomi Lawrance and Tanya Suba), Town of Bassendean Heritage Study', Vol. 1, 1991, p. 48.

13 *The West Australian Craftsman: A Record of Activities and a Magazine for Masons*, 8 August 1935, p. xiv. [360WES]

14 *The West Australian Craftsman: A Record of Activities and a Magazine for Masons*, 8 August 1935, p. ix. [360WES]; & *Western Australian Freemason: a monthly masonic journal*, Vol. XXXII, No. 375 July 12 1934, 'Chapter Reports', p. 29. [360WES]

15 *The West Australian Craftsman: A Record of Activities and a Magazine for Masons*, 8 August 1935, p. xiv. [360WES]

16 Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.

17 Carter, Jennie, *Bassendean: a social history 1829-1979*, Town of Bassendean, Perth, 1986, p. 117.

traditionalist among the ratepayers'.¹⁸ In July 1922, the name Bassendean was officially gazetted as the new name for the district. However, the West Guildford Lodge (as with some other clubs and organisations) was not to change its name to Bassendean for many years, preferring to keep ties with its traditional name.¹⁹

On 24 March 1923, Lodge members Albert Mills, Edward Oliver Osborn and Arthur Ebenezer Yelland, purchased Lots 162 and 164 Wilson Street on behalf of the Lodge (registered as tenants in common) and a single Certificate of Title was formed to include the two Lots.²⁰ On 18 September 1924, Mills, Osborn and Yelland also acquired Lot 166, which had formerly been owned by the War Service Homes Commissioner.²¹ On this same day a new Title was created to incorporate these three Lots.²²

At a meeting of the Lodge on 5 May 1924, the Lodge had appointed 8 members '...for the purpose of drawing plans and the preparation of specifications and to advise ways and means of financing the proposed building'.²³ With the approval of the Board of General Purpose, it was decided that the sum of £1250 be raised for the purpose of building a Masonic Hall and that at least £350 be raised from the Brethren of the Lodge by the issue of debentures, of £5 value. A building committee was appointed to arrange finance and to proceed with the erection of the hall and also a Decoration Committee '...for the purpose of clearing, fencing and planting the grounds'.²⁴

In 1930, the Title for Lots 162, 164 and 166 was transferred to Lodge members Samuel Faithful and Richard McDonald, replacing Osborn and Mills, with Arthur Yelland retaining his interest.²⁵

The details of the *Bassendean Masonic Lodge (fmr)* building were finalised at the Building Committee meetings of 24 October and 29 December 1933. W. Bro. Eric Jones, who was the West Guildford Lodge Secretary and 1st Principal for Bassendean Chapter, was requested to prepare plans, and the erection of the hall was to be supervised by Bro. G. McDonald.²⁶ The details of the hall were as follows: Main Hall – 48ft x 34ft; Entrance Hall – 23ft 8 in x 16ft; Kitchen – 22ft 8 in x 14ft; Gentlemen's Room – 10ft x 16ft; and Ladies Room 11ft x 14ft.²⁷

The building committee prepared the tenders for the various trades, selected the contractors and ordered materials. The bricks (49,000) were supplied by Whitemans Brickyard, and W Bro D Dells carted them to the site for 8

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- 18 Carter, Jennie, *Bassendean: a social history 1829-1979*, Town of Bassendean, Perth, 1986, p. 120.
 - 19 Carter, Jennie, *Bassendean: a social history 1829-1979*, Town of Bassendean, Perth, 1986, p. 120.
 - 20 Certificate of Title, Vol. 468, Fol. 136; Certificate of Title Vol. 513, Fol. 172; & Certificate of Title Vol. 827, Fol. 23.
 - 21 Certificate of Title, Vol. 774, Fol. 126
 - 22 Certificate of Title, Vol. 869, Fol. 18.
 - 23 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.
 - 24 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.
 - 25 Certificate of Title, Vol. 869, Fol. 18.
 - 26 ***The West Australian Craftsman: A Record of Activities and a Magazine for Masons*, 8 August 1935, p. xiv. [360WES]; & 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.**
 - 27 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.

shillings per 1,000 bricks and Bro W H H Adie laid them at a cost of £1-17s-6p per 1,000.²⁸

On 11 December 1933, Yelland was replaced on the Certificate of Title by Lodge member Arthur Purslow. McDonald and Faithful, remained on and all three were registered as joint tenants.²⁹

As with the rest of the State, Bassendean was to feel the effects of the Great Depression years. However, in spite of these hard times, during the 1930s Bassendean experienced ‘...an accelerated round of building projects in the town as well as community enterprises’.³⁰ The Bassendean Hotel opened (1930), Grandstands and clubhouses were erected on the Recreation Reserve, a new fire station was built (also in Wilson Street), a Trades Hall was built in Broadway, in 1936 the new Road Board building was completed and opened, and new shops opened up along the Perth Road.³¹ Having been built in the 1930s, the *Bassendean Masonic Lodge (fmr)* is therefore part of this modest building boom, and the use of red face brick also fits in well with many other public buildings in Bassendean, such as former Post Office, the Fire Station and the Anglican Church (also in Wilson Street).

By May 1934, the construction of the *Bassendean Masonic Lodge (fmr)* was completed. A photograph of the newly opened *Bassendean Masonic Lodge (fmr)* in *The West Australian Craftsman* shows the single storey brick and tile hall building, following a seven bay auditory plan, with a moderately pitched gable roof, a rendered decorative gable parapet on the facade incorporating a vent and the Masonic symbol, four rendered pilasters on the facade framing the three front windows and seven buttresses flanking each side of the hall building in face brick. A bitumen driveway runs along the southern side of the hall, and a timber post and rail fence runs along the boundary although this does not exist today. There is expansive lawn areas but no other soft landscaping is evident.³² The rear of the hall was built with a corrugated iron skillion roof, which covered the kitchen and Ladies’ Room.

On 17 May 1934, the first regular meeting was held in the *Bassendean Masonic Lodge (fmr)*. At this meeting, the West Guildford Lodge ‘...received the M W Grand Master Bro Fred A McMullen who declared the building open for Masonic purposes and unveiled a Tablet on which was inscribed the names of the Brethren on the Hall Committee’.³³ Following the opening, the Deputy Grand Master R W Bro F D Sewell conducted the dedication ceremony.³⁴

At the time the hall was completed, the membership of West Guildford Lodge was in the vicinity of 60.³⁵ A photograph of the Lodge Office bearers,

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- 28 ‘Bassendean Lodge No. 102 WAC’, *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.
- 29 Certificate of Title, Vol, 869, Fol. 18.
- 30 Carter, Jennie, *Bassendean: a social history 1829-1979*, Town of Bassendean, Perth, 1986, p. 182.
- 31 Carter, Jennie, *Bassendean: a social history 1829-1979*, Town of Bassendean, Perth, 1986, p. 182.
- 32 *The West Australian Craftsman: A Record of Activities and a Magazine for Masons*, 8 August 1935, p. xiv. [360WES]
- 33 ‘Bassendean Lodge No. 102 WAC’, *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.
- 34 ‘Bassendean Lodge No. 102 WAC’, *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.
- 35 *The West Australian Craftsman: A Record of Activities and a Magazine for Masons*, 8 August 1935, p. xiv. [360WES]

including Bro. E. Jones who drew the plans for the hall, appeared in *The West Australian Craftsman* on 8 August 1935 [Refer Photograph].³⁶

On 19 June 1934, the installation meeting of Bassendean Chapter No. 20, was held for the first time in their new home of the *Bassendean Masonic Lodge (fmr)* before a large company of R.A. Masons of the WA and Scottish Constitutions.³⁷ This occasion was reported in the Chapter reports of West Australian Freemason:

After the loyal toasts had been honoured, M. Ex. Comp. Hy. Berry submitted the toast of the M. Em. 1st Grand Principal, Dr. J. S. Battye. He said, "It is the first time I have proposed this toast in this hall. Bassendean Chapter has been struggling for a long time to get a home and at last has a worthy one. Most of the members of the building committee are also Chapter members."³⁸

The reply from J. S. Battye on this occasion provides some insight into the philosophy followed by Freemasonry:

You have built a habitation worthy of the Craft in this district... The 1st Principal has a very real interest, as he drew the plans. Solomon built a temple three thousand years ago and it was later destroyed, and then re-built. All Masonic ceremonies refer to one or other of those buildings. From the tools used in the construction of those edifices we deduce certain allegorical and symbolic references. You have built this temple to enshrine certain Masonic principles. There is another temple not seen by human eyes – the temple of character in each and every one of us. Character building is an underlying principle in Masonry. You are proud of this material temple, you should be proud of Freemasonry, its tenets and principles, and whose proved teachings and methods reach to Him who made all temples and all peoples.³⁹

Officers of the Bassendean Chapter No. 20 for 1934-35:

M.E.Z., M. Ex. Comp. E. Jones; M.E.H., M. Ex. Comp. W. F. Barratt; M.E.J., M. Ex. Comp. J. Scoble; Scribe E, M. Ex. Comp. A. Smith, P.Z.; Scribe N, Comp. J. W. Smith; Treasurer, M. Ex. Comp. S. J. Faithful, P.Z.; 1st Soj., Comp. W. G. Warren; 2nd Soj., Comp. A. J. Purslowe; 3rd Soj., Comp. G. L. V. McDonald; Supt. Wks., V. Em. Comp. A. E. Booley, P.G.D.C.; Organist, Em. Comp. A. E. Yelland, P.G.Std; Janitor, Comp. H. Moyle; Stewards, Comps. W. G. Godfrey, P. I. Brewer and W. F. Marsh.⁴⁰

In July 1939, the West Guildford Masonic Lodge No. 102 finally changed its name to the Bassendean Masonic Lodge No. 102 in line with the new name for the district.⁴¹

In 1946, plans for the addition of a brick and tile gabled porch on the south-west entrance were prepared, again by W. Bro. Eric Jones, and submitted to the Town of Bassendean. These plans also included new sun hoods for the three front windows.⁴² However, although these plans were approved by the Town of Bassendean on 1 October 1946, there is no evidence of the porch or the hoods today, and physical evidence indicates that the porch

36 *The West Australian Craftsman: A Record of Activities and a Magazine for Masons*, 8 August 1935, p. ix. [360WES]

37 *Western Australian Freemason: a monthly masonic journal*, Vol XXXII, No. 375, July 12 1934, 'Chapter Reports', p. 29. [360WES]

38 *Western Australian Freemason: a monthly masonic journal*, Vol XXXII, No. 375 July 12 1934, 'Chapter Reports', p. 29. [360WES]

39 *Western Australian Freemason: a monthly masonic journal*, Vol XXXII, No. 375 July 12 1934, 'Chapter Reports', p. 29. [360WES]

40 *Western Australian Freemason: a monthly masonic journal*, Vol XXXII, No. 375 July 12 1934 'Chapter Reports', p. 29. [360WES]

41 Carter, Jennie, *Bassendean: a social history 1829-1979*, Town of Bassendean, Perth, 1986, p. 120.

42 Bassendean Masonic Hall, 'Proposed New Porch etc.', 14/8/1946 [plans provided by the Town of Bassendean]; & Town of Bassendean - Heritage Council, Bassendean Heritage Places Database.

was never erected. There is also no mention of a porch being erected in the information on the *Bassendean Masonic Lodge (fmr)* in the yet unpublished manuscript, 'Masonic Halls and Buildings in Western Australia, 1867-2000', the information for which having been taken from archival sources such as minutes of meetings.⁴³

On 14 October 1958, the title was vested in the Trustees of the Bassendean Lodge No. 102 of the Grand Lodge of Western Australia, under the provisions of the Freemasons Property Act, 1956.⁴⁴

At a meeting of 18 May 1961, it was resolved to spend \$1500 for necessary improvements to the kitchen, toilets and general maintenance to the building.⁴⁵ Plans were drawn up and physical evidence today indicates that these works were carried out.⁴⁶

In 1972, a suspended ceiling was installed in the Lodge Room, costing approximately \$950.00.⁴⁷ This was the last significant alteration or addition made to the *Bassendean Masonic Lodge (fmr)* as is evidenced by both documentary and physical evidence.

In 1986, the Bassendean Lodge resolved to offer the *Bassendean Masonic Lodge (fmr)* to Grand Lodge '...on condition that it be used for a nucleus of the Masonic Centre [for the Swan district] or sold and the proceeds go towards a new centre in a location to be decided'.⁴⁸ The Grand Lodge, however, was not interested in the proposal. The reason for the Bassendean Lodge making such an offer dates back to the 1960s when the proposition for the establishment of a Masonic Centre in the Swan district was first considered. In 1968, a Swan District Masonic Building Committee was formed for the purpose of pursuing the establishment of a Masonic Centre, and the Bassendean Lodge was involved in these plans and keen to see this happen. However, after two years of working towards this goal to no success, the participating Lodges were withdrawing their interest, Bassendean Lodge being the last left pursuing this objective.⁴⁹ Although the project was considered again in the 1970s and in the early 1980s - the building committee even being reformed - the proposed Masonic Centre once again never got beyond the planning stage.⁵⁰

The move to establish a Masonic Centre was reflective of dwindling membership within the Bassendean Lodge and Bassendean Chapter as well as with other Masonry groups in the surrounding district. From the 1970s onwards, a decline in local industries was occurring and hence in

43 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002.

44 Certificate of Title, Vol, 869, Fol. 18.

45 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 21.

46 'Proposed Additions & Alterations to Toilets to Bassendean Masonic Lodge Hall' [plans provided by Town of Bassendean].

47 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 22.

48 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 22.

49 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 22.

50 'Bassendean Lodge No. 102 WAC', *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 22.

employment opportunities. In addition, Bassendean had ‘...failed in its attempts to recover some of the ground area lost during the development of surrounding areas’.⁵¹ Bassendean was also becoming a commuter community, especially with the revitalisation of the railway, and consisting of a predominantly ageing demographic. These types of changes result in less participation and involvement in community groups and activities because the local residents are either too ageing or are working out of the local area.⁵²

In 1988, the idea for Bassendean Lodge No. 102 to merge with Guildford Lodge No. 16 was discussed for the first time at the meeting of the 24 August, and on 26 October 1988 the decision was voted on and carried.⁵³ On 21 December 1988, the Bassendean Lodge No. 102 met for the last time in the *Bassendean Masonic Lodge (fmr)*. After this time, the Lodge met at Guildford Lodge No. 16 which was renamed the Guildford Bassendean Lodge No. 16. Bassendean Chapter 20 also relocated, going to the Inglewood Masonic Hall (home of Lodge Sir Walter Scott) in Carrington Street, Inglewood.⁵⁴

In 1991, the *Bassendean Masonic Lodge (fmr)* was listed in the City of Bassendean’s Historic Study, prepared by the Department of Planning and Urban Development and was noted as having considerable significance.⁵⁵

On 6 May 1998, the land was vested in the Trustees of the Guildford Bassendean Lodge No. 16 which was located Railway Crescent Herne Hill, but only until the 28 July 1998, when the title was transferred to the Town of Bassendean.⁵⁶

In 2001, the Town of Bassendean commissioned a business plan for the *Bassendean Masonic Lodge (fmr)* as it had been considering redeveloping the area to accommodate retirement homes. The recommendation of the business plan was to demolish the hall and build a retirement facility. The Town of Bassendean gave notice, under section 3.59 of the *Local Government Act, 1995*, that it proposed to enter into the major trading undertaking of the development of the *Bassendean Masonic Lodge (fmr)* site for the development of 13 retirement units. However, in response to this proposal, a petition 600-700 strong of mostly local residents who wanted the hall retained was presented to Council. As a result the Town of Bassendean commissioned a heritage assessment of the hall.⁵⁷

The *Bassendean Masonic Lodge (fmr)* is not listed with the National Trust of Australia (WA) Inc.

The Town of Bassendean are still the owners of the *Bassendean Masonic Lodge (fmr)*.

51 Town of Bassendean ‘Town of Bassendean, Municipal Heritage Inventory’, October 1996, p. 35.

52 Town of Bassendean ‘Town of Bassendean, Municipal Heritage Inventory’, October 1996, p. 35.

53 ‘Bassendean Lodge No. 102 WAC’, *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 22.

54 Information from Mr Doug Kirkby, archivist, Grand Lodge of Western Australia, 6 February 2002; & ‘Lodge Royal Stuart No. 893 SC’, *Masonic Halls and Buildings in Western Australia, 1867-2000*, A project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, p. 204.

55 Department of Planning and Urban Development (prepared by Naomi Lawrance and Tanya Suba), Town of Bassendean Heritage Study’, Vol. 1, 1991; & Town of Bassendean - Heritage Council, Bassendean Heritage Places Database.

56 Certificate of Title, Vol. 2133, Fol. 666.

57 Information from Mr Brian Reed, Manager Development Services, Town of Bassendean, 21/1/2002; & Town of Bassendean web site, ‘Public Submissions’.

13. 2 PHYSICAL EVIDENCE

Bassendean Masonic Lodge (fmr) is a single-storey brick, tile and corrugated iron building in Inter-War Free Classical Style in a sparse suburban setting and was erected in 1934 for the Bassendean Lodge No. 102 (formerly West Guildford Lodge 102) and Bassendean Chapter 20 for use by both as their Masonic home.

Bassendean Masonic Lodge (fmr) is located in Wilson Street on the corner of Palmerston Street in a primarily residential context, a block south of Old Perth Road, the town centre of Bassendean. The former lodge land comprises three suburban lots with two lots being vacant and the *Bassendean Masonic Lodge (fmr)* occupying the western two thirds of the corner lot. The *Bassendean Masonic Lodge (fmr)* is the only built structure on the land. The roads are two-way single lane bitumen surfaced roads with concrete barrier kerbs. There are unkempt verges with concrete crossovers and a concrete footpath located near the lot boundaries. Street trees comprise young Meleucas. There are no formal plantings and only two trees survive; a Stone Pine (*Pinus pinea*) on Lot 164 and together with an unidentified Eucalypt. Boundary fences to adjoining lots are made of corrugated fibrous cement sheeting (Lots 168, 165 and 163) and red face brickwork (Lot 11). There is a broken bitumen and gravel drive around most of the building perimeter.

Bassendean Masonic Lodge (fmr) is a grand-scale single storey brick construction hall and ancillary spaces. It has face brick construction walls, painted stucco decorative treatments and a tiled gambrel pattern roof over the main hall, with a corrugated iron skillion roof over the rear toilets and amenities. The building employs elements of the Inter War Free Classical style on its front elevation with utilitarian side and rear elevations.

The front elevation comprises three bays articulated with plain stucco Tuscan pilasters that frame panels of stretcher bond face brickwork. Each bay has a set of three casement windows with hopper lights over each casement. The windows have brick sills and stucco finished lintols. A plain stucco entablature extends across the top of the columns and is completed with an exaggerated architrave that extends well beyond the pilasters and plain consoles extend from the end column capitals to support this extension. The only decoration on the entablature is the dentils that extend down from the architrave. A large and visually exaggerated pediment is set over the architrave and this is broken into three panels to reflect the bas below. The top of the pediment is completed with a deep architrave and dentils. The two side bays of the pediment are simply treated with a raised moulding, while the central bay is decoratively treated with the Masonic set square and divider symbol on a bas relief medallion. A metal construction gable vent completes the features in the pediment. The stucco elements are painted white, with accents of a pale blue. The whole composition is an oddly exaggerated rendering of classical elements. The elevation is authentic and is in fair condition., though some mortar joints are fretting.

The two side elevations near match, except that the Palmerston Street side contains the main and ancillary entrance doors. Each elevation is divided into five bays articulated by engaged stepped brick construction buttresses with stucco finished weatherings. The panels between piers are stretcher bond brick construction with stucco finished lintels over all window and door openings. The window bays contain sets of three centre pivot windows that are divided into four panes and glazed with obscured glass. Doors are framed and tongue and groove boarded. The Marseilles pattern tiled gambrel roof extends over the side walls to form a wide eaves and the soffit

of the eaves is enclosed with timber bird battens, which are in poor condition in some locations. The eaves detail comprises an ogee gutter fitted to a reed mould profile timber fascia, with a scotia fitted under the gutter. The elevation is authentic and is in fair condition.

The rear elevation is the simplest of all and is constructed in stretcher bond brickwork, with stucco lintels. It has a six pane double hung window to the kitchen, a flush door and fixed light toilet window. The door is a framed and boarded door which has been sheeted over to make it appear flush and this appears to be a security strategy. The roof to this section is painted corrugated iron in short length sheets. The elevation is authentic and is in fair to poor condition.

The south elevation reflects the north elevation, except that there are two doors in it. The main entrance at the west end and escape door at the eastern end of the hall. They comprise pairs of framed and boarded doors with authentic hardware.

The interior is planned around the main hall with ancillary facilities to the east and west. The main entry is via a pair of double doors into the entrance foyer in the south west corner of the building, with a pair of entrance doors into the hall to the east and a single door leading off to the male toilets to the north. These rooms have been formed by dividing and then re-dividing the original entry. The hall is the largest space and the highest volume, and occupies the central portion of the building, with the female toilets and kitchen located at its eastern end. This set of rooms has been formed by dividing the supper room into kitchen and toilets.

The front entrance has 3" polished timber board floors, chamfered skirtings, with quad moulds, plastered walls with an incised dado and a plasterboard ceiling with vents and raised mouldings and the plasterwork is attractively treated. The doors are five-panel timber with elaborate pedimented casements around them. All of these timber appears to be Oregon pine stained up to give the appearance of a dark timber, such as mahogany. There is a timber framed meter cabinet in the west wall that is crafted in a matching manner. There is some cracking in the east wall suggesting some rotation of the south wall. The north wall is a later sud wall addition finished in plasterboard. Other features include hat and coat hooks and an unattractively designed box construction perimeter bench seat.

The toilet and lobby to the north feature many of the same elements as the lobby. However, the lobby and toilet dividing wall is a stud partition. The lobby timber floor has been retained and is an oiled finish. The floor in the wet are is granolithic and a suspended plasterboard ceiling with a cove cornice has been suspended under the original ceiling. It is not know whether the original ceiling is still in place at the higher level. The fittings comprise a cast iron enamel finished corner basin, a vitreous china w.c. pan and a stainless steel urinal in a tiled hob and none of these fittings appear to be original.

The main hall has 3" polished timber board floors, chamfered skirtings, with quad moulds, plastered walls with an incised dado and a raised perimeter dais in timber construction. The ceiling is constructed of Stramit panels a vermiculite faced compressed cement and straw product. It is not known whether the existing ceiling has been retained above the present ceiling. The doors are five-panel timber with elaborate pedimented casements around them as noted in the lobby area. There is some cracking in the west wall corresponding to the cracking previously noted. There is evidence of fittings

relating to the Masonic rituals having been removed on the walls and floor. A panel removed from the east wall reveals important evidence of an earlier, perhaps original colour scheme.

The ladies toilet has been created by the division of the original supper room. It is detailed in the same manner as the male toilets, but retains its original plasterboard ceiling throughout.

The kitchen has a linoleum floor loose laid over 3" boards, chamfered skirtings with quad moulds, plastered walls, and incised dado and a replacement plasterboard ceiling with a cove cornice. The door is framed and boarded and there is a set of gallows brackets on the east wall. There is a stainless steel sink and drainer and 1960s plywood carcassed cabinetwork to the east and south walls. The major element in this room is the full height storage cupboards that are set along the entire north wall and these too are in plywood and ladder frame construction.

As the documentary evidence clearly indicates, the two toilet areas were created from larger spaces, namely the lobby and supper room. The fittings to these areas have also undergone change. The ceilings in several areas, including the hall, have had new ceilings installed at lower levels than the original ceilings, although this does not appear to be the case in the kitchen, where the present ceiling appears to be a full replacement.

There is some cracking that is of concern and numerous minor maintenance works that are required to keep the building in good order, such as roof and joinery repairs, carpentry repairs, painting, roof plumbing and the like. However, the place is basically sound and in fair to good condition in an overall sense.

13.3 COMPARATIVE INFORMATION

Masonic Halls built during the Inter-War period and in the same or similar style and building fabric to the *Bassendean Masonic Lodge (fmr)* include the following. Those in bold are still being used as Masonic Halls:⁵⁸

Area	Address	Date Opened/Consecrated
Bruce Rock	Dampier Street	17 October 1922
Dalwallinu	Leahy Street	13 October 1927
East Fremantle	Canning Hwy	11 December 1934 (2-storey)
Kellerberrin	Hinchley Street	16 January 1918
Leederville	Woolwich Street	7 January 1929
Leonora	Lot 148 Trump Street	26 June 1919
Morawa	Caulfield Street	29 October 1938
Mt Lawley	Alma Road	7 September 1928 (2-storey)

Other Masonic Halls to be built during the Inter-War Period (1915-1940) and which still operate as a Masonic headquarters, but are not in the same style as the *Bassendean Masonic Lodge (fmr)* include:⁵⁹

Area	Address	Date Opened/Consecrated
Armadale	Fourth Ave	28 July 1934
Busselton	West Street	28 April 1934
Corrigin	Kirkwood Street	10 October 1927

⁵⁸ *Masonic Halls and Buildings in Western Australia, 1867-2000*, a project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, index.

⁵⁹ *Masonic Halls and Buildings in Western Australia, 1867-2000*, a project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, index.

Cunderdin	Forrest Street	18 February 1924
Dalwallinu	Leahy Street	13 October 1927
Dowerin	Government Road	9 May 1929
Geraldton	Augusta Street	10 February 1921
Gnowangerup	Aylmore Street	15 February 1924
Greenbushes	Torbaline Street	16 January 1924
Inglewood	Carrington Street	11 May 1925
Kulin	Gordon Street	25 October 1937
Leederville	Woolwich Street	7 January 1929
Leonora	Lot 148 Trump Street	26 June 1919
Manjimup	Mount Street	16 September 1933
Margaret River	Station Road	3 November 1936
Minginew	Victoria Street	25 October 1926
Moora	Gardiner Street	21 May 1915
Morawa	Caulfield Street	29 October 1938
Mt Lawley	Alma Road	7 September 1928
Mt Barker	Muir Street	11 October 1922
Mt Hawthorn	Shakespeare Street	26 October 1927
Mundaring	Jacoby Street	13 March 1926
Northampton	Hampton Street	17 December 1921
Pemberton	Ellis Street	15 December 1933
Shenton Park	Herbert Road	6 November 1928
South Perth	Forrest Street	17 December 1928
Toodyay	Fiennes Street	3 April 1925
Wongan Hills	Mitchell Street	24 October 1929
Yarloop	Station Street	30 April 1928
York	Jorquinn Street	29 July 1926

Other Masonic Halls built during the Inter-War period, but not in the same style as *Bassendean Masonic Lodge (fmr)* and which are no longer used as Masonic Halls include the following:⁶⁰

Area	Address	Date Opened/Consecrated
Bayswater	Whatley Cres	6 March 1928
Boyup Brook	Jayes Road	29 April 1929
Dangin	York Road	30 November 1925
Derby	unknown	17 September 1934
Dumbelyung	McIntyre Street	27 April 1927
Goomalling	Lockyer Street	22 April 1930
Kununoppin	Glass Street	24 March 1926
Lake Grace	Bishop Street	4 March 1930
Maylands	Guildford Road	21 April 1938
Meekatharra	Darlet Street	20 January 1916
Merredin	Coronation Street	13 December 1921
Mukinbudin	White Street	2 August 1938
Mullewa	Jose Street	5 April 1926
Nannup	Folly Street	13 November 1936
Narembeen	Ada Street	23 April 1929
Nedlands	Broadway	26 November 1935
Subiaco	Roberts Road	20 December 1929
Swanbourne	Saladin Street	25 May 1923
Walkatchem	Riches Street	13 September 1926
Wiluna	Wotton Street	7 July 1934

⁶⁰

Masonic Halls and Buildings in Western Australia, 1867-2000, a project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002, index.

A search through documentary evidence has not revealed any other buildings (including Masonic Halls) designed by Eric Jones.

In September 2002, 4 Masonic Halls are entered into the State Register of Heritage Places, namely:

P 0175 *Masonic Temple*, 134 Burt St, Boulder;

P 0637 *Masonic Lodge (fmr)*, cnr Dowley & Robinson Sts, Cue;

P1275 *Masonic Lodge*, 26 Egan St, Kalgoorlie; and,

P1758 *Masonic Hall*, cnr Murray St & Pinjarra Rd, Pinjarra

13. 4 KEY REFERENCES

Primary Sources

Certificates of Title: Vol. 468, Fol. 136

Vol. 513, Fol. 172

Vol. 744, Fol. 126

Vol. 827, Fol. 23

Vol. 869, Fol. 18

Vol. 2133, Fol. 666

Mr Doug Kirkby, archivist, Grand Lodge of Western Australia, conversation, 6 February 2002.

Mr Brian Reed, Manager Development Services, Town of Bassendean, conversation 21 January 2002.

Town of Bassendean Web Site.

Secondary Sources

Apperly, Richard, Robert Irving, Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

Carter, Jennie, *Bassendean: a social history 1829-1979*, Town of Bassendean, Perth, 1986.

Manuscripts and Journals

Masonic Halls and Buildings in Western Australia, 1867-2000, a project by Archives Committee of the Grand Lodge of WA Freemasons, unpublished manuscript, 2002.

The Western Australian Craftsman: A Record of Activities and a Magazine for Masons.

The Western Australian Freemason: A Monthly Masonic Journal.

Other (reports and plans)

Department of Planning and Urban Development (prepared by Naomi Lawrance and Tanya Suba), 'Town of Bassendean Heritage Study', Vol. 1, 1991.

Town of Bassendean, 'Town of Bassendean, Municipal Heritage Inventory', October 1996.

Plans: Bassendean Masonic Hall 'Proposed New Porch etc.' (1946), prepared by E. Jones [Provided by Town of Bassendean].

Plans: 'Proposed Additions & Alterations to Toilets to Bassendean Masonic Lodge Hall' (1961) [Provided by Town of Bassendean]

13. 5 FURTHER RESEARCH

A list of the following libraries, collections and organisations were searched for information on the *Bassendean Masonic Lodge (fmr.)*:

- Battye Library of WA History - not listed in any indexes. Freemasons' journals and published histories for Town of Bassendean only sources. No newspapers specifically for Bassendean area were published during the 1930s.
- Battye Library of WA History pictorial collection - no photographs located
- Department of Land Administration, Titles - historic title search.
- Department of Land Administration, Central Mapping - aerial photographs revealed no new information not already contained in other sources.
- Grand Lodge of Western Australia - unpublished manuscript on 'Masonic Halls and Buildings in Western Australia, 1867-2000'.
- Heritage Council WA - 'Town of Bassendean Municipal Heritage Inventory' and 'Town of Bassendean Heritage Study'.
- National Trust of Australia (WA) - no information held.
- Royal WA Historical Society - no photographs or information held.
- Town of Bassendean - Plans of hall for 1946 and 1961 [Development Services], current information on hall, web site [Masonic Hall Business Plan]

If additional information should be required, oral histories with former members of the Bassendean Lodge and the Bassendean Chapter could reveal more social history about the groups.