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)

- 3.18.3   Insuring against risk
- 8.5.3   Associating for mutual aid

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 404   Community services and utilities

11. 1 AESTHETIC VALUE[*]

Oddfellows Hall (fmr), Leederville is a fine example of Federation Free Classical Style architecture and as one of a number of important purpose-built institutions in the Leederville area. (Criterion 1.1)

The imposing form of the 1897 building is valued for its landmark qualities, prominently located on the corner of Oxford and Vincent Streets. The choice of architectural style was intended to demonstrate the importance and longevity of the Grand United Order of Odd Fellows in Perth and Leederville, and contributes to its landmark stature. (Criterion 1.3)

The place makes a significant contribution to the Oxford Street streetscape and demonstrates the confidence of the Gold Boom development of Perth. (Criterion 1.4)

11. 2. HISTORIC VALUE

Oddfellows Hall (fmr), Leederville, was purpose-built in 1897 for the Grand United Order of Odd Fellows, one of many voluntary associations for mutual aid established across Australia from the nineteenth century that were the key providers of medical services and financial assistance in times of need prior to these matters becoming government-managed social services. (Criterion 2.1)

Oddfellows Hall (fmr), Leederville, provides evidence of the expansion and the intensive building program that occurred in the City of Perth as a result of the State's 1890s gold boom, being a substantial building of this era. (Criterion 2.2)

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[*] For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present,* Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate,* Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

The establishment of *Oddfellows Hall (fmr), Leederville* during the early rise of the Grand United Order of Odd Fellows in Perth provides an understanding of the type of community establishing itself in the suburb of Leederville and other suburbs around the rapidly growing city at the turn of the century. (Criterion 2.2)

The changes in function for *Oddfellows Hall (fmr), Leederville* from meeting and community hall, to retail, hospitality and later, a doctor's surgery and optometrist, demonstrate the changing nature of Leederville and Western Australia over the last 100 years. The changes in function of *Oddfellows Hall (fmr), Leederville* correspond to changes in the way in which communities interacted with each other and indulged in entertainment and social events (Criterion 2.1).

11. 3.   SCIENTIFIC VALUE

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11. 4.   SOCIAL VALUE

Oddfellows Hall (fmr), Leederville, was constructed by the Grand United Order of Odd Fellows in Western Australia and has been associated with other Odd Fellows Orders active in Australia in the nineteenth and twentieth century. Odd Fellows and other fraternal orders provided mutual financial aid as well as social support to members. The orders created a strong sense of community within each group and across the breadth of the organisation in Australia and internationally. (Criterion 4.1)

Oddfellows Hall (fmr), Leederville, was constructed as a meeting hall for the activities of the Grand United Order of Odd Fellows in Western Australia, and became an important community place in the Leederville community, for other mutual societies and groups, reflecting the community spirit present in Western Australian society in the early twentieth century. (Criterion 4.2)

The multiple uses to which the place was put by members of the community in the early twentieth century reflects the greater importance the local community played in social activities and regular entertainment at that time. (Criterion 4.2)

12.   DEGREE OF SIGNIFICANCE

12. 1.   RARITY

Oddfellows Hall (fmr), Leederville, is rare as a surviving example of a building built for a Friendly Society, a formerly dominant social phenomenon that is no longer common, having been replaced by private health insurance companies and government health care programs. The few surviving Friendly Societies have developed into health insurance companies or financial advisory services. (Criterion 5.2)

Although common in other parts of Australia, particularly regional areas, *Oddfellows Hall (fmr), Leederville* is a rare Western Australian example of a meeting hall built for an Odd Fellows order, reflecting the different history of the Odd Fellows movement in Western Australia compared to other states (Criterion 5.2)

12. 2   REPRESENTATIVENESS

Oddfellows Hall (fmr), Leederville, is a good representative example of Federation Free Classical style architecture, constructed for the purposes of a mutual benefit, or friendly, society, incorporating offices and shops and meeting areas in regional and metropolitan Western Australia. (Criterion 6.1)

The changes to the *Oddfellows Hall (fmr), Leederville* are representative of the changing fortunes of the Odd Fellows and other friendly societies throughout the nineteenth and twentieth century in Western Australia. (Criterion 6.2)

Oddfellows Hall (fmr), Leederville is a representative example of an Oddfellows Hall established in the late eighteenth century.   It has many characteristics associated with meeting halls, including features that meant it was easily incorporated for use in many community functions and events. Oddfellows Halls are a common feature of many regional towns across Australia. (Criterion 6.2)

12. 3   CONDITION

Oddfellows Hall (fmr), Leederville, is currently well maintained and is in good condition.   There is evidence of recent conservation works to all facades, including stucco repairs, repainting, stone cleaning and repointing.

12. 4   INTEGRITY

Oddfellows Hall (fmr), Leederville, is no longer in use as a community building. However, the limestone building was always intended to include a retail storefront and offices, in addition to the meeting hall at the rear. Throughout its history, the front of the building has retailed a variety of products, currently eyewear.

The exterior is largely intact and has been restored; therefore the landmark qualities of the place are still apparent. Despite the removal of the rear meeting hall and the internal refurbishments, the overall integrity of the place is moderate.

12. 5   AUTHENTICITY

The limestone portion of *Oddfellows Hall (fmr), Leederville* is largely intact, however the original timber hall to the rear is no longer extant and has been replaced by other additions.

The internal spaces have been largely modified and all original partitions have been removed. There is little extant internal original fabric and structural intervention and suspended ceilings have been installed.

Overall, *Oddfellows Hall (fmr), Leederville* retains a moderate degree of authenticity.

13.   SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment undertaken by Karina Williams, Senior Heritage Officer, and Lucy Duckham, Heritage Officer, State Heritage Office, in May 2014, with amendments and/or additions by the Register Committee.

13. 1   DOCUMENTARY EVIDENCE

Oddfellows Hall (fmr), Leederville is a two storey limestone building with a parapet, stucco decoration and a central pediment, designed in the Federation Free Classical style, with a single storey brick addition located at the rear. The place was constructed on Oxford Street in Leederville for the Grand United Order of Odd Fellows (GUOOF), soon after the establishment of the Order in Western Australia.

The suburb of Leederville developed from the allotments originally owned by two European settlers, William Leeder and John Monger. The land was primarily used for agriculture until the 1880s, when the construction of the Fremantle to Guildford railway encouraged settlement to the north.[1]   There was some development of residential lots along the train line in the vicinity of Leederville, although this did not really advance until the gold boom of the 1890s, and the subdivision of the Leeder and Monger lots.[2]

The southern end of Oxford Street in Leederville rapidly developed as a commercial area in the mid-1890s, including factories, shops and other businesses.[3] In 1897, establishment of the Post Office, the Leederville Hotel, the Municipal Chambers and Mechanics Institute building and *Oddfellows Hall (fmr), Leederville* added a more social and community aspect to the suburb.[4]

At the turn of the century, Leederville was seen as a suburb with a mixed population but comprising a 'good class of working man', who could afford to buy his own home.[5] Such people were attracted to the concept of mutual benefit societies which offered medical, financial and social support to members in times of need prior the establishment of government-managed social services. In the late nineteenth century, any injury, sickness or simple bad luck, could have catastrophic consequences for a family. The influx of other workers from Victoria, New South Wales and South Australia fostered a growing recognition for the value of mutual benefit or 'friendly' societies, such as the Odd Fellows.

Grand United Order of Odd Fellows

There are numerous iterations of Odd Fellow fraternities, and multiple versions of when and where the concept originated. The GUOOF traces its beginning to

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1   Considine and Griffiths Architects Pty Ltd. 2000, Leederville Town Hall Conservation Plan, prepared for Town of Cambridge, p. 3; Davidson, J and Laurie, M, 2010, *Early businesses of Vincent: a local history,* Town of Vincent, Western Australia, p. 3.

2   Considine and Griffiths Architects, op cit., p. 3.

3   Davidson and Laurie, op cit., p. 7.

4   Considine and Griffiths Architects, op cit., p. 3; Davidson and Laurie, op cit., p. 7.

5   Stannage, CT, 1979, *The People of Perth*, Perth City Council, Western Australia, p. 244.

1788 in Manchester, United Kingdom, and claims the order was the earliest established 'Friendly Society'.[6]

Friendly societies were voluntary associations of workers, established with the purpose of providing financial and social services to members, often according to their religious, political, or trade associations. Several friendly–or benefit–societies began to flourish in the eighteenth century, particularly in northern England where work practices and conditions were changing in response to an increase in industrialisation.[7] In addition to the financial support, orders incorporated elections, ceremony and initiation rites, and regalia and insignia to foster the sense of membership.

Each lodge of Grand United Order of Odd Fellows was financed entirely by its members. Officers were elected by members to administer the funds and any other matters, overseen by the 'Grand Lodge'.[8] By 1810, various disputes regarding the management of the order and elections of officers led a special meeting in which several lodges broke away from the GUOOF to form the Manchester Unity Independent Order of Odd Fellows (Manchester Unity).[9] In the following years, other lodges broke away from both the Manchester Unity and GUOOF, including the newly created Independent Order of Odd Fellows (IOOF).[10] Satellite groups from each order continued to be established in the UK and beyond.

In Australia, the lack of government welfare, and the uncertainty of support for families meant that organisations such as the friendly societies were established very early in the history of the colonies. The large numbers of British and Irish former convicts and free men who came to Australia were familiar with the concept of such societies, and eagerly embraced the establishment of lodges in New South Wales and Victoria. The first order of Odd Fellows established in Australia was the Australian Grand Lodge of the Independent Odd Fellows, which first met in Sydney in 1836.[11] Entry was open to men between 21 and 40 years of age.[12]

Additional lodges were soon established in New South Wales in Parramatta, Windsor and Penrith.[13] Rival Odd Fellow lodges also became established in New South Wales and Victoria. Manchester Unity quickly grew to become one of the most popular societies in Victoria.[14] Numerous other fraternal organisations from the United Kingdom founded orders in the eastern colonies, including the Rechabites, Ancient Order of Foresters and the Druids. Several home-grown societies, including the Sons of Australia (founded 1837), the short lived Police Benefit Fund (founded 1861, dissolved 1894), the Hibernian Australasian

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6   Grand United Order of Odd Fellows Friendly Society 'History', Source: http://www.guoofs.com/history/ Accessed 17 January 2014.

7   Blainey, G, 1991, *Odd Fellows. A History of IOOF Australia*, Allen & Unwin, North Sydney, p. 3; Odd Fellows Lodge, op cit.

8   Grand United Order of Odd Fellows Friendly Society, op cit.

9   ibid.

10   ibid.

11   Blainey, op cit. pp. 2, 4.; Cantor, M. E. L. 1937, *Handbook of the Independent Order of Odd Fellows under the jurisdiction of the Grand Lodge of Australasia*, H. Shenton, Perth. p.34.

12   Blainey, op cit., pp. 2, 4.

13   Cantor, op cit., pp. 34–36.

14   Blainey, op cit., pp. 11–13.

Catholic Benefit Society, and the popular Australian Natives Association, formerly Victorian Natives Association (established 1871) also became established in Australia.[15]

The benefits of membership to the Odd Fellows' orders and similar establishments provided a great sense of security to working men and their families.[16] Weekly allowances were provided in the case of injury or sickness, in addition to family access to a Lodge doctor or other dispensary as arranged by the Order.[17] In the case of death, funeral expenses, including mourning clothes for the family, were covered, and most brothers would attend the funeral, garbed in appropriate regalia.[18] Further, in case of unfortunate circumstances, a brother in debt could also receive a weekly dole, although not if his situation had arisen from 'lack of industry'. [19] Other benefits included the social and respectable aspect of belonging to an order of like-minded working men.

By the 1860s, most Australian towns in the eastern colonies, had at least one active friendly society.[20] However, although some friendly societies established branches in Western Australia, it took longer to establish branches, and membership was never as high as in the east. By 1892, only 9% of Perth colony's (adult) population were registered as members of a friendly society, compared with over a quarter of most other colonies.[21]

Several orders with strong memberships in the eastern states only became established in Western Australia during the gold boom of the 1890s. Many travellers from the eastern states came to Western Australia to take advantage of the increased prosperity of the state and wished to maintain their order memberships, joining or as necessary establishing the relevant lodge or branch.

The GUOOF made a relatively late foray into Western Australia, establishing two lodges in Perth and Fremantle in quick succession in June 1895. On the establishment of the GUOOF in 1895, the following requirements and benefits were summarised in the local paper.

> This Society has adopted a graduated scale of contributions per week, according to age, which has been certified to by the Government Actuary and Registrar of New South Wales, and registered under the Friendly Society Act, 1894, W.A. The benefits are medical attendance and medicine for member and families, sick pay 20s. per week, funeral donation on death of member, £20, on death of wife, £10, and of child,£2.[22]

The membership of the GUOOF in the metropolitan area rapidly increased. The Bohemia Lodge in Perth and the Fremantle Lodge in Fremantle had been

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15   Blainey, op cit., pp. 13, 119; Reid, op cit., pp. 3–11.

16   Blainey, op cit., p. 7.

17   Blainey, op cit., pp. 7, 72–74; Reid, P. D. 1956 'A brief history of the influence of friendly societies.' Graylands Teachers College, Perth (Unpublished thesis), p 4.

18   Blainey, op cit., pp. 7–8; Reid, op cit., p 4.

19   Blainey, op cit., p. 7.

20   Green, D.G. and Cromwell, L.G., 1984, *Mutual Aid or Welfare State: Australia's Friendly Societies*, Sydney, George Allen & Unwin, pp. xiii-xvii, cited in State Register of Heritage Places Assessment Documentation for P1969 Protestant Hall (fmr).

21   Green and Cromwell, op cit.

22   *The Inquirer & Commercial News* 'Grand United Order of Oddfellows, Opening in Perth', 19 July 1895, Source: http://trove.nla.gov.au/ndp/del/article/66266652, Accessed 16 January 2014.

established in June 1895. By the following year, construction had begun at Oxford Street, to house the Leederville 'Pioneer Lodge'.[23]

By September 1897, the GUOOF was boasting of over 250 members and five branches in Perth ('Bohemia'), Fremantle, Leederville ('Pioneer'), Subiaco and Claremont.[24] However the fact that the GUOOF only occupied their purpose built hall in Leederville for a short while, and was beset by problems, suggests that they grew too fast and were unable to maintain their initial level of growth.

Oddfellows Hall, Leederville

At the time of construction, the lodge was one of only a few buildings at the northern end of Oxford Street, prior to the establishment of the tramline to Leederville. Most contemporary accounts refer to the building as Oddfellows Hall, Leederville.[25]

Completed by early 1897, *Oddfellows Hall* was a two storey limestone building with an imposing façade. The large stone building included two rooms on the ground floor, as well as additional rooms on the upper level, intended for a range of uses, including committee meetings, administrative functions, and retail use. A large timber hall was located at the rear of the building, intended for large meetings and functions.[26]

The building cost £2,000 and was designed by A. W. Hoskins A.R.I.B.A.[27] The building committee, as reported in *The West Australian* on 4 November 1896, included J.H. Ede and R Howard, high ranking members of the Order.[28] The foundation stone for the lodge was laid on Tuesday 3 November 1896 by the Western Australian Premier Sir John Forrest.[29] The stone was laid in the presence of a large audience of local residents, and officers of the Pioneer, Bohemia and Fremantle Lodges, belonging to the Grand United Order of Odd Fellows, including the building committee.[30]

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[23] *The West Australian* 'Grand United Order of Oddfellows, Lodge at Leederville, Laying the Foundation Stone', 4 November 1896. Source: http://trove.nla.gov.au/ndp/del/article/3101857, Accessed 15 January 2014.

[24] *The West Australian*, 'News and Notes — GUOOF Oddfellowship', 4 December 1896, p.4, Sourced from http://trove.nla.gov.au/ndp/del/article/3103452, Accessed 17 January 2014; *The Daily News*, 'The Oddfellows Lodge Opened at Subiaco', 3 September 1897, Source: http://trove.nla.gov.au/ndp/del/article/82739781, Accessed 21 January 2014.

[25] The Western Australian Directory [Wise's]: 1898, *The Western Australian Post Office Directories,* State Library of Western Australia, Source: http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories/1898 Accessed 20 January 2014

[26] *The West Australian*, 4 November 1896, op cit.

[27] It is likely that A.W. Hoskins was also known as Archer William Hoskings, Associate member of the Royal Institute of British Architects. Hoskings originally worked in the Public Works Department in Perth before establishing his own practice in 1895. Hoskings was infrequently also spelt Hoskins in the local press.
Taylor, J, 2013 'Archer William Hoskings', Australian Institute of Architects, *Western Australian architecture — Western Australian architect biographies*, Source: http://www.architecture.com.au/architecture/state-territory/wa-architecture, Accessed 19 May 2014; The *West Australian*, 'Tenders are Invited', 24 July 1996, Source: http://trove.nla.gov.au/ndp/del/article/3096711, Accessed 19 May 2014, *The West Australian*, 4 November 1896, op cit.

[28] *The West Australian*, 4 November 1896, op cit.

[29] ibid.

[30] ibid.

The Premier, although not associated with the GUOOF, made several comments regarding the nature of the Order and their value to the community.

> …He thought they might all congratulate themselves that in this suburb of Perth, this rising township of Leederville, the Oddfellows had been able to commence and partly erect this Oddfellows' Hall. It was a sign of progress and shewed the development going on in that part of the colony, and he thought they must all rejoice when they found the Order able and willing to erect such a hall. They all, no doubt, knew a great deal more than he did about Oddfellowship, but they all knew it was an Order which had for its object the helping of one another, and helping the distressed and afflicted. Having that object it deserved the respect, and certainly had the respect and good will of everyone. He hoped the hall would be a meeting place for them for many a long day to come, and he was very glad to have his name associated with such a humanitarian work.[31]

By March 1897, meetings were already being held at the lodge.[32] In addition to use by the GUOOF for meetings, ceremonies and social activities, *Oddfellows Hall (fmr), Leederville* was also utilised as a meeting lodge by the Sons of Temperance, the Perth Builders' Labourers' Society, the Painters and Decorators' Society, Loyal Orange Institution of Western Australia, the Australian Natives Association and private individuals.[33] Sermons and bible studies were also held there by the local Presbyterian Church and the Labour Church, as well as public meetings for ratepayers and local residents, including election meetings and addresses by political candidates.[34]

However, although the building was in use, relations between the GUOOF and former building committee member, J. Ede, had soured. A dispute arose regarding the finalisation of the construction and payment and Ede took possession of the building and installed shop fittings.[35] In June 1897 a request for a 'Colonial Wine License' for a portion of the hall was denied by the Licensing Courts in Perth, suggesting an attempt was made to utilise part of the building for retail and hospitality.[36]

While the dispute was proceeding the Union Bank, which had advanced money for the building, foreclosed on the mortgage.[37] In October 1897, *Oddfellows Hall*

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31   *The West Australian*, 4 November 1896, op cit.

32   *The West Australian*, 'Election Notices', 10 March 1897. Source: http://trove.nla.gov.au/ndp/del/article/3108740, Accessed 19 September 2011

33   *The West Australian* 'News and Notes' 17 June 1897, Source: http://trove.nla.gov.au/ndp/del/article/3177625, Accessed 17 January 2014; *Western Mail* 'General News — ANA, Leederville', 27 August 1897, Source: http://trove.nla.gov.au/ndp/del/article/33143314, Accessed 20 January 2014.

34   *The West Australian*, 'The General Elections — North Perth', 8 April 1897, Source: http://trove.nla.gov.au/ndp/del/article/3110347, Accessed 20 January 2014; The Western Australian Directory [Wise's]: 1899, *The Western Australian Post Office Directories,* State Library of Western Australia, Source: http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories/1899 Accessed 20 January 2014;

35   The June 1897 request for a wine license, discussed above, was made in the name of Ede's wife.
The *Inquirer & Commercial News*, 'Licencing Courts, Tuesday June 8, Perth', 11 June 1897, Source: http://trove.nla.gov.au/ndp/del/article/66518065 , Accessed 21 January 2014; *The West Australian*, 'City Police Court. Monday June 13 1898. Alleged Unlawful Detention', 14 June 1896, Source: http://trove.nla.gov.au/ndp/del/article/3217227, 20 January 2014.

36   *The Inquirer & Commercial News*, 11 June 1897, op cit.

37   *The West Australian,* 'City Police Court. Monday June 13 1898. Alleged Unlawful Detention', 14 June 1896, Source: http://trove.nla.gov.au/ndp/del/article/3217227, 20 January 2014.

(fmr), Leederville was sold by auction to a Leederville syndicate for £1,440.[38] Although it was briefly considered as a potential site for a Leederville police station, the accommodation prospects of the hall were not considered satisfactory.[39]

Although the Hall on Oxford Street was still listed in 1898 as the location of the GUOOF Pioneer Lodge in Leederville, by 1899, the Friendly Societies Directory in Wise's West Australian Directory indicated that Pioneer Lodge had been relocated to James Street, Leederville.[40] By 1901, the annual meeting of the West Australian GUOOF was held in Oddfellows Hall on William Street, Perth.[41] Although it was no longer used by the Order, the hall continued to be referred to as the Oddfellows Hall, Oxford Street, or Leederville Oddfellows Hall in contemporary documents.[42]

Oddfellows Hall (fmr), Leederville was regularly used for public meetings of ratepayers, benefit concerts and wedding parties.[43] Annual events such as fancy dress and other balls were held for various groups, including orders such as The Pride of Leederville Lodge of the United Ancient Order of Druids, the White Rose Assembly, the Leederville IOOF, and the Ancient Order of Foresters, in addition to other more social groups, including the Leederville Volunteer Fire Brigade, Leederville Football Club, the Perth Presbyterian Chinese Mission.[44] Exhibitions were also held by the Leederville Juvenile Floral and Industrial Society, and the Leederville Poultry, Pigeon and Caged Bird Society.[45]

Anecdotal accounts of the hall refer to a fire to the 'back of the building' in 1906.[46] However the local papers continued to reference events held at the Oddfellows Hall, Oxford Street, Leederville and by 1907, the Lyndhurst Quadrille

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38   In 1898 Ede sued Walter Male, secretary of the syndicate, for the fittings he claimed were his but which had been sold as fixtures of the building. The case was still being considered in 1899.
      The Daily News, Untitled, 27 October 1897, Source: http://trove.nla.gov.au/ndp/del/article/82743387, Accessed 20 January 2014. *The West Australian*, 'City Police Court. Monday June 13 1898. Alleged Unlawful Detention', 14 June 1898, Source: http://trove.nla.gov.au/ndp/del/article/3217227, 20 January 2014.

39   *The West Australian* 'Police Protection' 4 June 1897, Source: http://trove.nla.gov.au/ndp/del/article/3113085, Accessed 21 January 2014.

40   The Western Australian Directory [Wise's]: 1899–1915, *The Western Australian Post Office Directories,* State Library of Western Australia, 'Friendly Societies in Western Australia' Source: http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories/1899, Accessed 7 August 2014

41   *The West Australian*, 'News and Notes — Grand United Order of Oddfellows', 9 February 1901, Source: http://trove.nla.gov.au/ndp/del/article/23853740, Accessed 21 January 2014

42   The Western Australian Directory [Wise's]: 1899–1915, *The Western Australian Post Office Directories,* State Library of Western Australia, Source: http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories/ Accessed 20 January 2014.

43   *The West Australian*, 'Ratepayers Meetings — Leederville, Animated Proceedings', November 1901, Source: http://trove.nla.gov.au/ndp/del/article/24763196/2543700, Accessed 21 January 2014; *The Daily News* 'Oddfellows' Hall, Leederville', 14 February 1906, Source: http://trove.nla.gov.au/ndp/del/article/82685198 , Accessed 21 January 2014

44   *The Daily News*, 'U.A.O.D', 2 September 1899, Source: http://trove.nla.gov.au/ndp/del/article/82503209, Accessed 21 January 2014; *The West Australian*, 'I.O.O.F. Leederville', 22 July 1904, Source: http://trove.nla.gov.au/ndp/del/article/25094048, Accessed 21 January 2014; *The West Australian*, 'News and Notes', 23 May 1905, Source: http://trove.nla.gov.au/ndp/del/article/25514966, Accessed 21 January 2014.

45   *The Daily News*, 2 September 1899, op cit.

46   Davidson and Laurie, op cit., p. 52.

Club was holding weekly dances at the hall, advertised in the social pages of the local papers.[47]

Although the building appeared to be in regular use, a newspaper editorial of the time suggested that a succession of owners failed to make any profit from its hire and tenants. The article claimed that by 1908, Henry Lyall Hall, the owner at that time, was forced to 'use his brains to try and turn the property into a payable proposition'.[48]

> The tenants were non est, and the large erection at the rear of the building which was supposed to be regularly let for dancing three or four times a week was scarcely ever let at all. The purchaser …. found tenants for the shops at a nominal rental, although they were thought to be paying fair rentals. The dancing ball was engaged almost every night, but the purchaser was running it, paying the M.C. band, etc, out of his own pocket, so that the property had the appearance of being a paying proposition.[49]

Although a fire at the back of the building could refer to the timber meeting hall, the continued use of the hall at around the same time, suggests it wasn't completely burned down, it was repaired or rebuilt rapidly, or the fire occurred to the back of the stone building, which was also rapidly repaired.[50]

The property was sold in 1908 and the new owner had similar difficulties, eventually forfeiting the mortgage to the Government.[51]

In the 1910 Post Office Directory, Leederville Oddfellows Hall was renumbered 121 Oxford Street, alongside confectioner Mrs EA McKinnon.[52] This suggests the store at the front of the building was rented out for retail use and the hall at the rear continued to be used for meetings and social events. By 1911, the two shops located on the corner of Oxford Street and Richmond Street, were numbered 121 and 123 in the Post Office Directories. They were occupied by Octavius Shaw, confectioner, and J Randell, produce merchant, respectively.[53] By 1914, the street had been renumbered again and the shop now numbered 201 Oxford Street was still in use as a confectionary shop (L Carlyle, proprietor). No. 203 Oxford Street, adjacent to the intersection of Richmond and Oxford, was vacant.[54]

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[47] *The West Australian*, 'News and Notes', 27 February 1907, Source: http://trove.nla.gov.au/ndp/del/article/25697282, Accessed 21 January 2014.

[48] *Sunday Times* 'A Private Peep Into a Leederville Looking-glass –The Inner History Of a 'White Elephant', The Oddfellows' Hall: How the Good Old Milch Cow A Few Years Ago Was Utilised In Its Purchase' Sunday 25 June 1911, Source: http://trove.nla.gov.au/ndp/del/article/57715353 , Accessed 21 January 2014.

[49] ibid.

[50] No reference to a fire to the Oddfellows Hall occurring within the decade of 1900 and 1910 could be found in the local papers, including the 1911 editorial discussing the history of the Oddfellows Hall ownership.
Sunday Times, 25 June 1911, op cit.

[51] ibid.

[52] The Western Australian Directory [Wise's]: 1910, *The Western Australian Post Office Directories,* State Library of Western Australia, Source: http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories/1910 Accessed 21 January 2014

[53] The Western Australian Directory [Wise's], op cit., 1911.

[54] The Western Australian Directory [Wise's], op cit., 1914.

Although the Leederville Oddfellows Hall was no longer listed in the Post Office Directories after 1910, it continued to be used, by that name, for election and ratepayers meetings and even a boxing match up to 1915.[55]

In 1917, Oxford Street was again renumbered and *Oddfellows Hall (fmr), Leederville*, was located at 217 Oxford Street, listed as vacant.[56] The same year the local Health Inspector noted that people were 'gaining access to the building through a broken window and using it as a public convenience'.[57] It is possibly for this reason that the Government gifted the hall to the University of Western Australia.

The newly founded University, the first in Western Australia, had been established on Irwin Street in Perth in 1912, and the first timber and weatherboard building was constructed on the site in 1913.[58] In 1917, the hall at the rear of *Oddfellows Hall (fmr), Leederville*, was relocated to Irwin Street, for use as accommodation for a women's club.[59] The 1920s plan showing the new buildings installed at the University of Western Australia at Irwin Street, includes a rectangular timber building 'Moved from Leederville'.[60] A note on the plan indicates that one wall and all doors and windows were replaced and partitions had been installed to create smaller rooms within the hall. The building remained at the Irwin Street site until the Hackett Memorial Buildings were completed in 1932, when it was transported to the new University site at Crawley, exact location unknown.[61]

Brick additions to the rear of *Oddfellows Hall (fmr), Leederville*, were made in 1917, after the removal of the timber hall section to Irwin Street. From 1919, the place was successively occupied by a greengrocer, confectioner, bootmaker, and tobacconist and a brothel.[62] One of the two shop fronts was occasionally vacant until the 1930s. The building then simultaneously housed a fancy goods store at No. 221, a book shop at No. 219 and crockery distribution business at No. 217.[63] Following this the building was used by a fishmonger, a second-hand shop, a restaurant/food outlet and a dental surgery.[64]

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[55]   The Western Australian Directory [Wise's], op cit., 1914, 1915; *The Daily News*, 'Perth City Council Elections', 13 January 1915, Source: http://trove.nla.gov.au/ndp/del/article/79912313, Accessed 29 January 2014; *The West Australian*, 'Boxing – Leederville Contest', 24 August 1915, Source: http://trove.nla.gov.au/ndp/del/article/26953552, Accessed 29 January 2014.

[56]   The Western Australian Directory [Wise's], op cit., 1917.

[57]   City of Vincent Municipal Heritage Inventory, 'IOOF Buffaloes Lodge', Source: http://vincentheritage.com.au/municipal-heritage-inventory-database/, Accessed 17 February 2014.

[58]   Ferguson, RJ, 1993, *Crawley Campus: the planning and architecture of The University of Western Australia*, University of Western Australia, Nedlands, p. 2.

[59]   ibid.

[60]   ibid., p. 3.

[61]   University of Western Australia 2014, Source: http://www.uwa.edu.au/university/history/archive-collections/irwin-street, Accessed 21 February 2014
       Note: While the building constructed on site at Irwin Street is known to have been relocated to the west side of James Oval where it is used as a cricket pavilion, it is not clear where the Leederville structure was moved to and to what purpose it is currently used.

[62]   Davidson and Laurie, op cit., p.52.

[63]   City of Vincent Municipal Heritage Inventory, 'IOOF Buffaloes Lodge', Source: http://vincentheritage.com.au/municipal-heritage-inventory-database/, Accessed 17 February 2014.

[64]   ibid.

In 1960 reconstruction work was undertaken by the owner, P Panizza. Plans dated 1959 show the addition of a single storey to the rear. These plans also show that the stair was reconstructed at this time, and an external simple laundry building designed.[65]

In 1974, remedial works were carried out to the building, including the addition of S plates to the front façade, roof replacement, new windows and new internal stud walls. Drawings also show the ground floor addition as having an existing additional room to the west and that the renovations were carried out following a fire on the first floor. The drawings show T.G. Fernihough & Sons as the Builder.[66]

In 1979 the building was bought by Dr Pat Cranley. He converted the building into a medical practice and surgery on one side with an adjacent shop and accommodation upstairs.[67] The foundation stone was removed from the building for safety reasons at this time.[68] The works by Dr Cranley included the removal of a rear asbestos addition, replaced with a new two storey addition.[69] This addition is still extant today.

The shop was rented to a number of hair dressers and a craft shop. The general practice operated until Dr Cranley's death in 2004. Dr Cranley was awarded the Metropolitan Senior of the Year two weeks before his death in October 2004.[70]

Current Use
Oddfellows Hall (fmr), Leederville, was acquired by the current owners in 2006. Between 2006 and 2008, a series of conservation works were undertaken on the building, including remediation and tuckpointing of the limestone façade, structural repair to the interior and replacement of the existing floor fenestration, which had been installed in the 1980s. The foundation stone was returned to the owners and reinstated following completion of the works.[71] Drawings dated 2006 indicate that the building was strengthened with extensive steel bracing at this time and steel columns inserted to allow the removal of two ground floor partitions.[72]

On completion of the conservation works, the building was refitted for its current use as an optometry business, 'Eyes on Oxford'.

Decline of the Friendly Societies
Although initially successful and widespread throughout the nineteenth and early part of the twentieth century, some friendly societies struggled with changing circumstances in the twentieth century. Although a range of issues were responsible, the sheer number of different organisations and the reduced number

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65   Plans viewed at the City of Vincent, titled *City of Perth, Reconstruction of rear of shops*, dated 1959.
66   Plans viewed at the City of Vincent, titled *Proposed renovations to burnt out area to first floor of existing premises at 217 Oxford Street Leederville*, dated 19 February 1974.
67   Davidson and Laurie, op cit., p.52.
68   ibid.
69   Plans viewed at the City of Vincent, titled *Proposed renovations to 217 Oxford Street Leederville*, dated 17 March 1981.
70   City of Vincent Municipal Heritage Inventory, 'IOOF Buffaloes Lodge', Source: http://vincentheritage.com.au/municipal-heritage-inventory-database/, Accessed 17 February 2014.
71   Davidson and Laurie, op cit., p.52.
72   Plans viewed at the City of Vincent, titled *Proposed Renovation*, dated June 2006.

of members in Western Australia had a particular impact on the fortunes of Odd Fellows and other friendly societies there.

In 1895, the first annual United Friendly Societies demonstration was held in Perth representing nine societies, including variants of the Oddfellows, Foresters, Rechabites, Sons of Temperance, Hiberians, Protestant Alliance and Druid orders.[73] The first gathering was intended to raise funds to establish a sporting field in Claremont for the use of the societies, but also to demonstrate 'the many advantages to be derived by joining one of the numerous benefit organisations'.[74] The committee for the United Friendly Societies continued to meet to organise the annual event, sporting events and the management of the Claremont field, and later the establishment of a shared dispensary.[75] A similar group of United Friendly Societies was also based in Boulder, which also met to organise sporting events and shared resources.[76] The United Friendly Societies buildings still located in Kalgoorlie, Boulder and Perth are associated with these amalgamations of groups to provide better medical services and social opportunities for their members. That the societies often needed to band together to establish these services, indicates the lack of any particularly strong movement that could stand apart from the other groups.

A range of other factors, including the drift of men across the country during the gold rush periods, war time hardships and the recognition of the need for government sponsored welfare, also contributed to the gradual decline in the importance of friendly societies.

In the 1930s, Odd Fellows orders still assisted members with financial costs, however there was a shift towards providing specific insurance for a range of conditions including sickness, unemployment, old age, funeral and medical benefits.[77]

Gradually, successive federal governments in the 1940s began to implement additional welfare support schemes, including child endowments, widows' pensions, funeral benefits and unemployment benefits.[78] While some orders declined and disbanded, other friendly societies established a new niche and function by working with the government schemes. Friendly societies began to provide complementary and or supplementary financial support to that provided by the government. Whereas previously membership to an order could only be approved with the agreement of the majority of the rest of a branch, now any (man) could become a member.

Where organisations had bonded together to share resources, now many orders permanently merged with other similar organisations or evolved to provide

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[73] *The West Australian*, 13 April 1895, 'United Friendly Societies Demonstration. An Easter Gathering', Source: http://trove.nla.gov.au/ndp/del/article/4548450, Accessed 7 August 2014.

[74] *The West Australian*, 13 April 1895, 'United Friendly Societies Demonstration. An Easter Gathering', Source: http://trove.nla.gov.au/ndp/del/article/4548450, Accessed 7 August 2014.

[75] *Sunday Times*, 23 April 1916, 'United Friendly Societies Picnic', Source: http://trove.nla.gov.au/ndp/del/article/58012096, Accessed 7 August 2014.

[76] *Kalgoorlie Miner*, 19 March 1901, 'United Friendly Societies Sports', Source: http://trove.nla.gov.au/ndp/del/article/88716870, Accessed 7 August 2014.

[77] Aris, K and Burgess, H, 2000, Health Services Thematic Study and Schedule of Places, Health Department of Western Australia, prepared for the Department of Contract and Management Services, p. 75.

[78] Blainey, op cit., p. 128.

additional financial services. In Western Australia, the IOOF was a founding partner in the Friendly Societies Health Services, a major health fund which was taken over by the Hospital Benefits Fund (HBF) in 1984.[79]

The GUOOF and Manchester Unity, along with numerous other friendly societies, no longer operate in Western Australia.[80] Legislation governing friendly societies was not updated in Western Australia, unlike those in Victoria and other Eastern States which allowed the societies in those states to better compete in changing markets.[81] In 1993 the Victorian branch of Manchester Unity merged with the Australian Natives' Association Friendly Society (ANA) to form Australian Unity, a 'national healthcare, financial services and retirement living organisation'. The eastern states based Grand United Friendly Society Limited (formerly GUOOF) was incorporated into the same entity in 2005.[82]

The Royal Antediluvian Order of Buffaloes (Buffaloes) is now a primarily charitable and social organisation, with branches across the United Kingdom and Australia, existing to provide benevolent services to members and other charitable endeavours.[83]

13. 2   PHYSICAL EVIDENCE

Oddfellows Hall (fmr), Leederville is located on a flat lot of land bounded by Oxford Street to the west and Richmond Street to the north, and further commercial lots to the south and east. The original 1897 building has two additions to the west.

The building occupies approximately half of the corner lot, with tarmac to the rear for parking. There is a small refuse area immediately to the rear of the building that is fenced off from the remaining car park with a metal fence and gate.

Oddfellows Hall (fmr), Leederville is a two storey limestone and iron building in the Federation Free Classical Style with corrugated iron roof. There are two additions to the rear of the building; a 1950s single storey brick addition to the north, and a 1970s two storey brick addition to the south.

The front (east) elevation which faces Oxford Street is the most decorative, comprising coursed pillow faced limestone and stucco detailing and has a symmetrical composition. The parapet has a decorative balustrade pattern and there is a central pediment with an entablature and cornice. The pediment has a decorative motif. There is a deep central stucco string course between the first and ground floor. Remnant fixing points on the stone and string provide evidence of a former awning. There are three timber casement windows at first floor level. At ground floor level there is a central timber glazed door with fixed lights beside and above. Two large fixed retail timber windows sit either side of

79   City of Vincent Municipal Heritage Inventory, 'IOOF Buffaloes Lodge', Source: http://vincentheritage.com.au/municipal-heritage-inventory-database/, Accessed 17 February 2014.

80   Grand United Order of Oddfellows Friendly Society, January 2014, 'History', Source: http://www.guoofs.co.uk/history/history.htm, Accessed 20 May 2014.

81   State Register of Heritage Places Assessment Documentation for P1059 Druids Hall (fmr), p. 7.

82   Australian Unity, 2014, 'Friendly Society History', Source: http://www.australianunity.com.au/about-us/Company-overview/Friendly-society-history, Accessed 20 May 2014.

83   Goodman, T. n.d. 'The RAOB; History of Buffaloism', Sourced from http://www.raob.org/theraob.htm, Accessed 8 January 2014.

the central doorway. There is a central sign fixed to the string course displaying the name of the current retail occupier.

The north elevation of the original building is random rubble limestone, with a single timber sash window at ground floor level. The north elevation of the single storey extension is painted brickwork with a stepped parapet. There are two timber casement windows with decorative bars across.

Decorative ventilation grills sit within the string course.

The west elevation of the original stone building has been partially repointed in lime rich mortar. Evidence of a former roofline at high level is apparent within the random rubble stonework as there is an area of rubble infill. There is also a section of render at high level. Timber joists can be seen protruding at high level and steel sections as part of the 2007 structural bracing works. There is a timber sash window at first floor level with a concrete lintel and sill and tuck pointed brick quoining.

The west elevation of the northern brick extension has been rendered and there is a timber casement window with decorative bars. The west elevation of the southern extension has been painted. There are high level timber windows and a contemporary door at ground level.

The random limestone rubble wall on the south elevation is only partially visible due to its close proximity to the neighbouring building to the south. Some steel ties are evident at high level of the original part of the building.

All stonework has been repointed in lime-rich mortar with tuck pointing to the east and north façades.

Inspection of the roofs were not possible, however it is presumed that they are corrugated metal. Rainwater goods and roof flashings are generally simple contemporary metal with rectangular sections.

There is little original detailing left to the building internally and many doors, windows and ceiling have been replaced.

The ground floor has been largely opened up to create reception and retail area. There is a modern suspended ceiling, and evidence of contemporary steel structural support beams, columns and bracing. The room has been partitioned off to create a small consulting room. There is no evidence of original wall nibs or downstands. The ground floor is carpeted.

The first floor appears to have had original partitions removed, and replaced with modern. The interior face of the stone walls has been left exposed, with some walls being painted. There is a mixture of lime rich and cement rich mortar internally. There is a modern suspended tile ceiling and floors are timber. The overall dimension of the original floor plan is 8.2 x 11.4 m.

The single storey brick addition, dating from the 1950s has a series of consulting and storage rooms. The rooms have a simple cornice and skirting, with plain ceilings. The overall dimension of the addition is 8.3 x 5 m.

The 1980s two storey addition is also constructed of brickwork and contains the recent staircase and a mezzanine floor containing an office. The overall dimension is 6.3 x 4.6 m.

13. 3 COMPARATIVE INFORMATION

Odd Fellows, Mutual Benefit and Friendly Societies

Oddfellows Hall (fmr), Leederville was built in 1897 by the Grand United Order of Odd Fellows (GUOOF) to facilitate meetings and administer the funds associated with its activities as a mutual benefit, or friendly, society. The place is also known as 'IOOF Buffaloes Lodge', despite the fact it is not recorded as being particularly associated with either the IOOF or the Royal Antediluvian Order of Buffaloes (Buffaloes or RAOB).

There are only three places, in addition to *Oddfellows Hall (fmr), Leederville*, in the Western Australian State Heritage Office database that are associated with an Odd Fellows order. One is listed on the State Register of Heritage Places. None are directly comparable to *Oddfellows Hall (fmr), Leederville.*

- P598 *Wanslea* (formerly the International Order of Odd Fellows Orphanage), Cottesloe (RHP) — a two storey Federation Free style orphanage built in 1905, to accommodate the orphans of deceased members of the IOOF friendly society organisation.
- P1070 RAOB Lodge (formerly Oddfellows Building), Geraldton, listed in the City of Greater Geraldton MHI as Harbour Master's House — simple random rubble limestone building built as a residence in 1873 and put to a variety of uses before being temporarily utilised by the RAOB in the 1960s.[84]
- P2570 Manchester Unity Independent Order of Odd Fellows Hall (fmr), Toodyay — Double height brick building constructed in 1897 as an Oddfellows hall, and converted to a store in 1908.[85]

A combined keyword and association search of the Heritage Office database for the word 'friendly' yields eleven relevant entries, two of which listed on the State Register of Heritage Places. Most of the entries are listed on the Municipal Heritage Inventory for the relevant local government area, although in the case of the single storey brick building currently in use as a physiotherapy clinic in the location of P1887 Friendlies Society Hall & Lodge Room, Northam, no further information is available.

- P2155 *Rechabite Hall, Perth* (RHP)
- P1969 *Protestant Hall (fmr), Perth* (RHP)
- P316 Methodist Hall (fmr), Bruce Rock, (former Druid's Hall)
- P1059 Druid's Hall (fmr), Geraldon
- P4950 Witchcliffe Hall (former Druids Hall), Witchcliffe
- P9392 Druid's Hall (Freemasons), Maylands
- P12317 United Friendly Society Chemist, Victoria Park
- P1887 Friendlies Society Hall & Lodge Room, Northam

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84 City of Greater Geraldton Municipal Inventory February 2014, 'Harbour Master's House', Source: http://maps.cgg.wa.gov.au/intramaps/files/MunicipalHeritage/MIReports/MunicipalHeritage_Place-Report_G311.pdf, Accessed 6 August 2014.

85 Hocking Planning and Architecture, December 2010, Shire of Toodyay Municipal Inventory, 'Manchester Unity Independent Order of Odd Fellows Hall (fmr), Toodyay', pp. 160-161.

- P16486 United Friendly Societies Building (fmr) and Ferguson Buildings, Perth (1900)
- P1323 Friendly Societies Building, Kalgoorlie (1902)
- P182 United Friendly Society Building (fmr), Boulder, located within P172 Burt Street Precinct, Boulder

Of the eleven, P2155 *Rechabite Hall, Perth* was built in 1924 by the Independent Order of Rechabites. Similarly the four places associated with the United Ancient Order of Druids, another friendly society established in Western Australia in the 1880s to 1890s period were all built after 1910[86]. P12317 United Friendly Society Chemist was built in 1940.

The remaining buildings, including P1969 *Protestant Hall (fmr), Perth* (RHP), and the United Friendly Society buildings in Perth, Kalgoorlie and Boulder, were constructed in the early twentieth century, in Federation Free Style or Federation Free Classical Style. The similarity of architectural styles between these buildings and that of *Oddfellows Hall (fmr), Leederville*, is addressed below.

The United Friendly Societies buildings located in Kalgoorlie, Boulder and Perth are associated with these amalgamations of a number of groups, including variants of the Oddfellows, Foresters, Rechabites, Sons of Temperance, Hiberians, Protestant Alliance and Druid orders.[87] The United Friendly Societies banded together to provide better medical services and social opportunities for their members.

The Protestant Alliance Friendly Society was an originally Victorian-based organisation, formed in the 1860s with particular regard to the Protestant religion.[88] Whereas the GUOOF and associated Odd Fellows orders were theoretically open to all men, the Protestant Alliance was 'a Society for Protestants and loyal subjects to the Protestant Crown of England'.[89] Another similarly religious friendly society, the (Catholic) Hibernian Friendly Society was established around the same time. In their provision of financial and social support to members, these groups had similarities with the Odd Fellows and other more secular friendly societies. However, their religious cause was a major consideration in the organisations, and in the case of the Protestant Alliance included organising protests against Catholic activities across the Commonwealth Domain, and discouraging members from sending their children to Catholic schools.[90]

While the Protestant Alliance and Hiberions combined the mutual benefit and religious obligations within their societies, it was quite common for members of secular friendly societies to also belong to additional benevolent fraternal organisations such as the Buffaloes or Ugly Men's Voluntary Worker's Association of Western Australia (Ugly Men). While one enabled the member to provide himself and his family with medical 'insurance', the others provided an

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86   State Register of Heritage Places Assessment Documentation for P1059 Druids Hall (fmr) (RHP Removed 2005)

87   *The West Australian,* 13 April 1895, 'United Friendly Societies Demonstration. An Easter Gathering', Source: http://trove.nla.gov.au/ndp/del/article/4548450, Accessed 7 August 2014.

88   State Register of Heritage Places Assessment Documentation for P1969 *Protestant Hall (fmr)* (RHP)

89   ibid.

90   ibid.

opportunity to also help others less fortunate. As with many of the societies, Buffaloes often utilised other orders' lodges or pubs for meeting places, rather than financing the construction of new lodges for their purposes.[91]

A search of the State Heritage Office database for 'Buffaloes' yields 10 relevant entries, two of which are on the State Register of Heritage Places. One entry is located within a precinct that is on the current HCWA Assessment Program. However, in each case the Buffaloes link to the place is not the primary reason for its listing on the State Register of Heritage Places.

The remaining six lodges are listed on their local Municipal Heritage Inventories. The limited information provided regarding these buildings suggests they fall in the category of halls purchased (rather than constructed) by the Buffaloes. Occupation was in some cases quite fleeting, and in other situations, only began relatively recently.[92]

Oddfellows Halls across Australia

The above searches suggest that halls built for the GUOOF or other Odd Fellows orders are relatively rare in Western Australia, particularly in the metropolitan area. This may be in part due to the late (partly unsuccessful) establishment of the GUOOF and the reduced numbers of members of friendly societies in Western Australia more generally.

A series of searches of the relevant state heritage registers[93] across Australia indicates that Oddfellows Halls were a common feature of eastern states towns. Numerous former Oddfellows Halls are still in use as community halls in Queensland, New South Wales, Victoria and South Australia. Oddfellows Halls were often utilised by a range of community groups in addition to its use by an order or mutual benefit group, and that use often continued, after the disbanding of the order.

The term Oddfellows Hall is applied to a meeting hall which any of the three orders, GUOOF, Manchester Unity and IOOF, used. However, it is not exclusive to those groups. The name is also used where there is no evidence for use of the place by any of the three orders or associated groups.

When first established in the United Kingdom, fraternal organisations, orders and lodges were established for a particular group of workers or craftsmen, such as

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91   Examples include *P828 Bijou Theatre, Esperance* (RHP)*, P1530 Masonic Hall (fmr) Meekatharra* (RHP); P6723 RSL Hall (fmr), Narembeen; P1617 R.A.O.B. Hall, Morowa; P9117 House, Sandstone; P768 RAOB Hall, Norseman.

92   Inherit, State Heritage Office, Government of Western Australia, 2012, 'P6937 Buffalo Lodge (fmr)', Source: http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/69a9a3ae-2a33-4194-bd83-acddba529792, Accessed 15 January 2014.

93   Searches included the Queensland Heritage Register, New South Wales Heritage Database, Victorian Heritage Database, Northern Territory heritage list, Tasmanian State Heritage Register, South Australian Heritage Places Database, and Australian Heritage Places Database (incorporating the Register of National Estate (defunct), Commonwealth Heritage List and National Heritage List). Searches of various databases also may indicate entries on other lists, such as the RNE, local Municipal Heritage Inventories, Local Environment Plans or the equivalent lists or National Trust classifications.
It is not possible to undertake a keyword search of the New South Wales State Heritage Inventory, Victorian Heritage Database, Northern Territory or Tasmanian Heritage Registers. No additional information is provided regarding places on the Tasmanian Heritage Register or South Australian State Heritage Places, other than the name of the relevant places. In some cases, only limited information was provided regarding the listed properties, particularly those on Municipal Heritage Inventories or local equivalent lists.

the Foresters, Gardeners or Shepherds. Other groups also developed from a sense of shared religion, such as the Druids. The Odd Fellows are thought to have been so named by 'being workmen of the odd trades and odd labourers not covered by the original craftsmen's guilds who would cater for particular craftsmen, and for the characteristic of it being 'odd' to belong to a group focused on benevolence other than a church'.[94] Although in the United Kingdom, membership often related to the occupation of the membership, the occupation of applicants do not appear to have been the main consideration in the choice of friendly society in Australia. The Odd Fellows orders rapidly became popular amongst the working class, possibly because of their relaxation of membership rules.

The regulations closely followed those of similar orders in the United Kingdom, and men who associated with criminals, drunkards, blasphemers, rowdy or 'shabby' men were not accepted.[95] However on the establishment of the IOOF in Sydney in 1836, the order took into account the unusual aspect of Sydney society with regard to the rise of former convicts to positions as employers and leading businessmen. In this situation, membership was merely prohibited to those who were 'not virtually free'.[96] Former convicts were free to join, and in fact often held leading positions in the fledgling order.[97]

Although the requirement that members have 'full white blood' is noted in the published IOOF Handbook[98], there are records of arguments in the 1860s and 1870s that the requirement for 'free white men' would exclude the existing memberships of several brothers already accepted in the Victorian lodges.[99] It appears from this exchange that the 'full white blood' rule was not enforced everywhere and there were occasional West Indian, Indian, Pacific Islander, Maori and Chinese members in various Odd Fellows orders across Australia.[100.]

The interchangeable use of Odd Fellows to refer to a variety of groups, demonstrated by the former name of *Oddfellows Hall (fmr), Leederville* (IOOF Buffaloes Lodge) suggests that the name came to have a specific meaning in Australia.

It is also relatively common for pubs, hotels or guesthouses to incorporate the term Oddfellows (or Odd Fellow) in the name of the place, including the Oddfellows Arms, or Oddfellows Hostel.[101] Oddfellows Hotels or hostels do not appear to be specifically related to the orders, but perhaps have been named as such to indicate a sense of community, value for money and reliability.

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[94]   Odd Fellows Lodge, 'Philosophy and History'. Source: http://www.keyinvest.com.au/ioofsa/, Accessed 19 September 2011, cited in Preliminary Review documentation for P8736 IOOF Buffaloes Lodge (fmr), Leedeville. This information is no longer available on the website.
[95]   Blainey, op cit., ibid, p. 5.
[96]   ibid.
[97]   ibid.
[98]   Cantor, op cit., p. 34, 40.
[99]   Blainey, op cit., pp. 33, 47.
[100] Blainey, op cit., pp. 33, 47.
       There is, however, no indication that Aboriginal membership was ever considered or allowed.
[101] Although there are examples on heritage lists, often these places have not been recognised as having Local or State significance.

Oddfellows Halls as identified in the searches above, also appear to conform to a common theme of landmark conventional architecture. This is discussed further below.

Architectural Style

A search of the Heritage Office database for the architect, AW Hoskins, yielded no relevant entries. However, it is likely that the name of the architect of *Oddfellows Hall (fmr), Leederville* was actually Archer William Hoskings. Archer Hoskings, Associate member of the Royal Institute of British Architects, originally worked in the Public Works Department in Perth before establishing his own practice in 1895.[102] Advertisements for tenders in the local papers suggest his surname was also occasionally spelt Hoskins.[103]

During the three years he operated a private practice in Perth, Archer Hoskings designed a range of buildings, including stables, office buildings, residences and hotel, and a hospital.[104] The majority of projects were based in the Perth metropolitan area, although he also designed an office building in Coolgardie, which was soon after converted for use as a hotel.[105] The *Railway Hotel (fmr), Coolgardie*, and several other commissions were prepared for Alexander Perceval Matheson, a prominent 1890s gold-boom entrepreneur and later politician.[106]

A search of the Heritage Office database for places associated with AW Hoskings yields three entries, one of which, *Railway Hotel (fmr), Coolgardie*, is on the State Register of Heritage Places.

The 2000 Conservation Plan prepared for P570 *Railway Hotel (fmr), Coolgardie*, noted that there was little information available regarding Archer Hoskings.[107] The building itself, prior to the hotel conversion, was designed in the Federation Free Classical style. The hotel conversion combined the existing style with the Federation Filigree style. The recognised heritage values for the place include the aesthetic values of the combined architectural styles.

Of the remaining two places, terraces located in Claremont and a hotel in Belmont, both were designed for Alexander Perceval Matheson by AW Hoskings and constructed in 1897.[108] Both were built to take advantage of the gold boom period and the increase requirements for accommodation.

A search of the Heritage Office database for individual community halls built in the Federation Free Classical style yielded 15 entries, eight of which are on the State Register of Heritage Places and three of which are on the HCWA Assessment Program.

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102   Taylor, J, 2013 'Archer William Hoskings', Australian Institute of Architects, *Western Australian architecture — Western Australian architect biographies*, Source: http://www.architecture.com.au/architecture/state-territory/wa-architecture, Accessed 19 May 2014.

103   J Taylor, 2014, pers comm; *The West Australian*, 'Tenders are Invited', 24 July 1996, Source: http://trove.nla.gov.au/ndp/del/article/3096711, Accessed 19 May 2014.

104   Taylor, 2013, op cit.

105   ibid.

106   Ibid.

107   Considine and Griffiths Architects Pty Ltd and Kris Bizzaca, 2000, The Railway Hotel (fmr), Coolgardie Conservation Plan, pp. 71–73.

108   P3647 The Mansions, Claremont (formerly Matheson's Terrace); P8648 Ascot Inn, Belmont

- P641 *Cue Municipal Chambers (fmr), Cue* (RHP) (1896)

- P794 *Royal George Hotel, East Fremantle* (RHP) (1900)

- P1474 *Barnes Federal Theatre (fmr), Leonora* (RHP) (1899)

- P1642 *Mt Magnet Primary School & Teachers Quarters (fmr), Mt Magnet* (RHP) (1896)

- P2050 *Perth Chest Clinic (Former Hibernian Hall), Perth* (RHP) (1902)

- P2155 *Rechabite Hall, Perth* (RHP) (1924)

- P2195 *Leederville Town Hall & Recreation Complex, West Leederville* (RHP) (1904)

- P2216 *North Perth Town Hall Complex, North Perth* (RHP) (1902)

- P192 Kalgoorlie & Boulder Amalgamated Workers Assoc Hall (fmr), Kalgoorlie (Assessment Program) (1898)

- P899 Union Bank, Fremantle (Assessment Program) (1889)

- P2572 Toodyay Memorial Hall (fmr), Toodyay (Assessment Program) (1899)

Several examples of Oddfellows Halls built in Australia, as identified in the comparative searches of the various State and Federal heritage registers discussed above, also demonstrate similar architectural styles, albeit from different periods.

- P182 United Friendly Society Building (fmr), Boulder, located within P172 Burt Street Precinct, currently in the HCWA Assessment Program. However in April 2010, the City of Kalgoorlie – Boulder was struck by an earthquake measuring 5.2 on the Richter scale, the hardest hit area being the Burt Street Precinct. The former United Friendly Society Building was badly damaged and was demolished in 2011 for safety reasons. Photos and descriptions of the building indicate it had several similar elements in its construction and appearance to *Oddfellows Hall (fmr), Leederville*. Built prior to 1900, the two-storey building had a stuccoed and moulded façade, with decorative and pedimented parapet.[109] It was constructed of local stone.[110]
- P1323 Friendly Societies Building, Kalgoorlie (1902) — single storey brick hall with pedimented porch, built in the Federation Free Classical style.
- P1969 *Protestant Hall (fmr), Perth* (1901) (RHP) — a two-storey brick, stucco, and iron hall in the Federation Free Style.
- Loyal Albert Lodge Hall, Moonee Ponds, Victoria (1930) — built in stages to meet the needs of the Independent Order of Odd Fellows, and including a two-storey inter-war Classical building with symmetrical façade and 'accentuated with a heavy entablature suggesting a segmental pediment'.[111]

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109   Inherit, State Heritage Office, Government of Western Australia, 2012, 'P182 United Friendly Society Building (fmr), Boulder', Source: http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/fd1489a3-9b50-45e1-94a6-c0b9d6534225, Accessed 18 February 2014

110   ibid.

111   Victorian Heritage Database, Government of Victoria, 'Loyal Albert Lodge Hall, Moonee Ponds' 2014, Source: http://vhd.heritage.vic.gov.au/#detail_places;27259, Accessed 29 April 2014

- The Manchester Oddfellows Hall, Williamstown, Victoria — the first Oddfellows Hall to be erected in any municipality in Victoria outside of Melbourne. The hall is important as a reminder of the various societies such as the Odd Fellows that existed in nineteenth century Australian society. The place, constructed in 1863, has some similarities of design with *Oddfellows Hall (fmr), Leederville.*[112]

> …early secular hall with restrained and plain decoration. It is a single storey building built with bluestone and has a symmetrical facade which has been cement rendered. The central door has a pediment over it and the front windows on either side have curved pediments. Each opening is framed with pilasters. The elaborate parapet and its mouldings are of note, particularly the caps to the corner piers.[113]

- The Gables and Oddfellows Hall Group, Deloraine, Tasmania — Oddfellows Hall is complemented by the adjacent two storey Gothic Revival gable roofed brick house, with fretted barge boards, fascia boards and finials. (Date not supplied.)

- Willaston Hotel, Willaston, South Australia — former Grand United Order of Odd Fellows lodge with stuccoed finish with blocked stonework, pitched roof and segmental arches to openings, amongst other features (1866).

Conclusions

The above list of places across Australia illustrates a number of points regarding the Odd Fellows 'movement' and its impact on communities. The use of the name Oddfellows, for a series of hotels and meeting halls, regardless of the actual presence of a specific Odd Fellows order or group, is indicative of the way in which the term began to be perceived in Australia.

Some halls were originally named after the group that built or established a lodge at the place, including the various branches of Odd Fellows Orders, GUOOF, Manchester United and IOOF. However, in many other cases, the local Oddfellows Hall became a place for numerous community groups, including women's groups and events for children.

As demonstrated by the use of *Oddfellows Hall (fmr), Leederville* throughout the early twentieth century by a range of groups, these halls became an important social focal point for entertainment and community interaction within many suburbs and townships, across Western Australia and Australia. There are also a number of examples of Oddfellows hotels or hostels, often not specifically

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112   Hobsons Bay City Council, 'Victorian Heritage Database place details: Manchester Unity Independent Order of Oddfellows Hall (Former)' Source: http://www.google.com.au/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=2&ved=0CDIQFjAB&url=http%3A%2F%2Fvhd.heritage.vic.gov.au%2Freports%2Freport_place%2F22227&ei=xA9eU637LInplAX-m4CoDA&usg=AFQjCNEUyPE7gAVvUNtOiZigItFhvJjyUw&sig2=EKy5udBGfA2bsAFGRi1dGQ, Accessed 28 April 2014.

113   Australian Heritage Database, Department of Environment, 2014 'Manchester Unity Oddfellows Hall', Source: http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=keyword%3Doddfellows%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=6024, Accessed 28 April 2014

named for an Odd Fellow order, but rather to indicate a place with fair prices, comfort and conviviality.[114]

Although under-represented on the Western Australian State Register of Heritage Places, Oddfellows Halls in general represent an Australian tradition of mutual support, demonstrating the growth and popularity of Friendly Societies in Australia as a means for working class people to provide for their health needs, prior to the development of Government welfare and health care. Friendly societies such as the Odd Fellows were essentially a middle and working class movement which provided social security in the form of health and funeral benefits, emergency welfare and life assurance as well as a sense of belonging.[115] They are also reflective of the way in which local communities interacted for entertainment and other activities, particularly in the late nineteenth and early twentieth centuries.

In the days before cinemas and television, regular community events were a common social entertainment. The continued use of *Oddfellows Hall (fmr), Leederville* for community functions in the early decades of the twentieth century provides a Western Australian example of this in Leederville.

At the time of its construction, the imposing nature of *Oddfellows Hall (fmr), Leederville*, particularly the façade, would have been unusual along Oxford Street in Leederville. The architect, AW Hoskins/Hoskings appears to have been relatively prolific during his short period as a private architect in Perth, designing a variety of buildings. His use of Federation Free Classical in the design of *Oddfellows Hall (fmr), Leederville,* reflects both the period and other examples of his work in Western Australia.

The choice of architectural style was intended to demonstrate the importance and longevity of the Grand United Order of Odd Fellows in Perth and Leederville, and contributes to its landmark stature. The number of similar halls already on the State Register and the Assessment Program that were constructed in styles of this type, including both Federation Free Classical and Federation Free styles indicates it was a conventional choice in the 1890s and Interwar period.[116] The façade of *Oddfellows Hall (fmr), Leederville* is an excellent example of the Federation Free Classical Style. The use of limestone appears to be slightly unusual compared to other examples of rendered, painted and stuccoed brick hall façades.

Oddfellows Hall (fmr), Leederville is a representative example of an Oddfellows Hall established in the late eighteenth century. It has many characteristics associated with meeting halls, including features that meant it was easily adapted for use in many community functions and events.

Although common across the other states of Australia, particularly in regional towns, *Oddfellows Hall (fmr), Leederville* is a rare Western Australian example of a meeting hall built for an Odd Fellows order. Its rarity relates to the reduced

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114   Department of Environment and Heritage Protection, Government of Queensland, 2014 'Oddfellows Home Hotel (former)' Source: https://heritage-register.ehp.qld.gov.au/placeDetail.html?siteId=691 , Accessed 29 April 2014.

115   Victorian Heritage Database, Government of Victoria, 'Former MUIOOF Hall (now RSS&AILA Memorial Hall)' 2014, Source: http://vhd.heritage.vic.gov.au/#detail_places;26579, Accessed 29 April 2014

116   Considine and Griffiths Architects, op cit., p. 124.

level of influence that the Odd Fellows movement had in the State, in comparison to longer lasting organisations such as the religious based Protestant and Hiberions orders and the Freemasons. The presence of similar buildings as United Societies buildings reflects the needs of several smaller orders, including the Odd Fellows, to band together to provide improved services for their members.

13. 4 KEY REFERENCES
See footnotes

13. 5 FURTHER RESEARCH