
NAME OF PLACE	<i>SALT RIVER HALL</i>
ANY FORMER NAMES	
ADDRESS OR LOCATION	<i>Chester Pass Road, South Borden</i>
CURRENT OWNER	
CONTACT DETAILS	
ORIGINAL OWNER	

ASSESSED BY	<i>Mrs Patricia Penfold</i>
NOMINATED BY	<i>Community Member</i>
DATE OF ASSESSMENT	<i>21/2/95</i>

DESCRIPTION OF THE PLACE AND ITS SETTING

The Salt River Hall was opened in 1925 to house the Salt River school, later being extended to its present size. The Salt River Primary School, in later years, was next door to the hall.

PUBLIC ACCESSABILITY	<i>OPEN</i>
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BUILDING DETAILS

TYPE *Hall*
CONSTRUCTION DATE(S) *1925*
DESIGN DATE
INDICATE SOURCES *School records*

ORIGINAL USE *School and Hall*
CURRENT USE *disused Hall*

CONSTRUCTION MATERIALS *Timber and iron*

MODIFICATIONS
EXTENT OF ORIGINAL FABRIC REMAINING 90%

GENERAL CONDITION *VERY POOR*

ARCHITECT/DESIGNER/BUILDER

TYPE OF PLACE IF NOT A BUILDING

STATEMENT OF SIGNIFICANCE

Historic - the people of the Salt River area erected this hall, first to serve as a school for the district and then, after the hall was extended, it was used for meetings and social functions.

Social - this hall was used for dances, a meeting place and school by the people of the Salt River area.

HISTORIC THEME OR SUB THEME *1.4 Sport, Recreation and Entertainment*

PREVIOUS LISTING *N TRUST AHC HCWA OTHER.....*

HERITAGE ASSESSMENT
&
CONSERVATION PLAN
FOR
SALT RIVER HALL

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EAST FREMANTLE WA 6158

September 1994

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	3
1.1 The Brief	
1.2 Definition of the place	
1.3 Current Situation	
2.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE	3
2.1 Documentary Evidence	
2.2 Physical Evidence	
3.0 STATEMENT OF SIGNIFICANCE	5
3.1 Statement of cultural significance	
3.2 Areas for further research	
4.0 CONSTRAINTS AND OPPORTUNITIES	6
4.1 Inherent Constraints	
4.2 User Requirements	
4.3 Interpretive Requirements	
5.0 HERITAGE LISTINGS	7
6.0 POLICY RECOMMENDATIONS	7
6.1 Schedule of Building Work	
6.2 Feasible Uses	
6.3 Management	
7.0 GUIDELINES FOR FUTURE ALTERATIONS, ADDITIONS OR MAINTENANCE	9
7.1 Alterations & Additions	
7.2 Maintenance	
8.0 REFERENCES	11
9.0 APPENDICES	12
9.1 Photographs	
9.2 Plans	
9.3 Maps	

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1.0 INTRODUCTION

This conservation plan was commissioned by the Salt River Hall Society in May 1994. It has been set out on the format recommended by the National Trust for the preparation of Conservation plans. A diagrammatic outline of this follows.

1.1 Brief

A site inspection was completed on Thursday 26th May 1994. This included measurement of the site and existing building, inspection of the surrounding environs and a visual and photographic record of the condition of the existing building fabric.

1.2 Definition of the Place

On Lot 1737, Location No 4026/56 on Chester Pass Road (the main road between Borden and Amelup) in the south of Western Australia stands a corrugated iron clad hall. The hall is adjacent to Lot 1838, to the east of the main road, and to the west of the Pallinup (Salt) River.

The hall was built in a number of stages.

The oldest part of the hall was built in 1924 for use as a school for the surrounding district. The building was added to in 1925 and again in the late 1940's as the schooling and community needs of the district changed.

The building stands as testament to the endeavour of a small isolated rural community to provide accommodation for the education of their children. (see site plan - Appendix).

1.3 Current Situation

The Salt River Hall Preservation Society was formed in 1993 with the aims of preserving the hall as a physical reminder of the history of the community in the district, and to re-establish it's previous use as a meeting place for various social events.

The Salt River Hall is centrally situated within the area known historically as the Salt River district.

Many of the properties of the district are still farmed by descendants of the original settlers and therefore many current members of the community have historical family links with the hall and school. It is therefore fitting that it should be restored, although some change of use may need to be considered in order that there is sufficient incentive for proper maintenance of the building in the future.

2.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

The land around Salt River was first settled by Sandalwood cutters as early as 1845 when George Maxwell had an outpost at "Myrup Hill" where he collected Sandalwood ready for carting to Cape Riche, on the south coast, south-east of the Stirling Ranges, for export. Sandalwood was exported to Asia where it was burnt in the temples for fragrant incense. Later, after the completion of the Great Southern Railway between Perth and Albany in 1889, sandalwood was taken by teamsters from the Salt River Road area, on tracks along the north side of the Stirling Ranges, to the railway at Cranbrook and then on to Albany for export.

The Sandalwood cutters were responsible for discovering many of the natural grassed areas which were subsequently opened to farming, and also establishing many of the bush tracks in the area which were later used and developed by the early settlers to the district.

Settlement of the Salt River district began in the mid 1800,s.

In 1860 "Magitap" was selected by Sergeant George Chester. He had been appointed first police sergeant to the area to try and keep an eye on shepherds and early settlers as they began to arrive. A number of large leaseholds were selected during the later half of the 1800,s; "Mongup", and "Sandalwood" in the 1850,s; "Warrungup" in 1865; and "Madgedup" in 1893.

In the early 1900,s many of the children of the early settlers moved away from the "home" farm to select farms of their own , and many other young ambitious men arrived on horseback to select farms in the Salt River district, on the grassy plains of the Pallinup River.

With the construction of the Gnowangerup rail line in 1912 the Salt River Road to Cranbrook, previously the main road link to the Perth/Albany Railway, fell into dis-use and became overgrown until 1950 when land to the north of the road was released for farming. This development, the early selection of Borden as the main siding, and the eventual extension of the railway through Borden in 1912, all contributed to the decline of Salt River as the logical site for the main town centre of the district. However, Salt Rivers central geographical location, and the difficulties in negotiating the Pallinup River in flood, caused the development of distinct and separate communities around Salt River, Borden and later Amelup. In 1920 a substantial bridge was built over the Pallinup River at the Chesterpass Road crossing. This bridge removed a major obstacle to travel in the region and contributed to Bordens significance as a social centre.

2.1 Documentary Evidence

December 1911:

The Salt River Progress Association was formed. At this meeting it was announced that " six years ago the Salt River was a wilderness practically".....things have changed now...." new blood has come in which combined with the old forms a formidable body".

19th May 1924:

The Salt River Hall and School Committee had been formed and was negotiating with The Director of Education in Perth for the provision of school facilities and a teacher for the Salt River district.

27th July 1924:

The reluctance or inability of the education department to provide funding for the community proposed school eventually caused the members of the community to erect a small "ante room" to be used as a school until the hall could be built.

The original Salt River School therefore was small, built of weather-board and iron, measured 21' x 12', with 2 windows 5'10" x 2'10" in the south side, 2 doors (in the north and east side) and a fireplace in the west end. It was serviced by a 1000 gallon water tank and 2 W. C's.

3rd Sept 1924:

The Salt River School was officially opened on the 3 September 1924 after receiving furniture and stock from the Porongorup School.

However, by the end of 1924 the school room had become too small and planning had begun for the erection of a hall to cater for the increasing student number's.

13 February 1925:

The Salt River Hall and School Committee applied to the Education Department for assistance to build a hall "which will be 40' x30' ". Assistance of 250 pounds

was received to subsidised construction. The remainder of the required funds being raised through the sale of 7 bales of wool donated by the settlers.

June 1925:

The Salt River Hall was opened. The building was of iron with 5' dads of jarrah. The original school room was used as a porch or hat room. In addition to its use as the local school, important social events were also held at the Salt River School.

May 1926: A pot belly stove (now removed) was provided and was positioned in the North West corner of the main hall.

December 1926: The Salt River Rifle Club was opened and the day was concluded with a dance at the hall.

2.2 Physical Evidence

The Salt River Hall consists of three distinct parts. The main hall is of timber frame construction, is clad externally in corrugated iron fixed horizontally and internally has a vertical jarrah T & G dado to 1375 mm above floor level and is unlined above this. It has a jarrah T & G floor of 132mm wide (Ex 6") boards laid on 170 diameter timber stumps probably of sandalwood. It has 3 timber double hung windows in each of the east and west elevations, a pair of doors centrally located in the north end and another pair to the east of the south end. A single door to the west of the south end of the hall and a serving hatch located centrally provide access to a smaller room to the south. The roof is a corrugated iron roof of approx 30 degree pitch with gables to the north and south.

South Ante Room

This room is of timber framed construction. It is clad externally in jarrah weather-boards and is unlined internally. It has a jarrah T & G floor of 132mm wide (Ex 6") boards. It has 2 timber double hung windows in the south elevation, single doors in the east and north elevations and a fireplace to the west constructed from sheet tin. The roof is a corrugated iron skillion of approx 5 degree pitch.

North Ante Room

This room is of timber framed construction. It is clad externally in corrugated iron fixed horizontally. There are 2 timber double hung windows and a pair of doors with fanlight over in the north elevation and a fireplace to the east constructed from sheet tin. Internally it has a dado of horizontal V-jointed T & G to 1200mm above floor level and plasterboard lining above this. A suspended ceiling of plasterboard is 3000mm above floor level. The roof is a pitched corrugated iron roof of approx 30 degrees which pitches at a lower level than the main hall.

The physical evidence confirms the documentary evidence regarding the sequence of construction of the hall. The ante room to the south being constructed first followed soon after by construction of the main hall. The date at which the ante room to the north was added is less definite but the materials suggest it was probably in the late 1940's.

3.0 STATEMENT OF SIGNIFICANCE

3.1 Statement of Cultural Significance

A place is deemed to have Cultural Significance if it has aesthetic, historic, social or scientific value for past, present or future generations.

The Salt River Hall is culturally significant as an example of the community built public buildings common to many isolated rural communities of the early 20th century. It is a simple utilitarian building which was built to serve the needs of a growing community.

The Salt River Hall is also significant for its isolation which illustrates the importance the early settlers placed on both their children's education, and social interaction within the community. This isolation although less pronounced since the construction of the new school building to the east, is still easily imagined and any restoration should aim to reinforce this isolation rather than destroy it.

With roof and walls clad entirely in corrugated iron, the hall is also significant as an early example of the architectural versatility of this building material which together with its low cost made it a favoured building material of the early settlers.

3.2 Areas for Further Research

The number of public buildings remaining within the state, which are of this construction is small and investigation and listing of those still salvageable seems a worthwhile exercise for future research projects.

4.0 CONSTRAINTS AND OPPORTUNITIES

4.1 Inherent Constraints

The wall and floor framing is common timber framed construction, with the exception of the stumps - which are probably a rural construction solution in the absence of large section milled timber.

It is important that the simple nature of the halls construction be conserved. To this end any internal lining of the ceiling and the walls above the jarrah dado should be discouraged.

The floor should be sanded and waxed in preference to the use of a polyurethane treatment, although this second option is definitely preferable to the application of any modern floor covering such as vinyl or carpet which may damage the floorboards.

The double hung windows should be restored to working order and associated internal and external trims replaced. Sympathetic reproduction door and window hardware should be used if the original hardware cannot be found. There are two types of sashes used in the building. The sashes which have a fine centre mullion would probably be the oldest and therefore should be used in the original school (south ante room) windows. The remainder of the windows (to the main hall and north ante room) have no mullions.

The pot belly, recently removed may still exist in someone's farm shed and if so should be restored and reinstated. If the original heater cannot be located a new slow combustion heater located in the same position and using the existing flue would provide essential heating to allow winter use of the hall. The northern ante room is important as it shows the historical progression of additions to the hall but it is not significant architecturally and the deteriorated condition of the internal linings and flooring may be sufficient cause for its removal if the space is not required.

It is important to recognise the relative historical importance of the parts which make up the hall as it exists today, and to consider this when undertaking any work on the hall.

The original school room (south ante room) should be preserved in its original form as detailed below. The main hall should also be maintained as a simple undivided space, as it was designed and built. Any new kitchen facilities, ablutions or the like that are required should be built outside these spaces, either within the existing room to the north of the hall (north ante room), as this part of the building is historically less important, or in a new building adjacent to but separated from the existing hall.

4.2 User Requirements

As stated previously, The Salt River Hall Preservation Society wishes to re-establish the hall's previous use as a meeting place for local community social events. In order to restore the hall to facilitate this, the following work is anticipated;

- Repair/refix roof and wall sheeting, gutters and downpipes
- Repair and replace weatherboards as necessary
- Provision of some form of heating/insulation
- Provide electrical installation
- Repair windows and doors
- Seal floors
- Provide kitchen and toilet facilities

4.3 Interpretive Requirements

The Salt River Hall has potential as an educational resource to architects, historians and students and there is some scope for further associated research.

As an example the original school room could be set up so that it could be displayed as a "school room of 1924", at various times. Given the remoteness of the hall this use may be minor and therefore the display should be of a temporary nature to allow for a concurrent new use for this room.

5.0 HERITAGE LISTINGS

The Salt River Hall is not currently listed with The National Trust, The Heritage Council of W.A., or the Australian Heritage Commission. It should be listed on the Gnowangerup Municipal Inventory of Sites of Heritage and Cultural Significance, currently being prepared.

6.0 POLICY RECOMMENDATIONS

6.1 Schedule of Building Work

6.1.1 External Building Fabric

- Check all stumps, floor, roof and wall framing for white ant damage and replace as necessary.
- Repair any roof leaks, deteriorating flashings etc with compatible materials. Refix roof and wall sheeting as necessary.
- Do NOT paint corrugated iron. Remove silver paint.
- Repair gable vent.
- Oil or clear finish weatherboards.
- Stain/Wax flooring and Dado lining.
- Joinery - repair and replace sashes, sash cords and pulleys. Paint with semi-gloss.

- refix/replace architraves, sills, scotias and trim. Paint with semi-gloss.
- repair and replace external doors. Paint with semi-gloss.
- maintain detail and proportions if new mouldings are used.

- Replace broken glazing.
- Restore window and door hardware.
- Replace/ refix roof trims - fascias, cover battens etc,
- restore finial.

6.1.2 Internal Finishes

- Repair damaged dado border trims
- Repair seating as necessary

6.1.3 Painting

- Paint colours should remain within the colours available in the early 1900's. Heritage colours are not acceptable simply because they are so named.

6.1.4 Services

- Electrical - switch plates, G.P.O.s etc should be simple and unobtrusively placed where possible, conceal wiring wherever possible.
- Plumbing - rainwater/scheme water - replace R.W. Tanks or connect to scheme water as required and if water service available.
- plumb grey water to gardens/vegetation
- connect sewerage lines to septic if applicable

The priority for expenditure on the various elements of work detailed above should be decided on the following basis:

The first priority is to eliminate any white ant infestation, and make the building weatherproof in order to arrest any further deterioration of the building fabric.

In addition broken, or dangerously deteriorated structural elements should be replaced.

The remaining work can then be prioritised as dictated by funding, and the availability and specific expertise of volunteer labour.

6.2 Feasible Uses

The Salt River Hall could feasibly cater for a wide range of activities. However, the use of the hall should be restricted to activities that do not cause damage or unsympathetic alteration of the existing historical building fabric.

6.3 Management

It would be advisable to maintain a committee, drawn from the local community, to administer the use of the hall, and to be responsible for on-going building maintenance. Vesting of the hall in the Gnowangerup Shire will ensure continuity of maintenance.

In addition promotion of the hall both within the local community and outside the shire is essential in order to maintain local interest in the hall and hopefully to ensure an on going appreciation of the halls place in the cultural heritage of the region.

7.0 GUIDELINES FOR FUTURE ALTERATIONS, ADDITIONS, OR MAINTENANCE

7.1 Alterations and Additions

Any new openings created should be of the same proportions as those existing (generally a ratio of 1: 2, width : height), and the proportions (ie. height and widths) of the existing rooms should be maintained. If these are changed the feelings which the spaces evoke in us will change.

For example: I have said earlier that lining the hall should be discouraged, however if it was considered essential, the ceiling would be best lined "on the rake" as a suspended ceiling will change the internal proportions of the hall.

Any new materials, which are joined to the existing should be of a sympathetic form and material, and should not detract from the existing fabric or affect the historical integrity of the structure.

However it is important that whilst new work is sympathetic to the original we should not attempt to make it seem part of the original. There should be some clear delineation between original and later work.

A physical record of any alterations (drawings, specifications, photographs) should be kept if possible to help in future dating of the work.

Wherever possible construction details should be consistent with the existing external form. The verge (gable overhang), and roof overhang provides shadows to the face of building and should be maintained.

Timber barges and cover strips should not be replaced with metal pressings, and vinyl weather-boards should not be used as they have a different profile to timber weather-boards.

However materials may be changed if they do not significantly affect the historical fabric.

For example: the ease of use and structural superiority of tech screws over roofing nails justifies their use, and the building form is not adversely affected. Also re roofing in zincalume is preferable to use of an applied texture coating or similar because although zincalume roof sheeting is a modern material it has the same form as the original.

Environmental effects and the consequences of these effects on the building fabric should be considered if any development near the building is anticipated.

For example: reducing the number of trees close to the building can affect the water table which can cause future movement in clay foundations, and if ground contours are allowed to fall towards the building the foundations may be undermined.

7.2 Maintenance

Maintenance of the building should include:

- Regular Painting - to protect all timber surfaces.
 - softwoods (such as sashes to windows) if left without effective paint cover, and exposed to moisture, will rot.
- Checking of fixings - movement between surfaces will cause deterioration.
- Cleaning Gutters - moisture retained in the gutters will encourage rust.
- White Ant Inspection - regular inspection of sub-floor and roofspace

- Check Eaves Linings - damage to the eaves linings can allow entry of birds and/or vermin and subsequent damage to electrics, ceiling linings etc.
- Stormwater - check that gutters and downpipes are in good repair and connected to an adequate stormwater system to ensure that stormwater is not discharged close to the building perimeter.
- Security - regular maintenance of all external door and window locks.

8.0 REFERENCES

Education Archives - Schools Index

"Salt River School"

School Journal:

(4.2.1946 - 21.12.1965)

AN 45/4 Access Number 1203/323

School Buildings:

AN 1418/25 Access Number 1653

State Archives Battye Library (Perth, Western Australia).

Newspapers

West Australian

Ref. WA 6/12/1986 p 1c, 11a-d

Photographs

"Maura House" Ref. 1674B/1

Battye Library (Perth, Western Australia)

9.0 APPENDICES

SALT RIVER HALL

PHOTOGRAPHS

EXTERIOR



North Elevation



West Elevation

EXTERIOR



East Elevation



South Elevation

INTERIOR



Main Hall



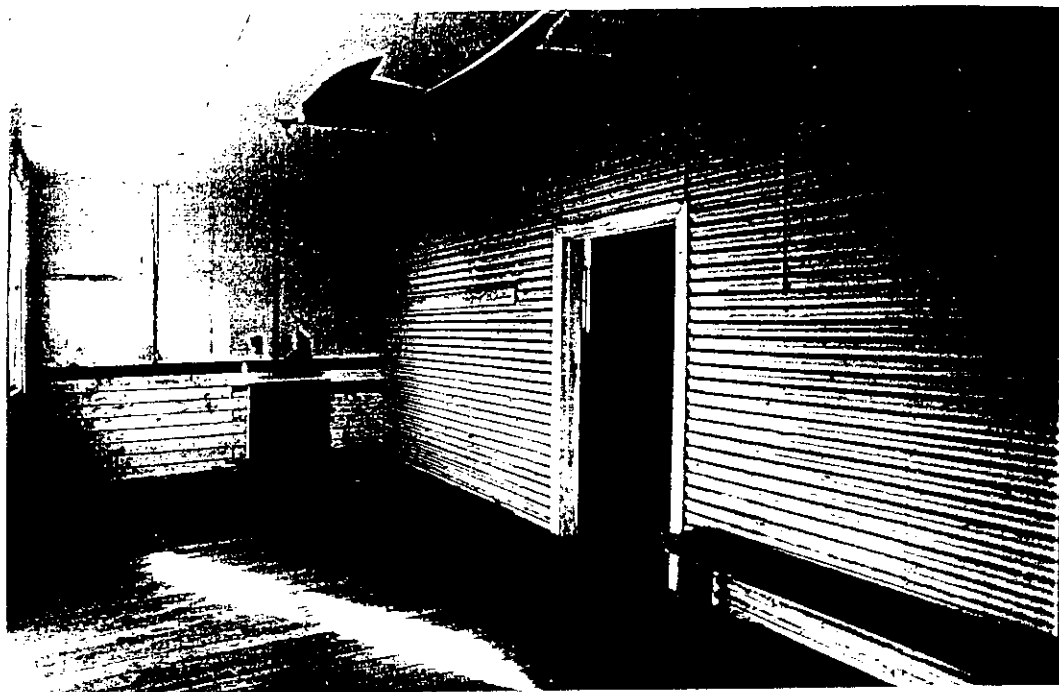
INTERIOR



South Ante-room



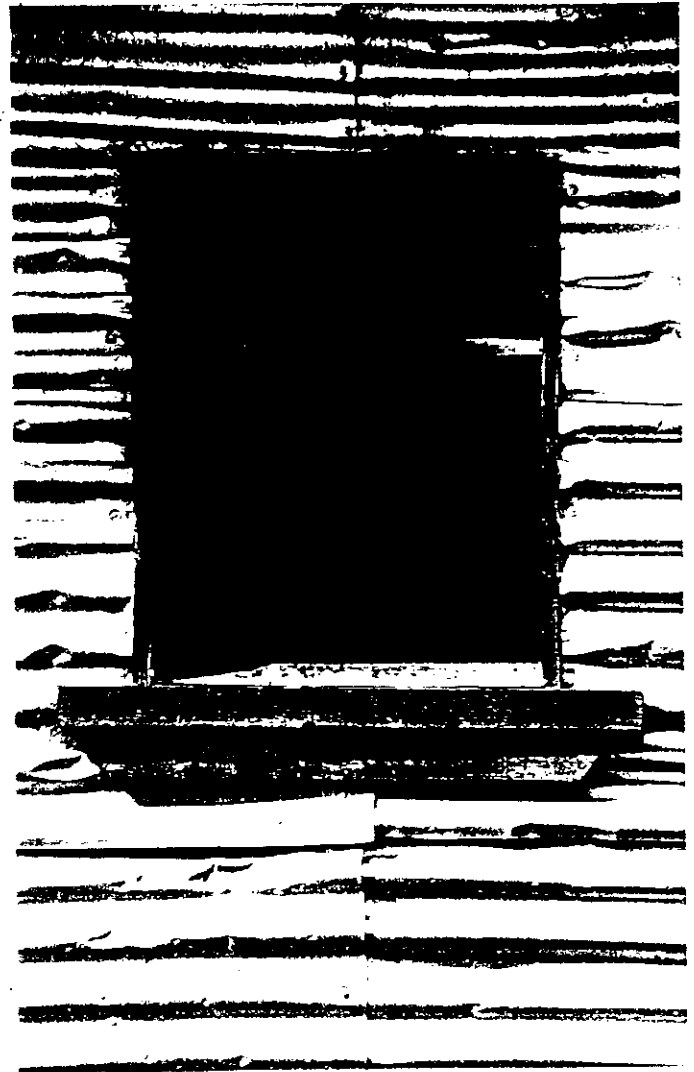
INTERIOR



North Ante-room

DETAILS

Gable Vent



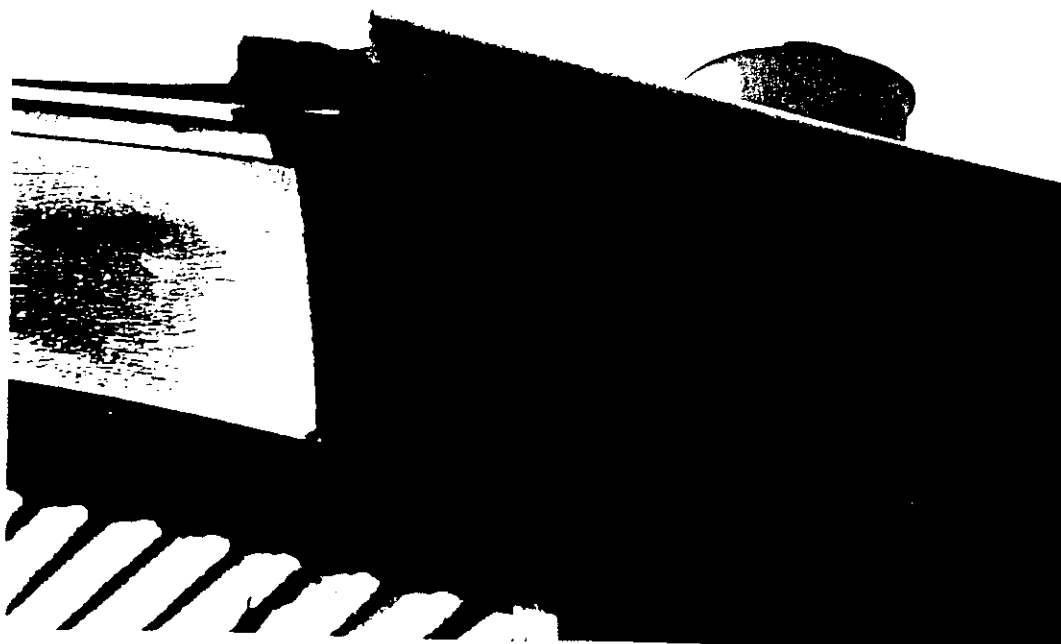
Entry Doors

DETAILS

Finial

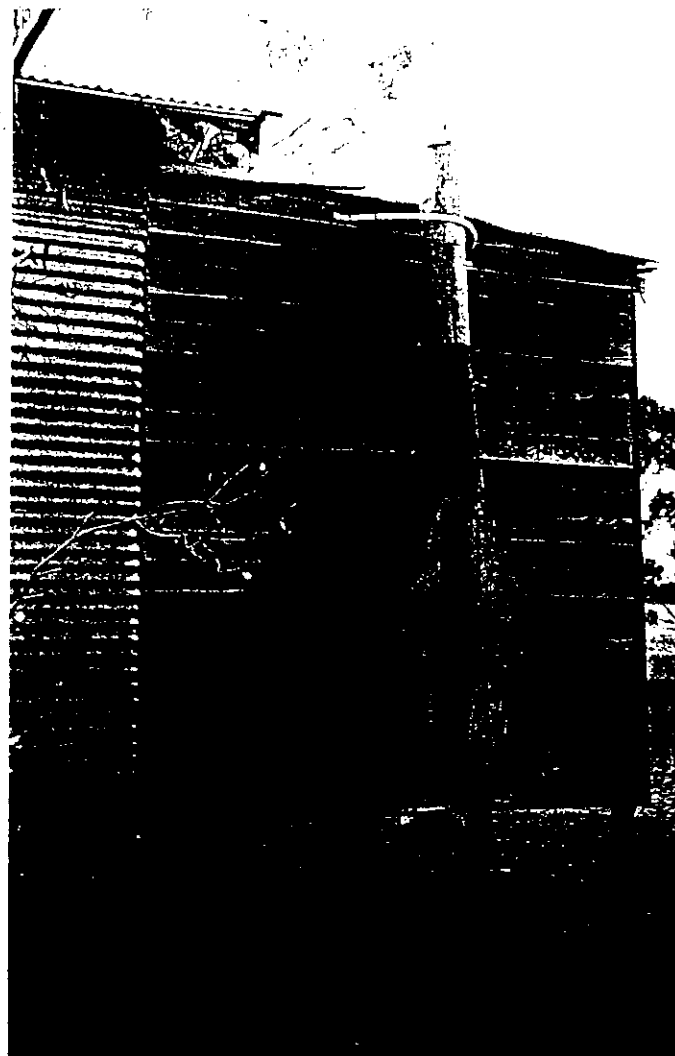


Eaves



DETAILS

Chimney



Fireplace

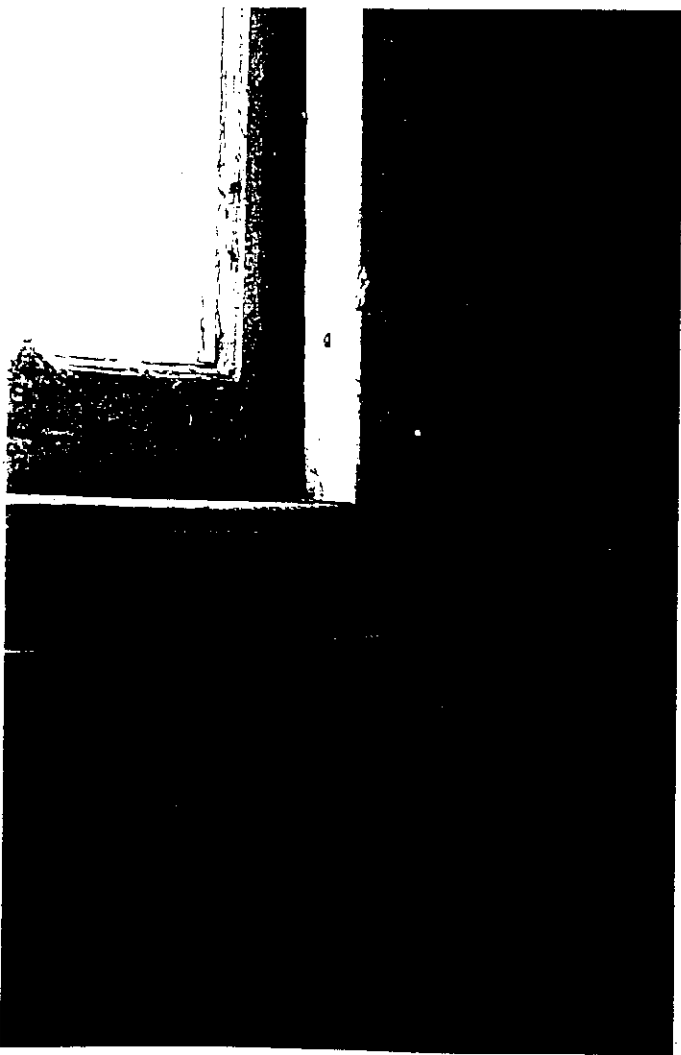
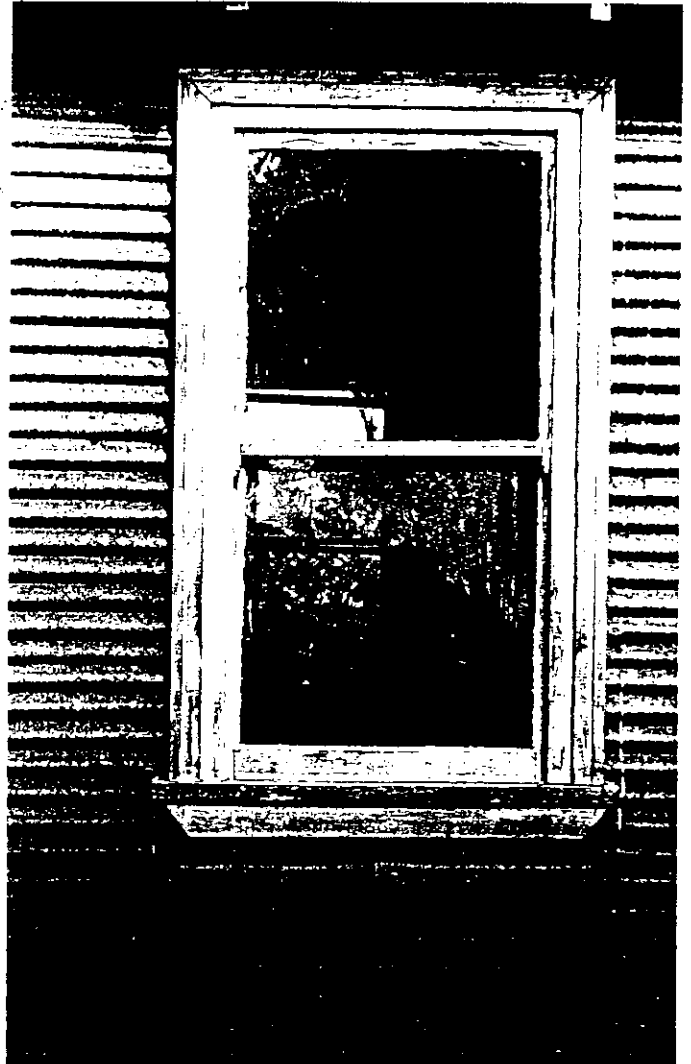
DETAILS

Chimney



DETAILS

Windows



DETAILS



ENVIRONS



View to the Stirling Ranges



Chester Pass Road

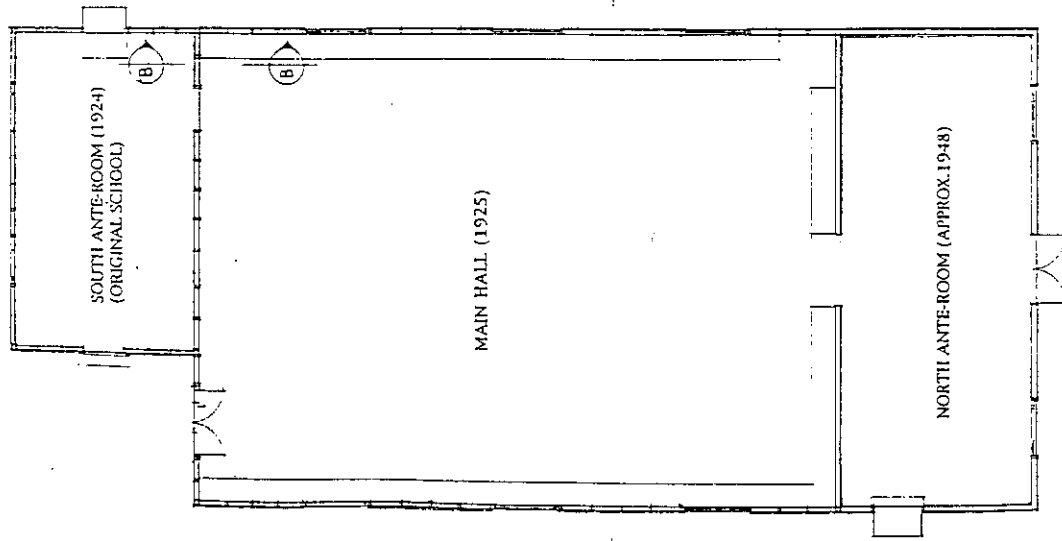
SALT RIVER HALL

PLANS

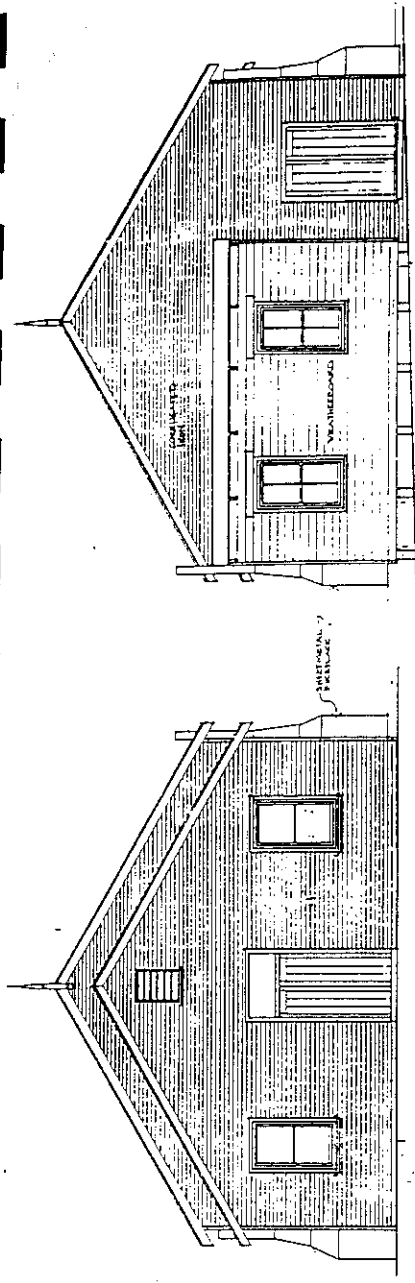
SALT RIVER HALL

LOT 1737 CHESTER PASS ROAD, BORDEN W.A. 6338

DRAWN: SEPTEMBER 1994

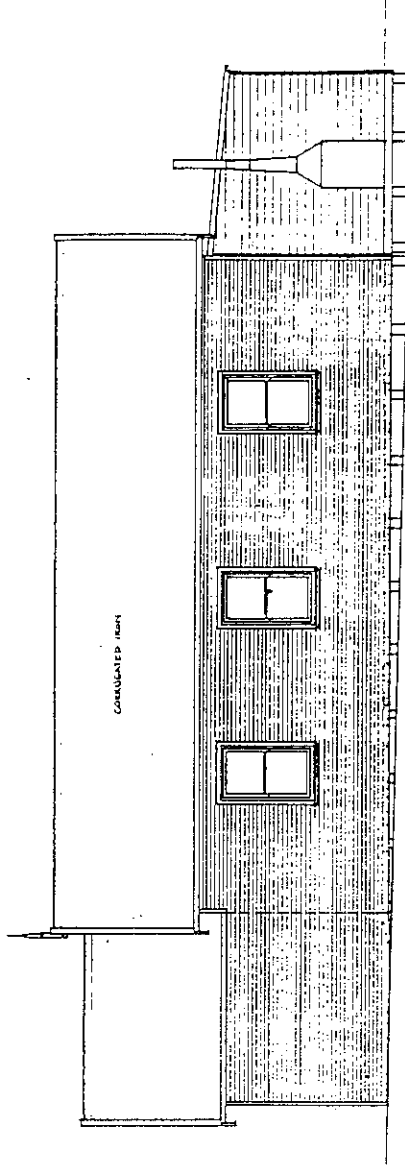


FLOOR PLAN

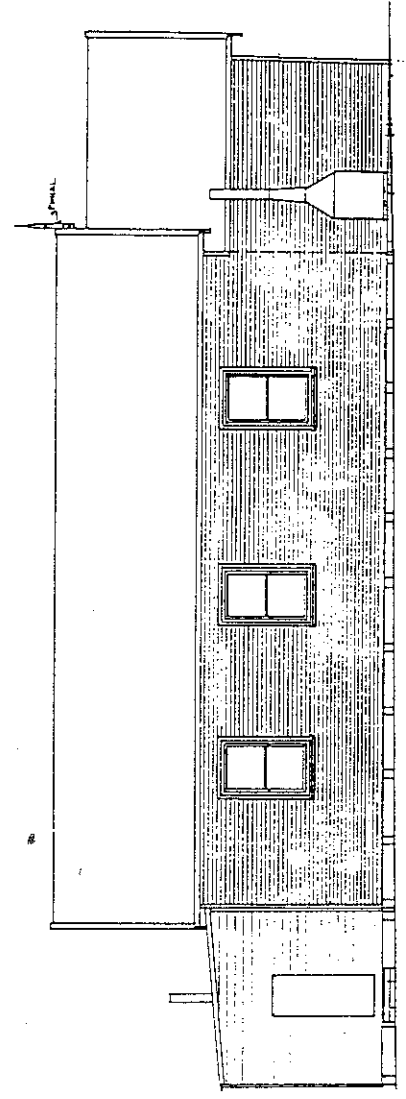


NORTH ELEVATION

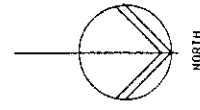
SOUTH ELEVATION



WEST ELEVATION

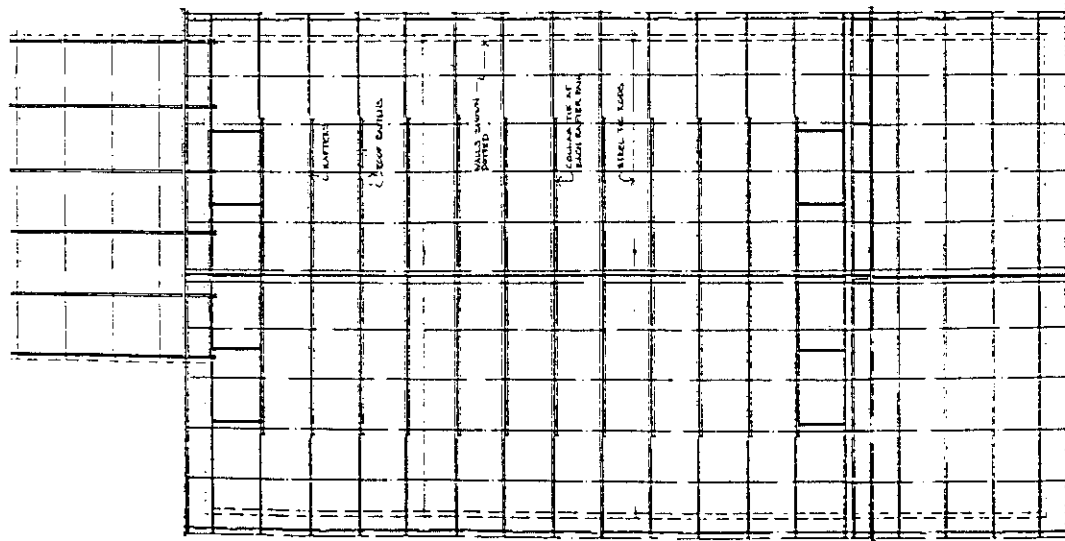


EAST ELEVATION

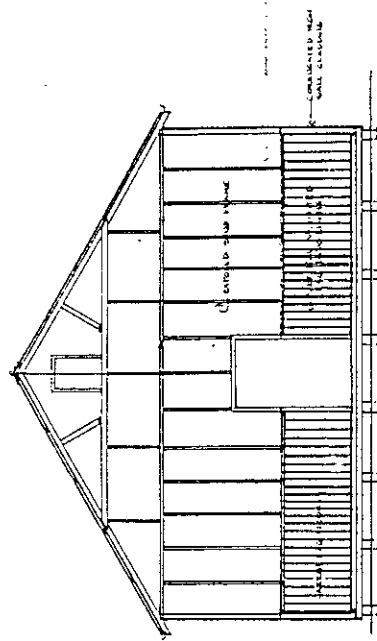


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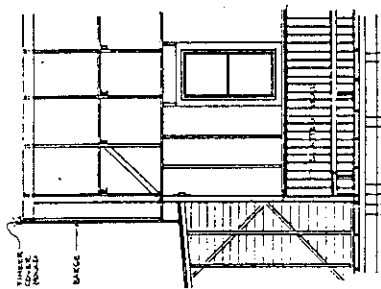




ROOF PLAN



SECTION A-A

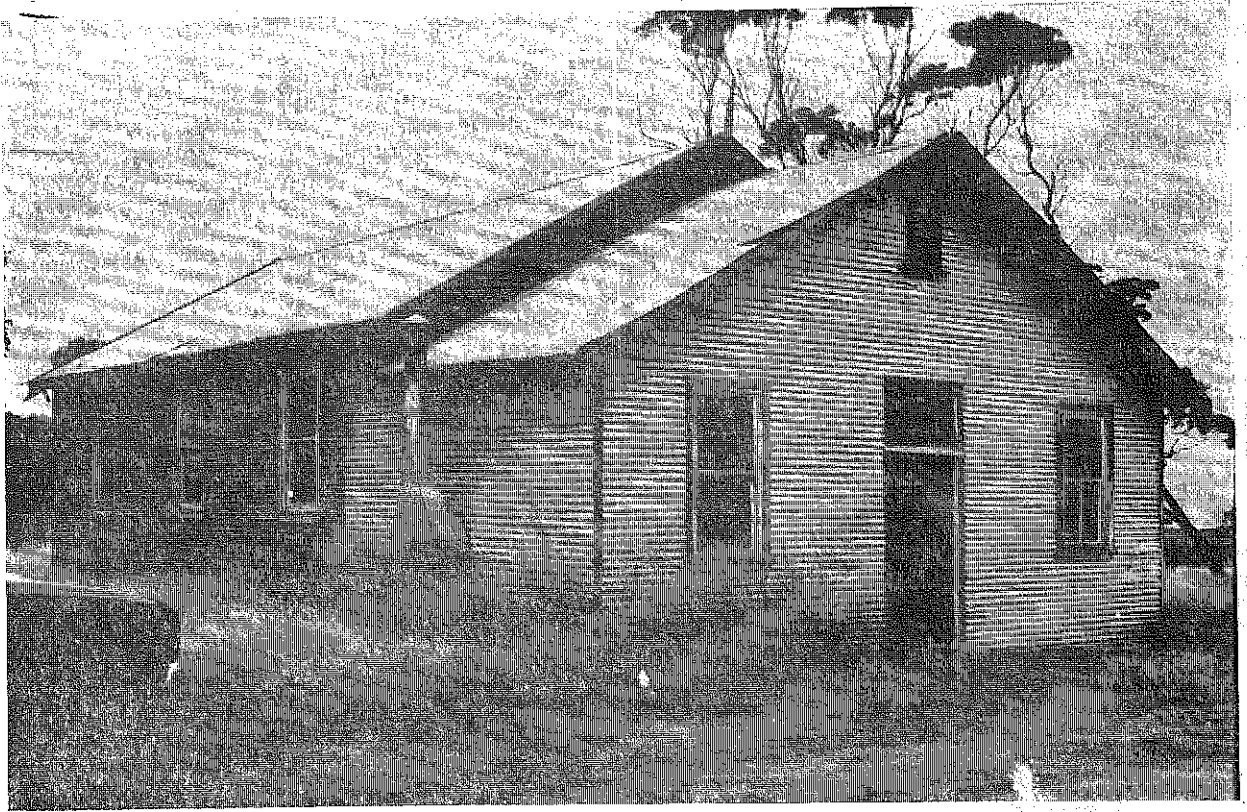


SECTION B-B

SALT RIVER HALL

MAPS

Hall's fate hangs in the balance



THE FATE of the old Salt River Hall, south of Borden, will be decided on April Fool's Day.

For it is then that a public meeting will be held to decide whether to restore the historic building or raze it to the ground.

The iron and wood constructed hall was opened in 1925 to house Borden's first school — the Salt River primary school.

However the school at Salt River was closed in 1984, when pupils were transferred to Borden primary school in the townsite of Borden.

The debate about the disused hall came to a head late last year when local businessman, Mr. Pluen Hitsert put forward his ideas to the Gnowangerup Shire Council.

Mr. Hitsert wanted to demolish the hall and use the materials to build a windmill on his property.

In return, he offered to put up a rock and plaque depicting what was originally on the site.

The plan shocked some local residents including Mrs. Sally Milne, who lives directly adjacent to the hall.

She said: "The hall is fairly sound and with a bit of vol-

untary labour, I don't think it would be too expensive to restore. With the amount of tourists that go past here, it could be used as a picnic stop, or for arts and crafts, and meetings.

"My children all attended school there and the land was given by my late husband's grandparents. It would be terrible to see it go."

The public meeting will be held at the hall on the Chester Pass Road (south of Borden) on Thursday April 1 at 5.00 p.m.

THE DISCOUNT CARROT

A bigger carrot could be dangled in front of residents in the Gnowangerup district to entice them to pay their rates earlier.

Shire Councillors last week (March 17) approved a plan

to hike the discount from five to ten per cent on all rates paid in full by September 30, subject to budget deliberations.

The change would take effect from the next financial year 1993/94.

Councillors were told that the neighbouring shires of Cranbrook, Kent and Jerramungup all offered a ten per cent discount.

The Shire Clerk, Mr. Phil Anning said: "We are providing a service to our rate payers, because they would save more money with a ten per cent discount."

Cont. P2—





