

ODDFELLOWS HALL (FMR), LEEDERVILLE



PLACE INFORMATION	
Place name	Oddfellows Hall (fmr), Leederville
Other names	Oddfellows Hall IOOF Buffaloes Lodge (fmr)
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	8736
State Heritage Register:	22 May 2015
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	217 - 221 Oxford St
Locality	Leederville
Survey	LOT: 6 D/P: 1239
Vol/folio	734/78
Reserve	—

SIGNIFICANCE	
Level of significance	Exceptional Essential to the heritage of the area. Rare or outstanding example. Consider for nomination for State Register of Heritage Places if not already included.
Management category	Category 1 The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan if one is in place.
Statement of significance	<p>The façade of the place is a fine example of Federation Free Classical Style architecture.</p> <p>The place was purpose-built in 1897 for the Grand United Order of Odd Fellows to provide medical services and financial assistance prior to these matters becoming government-managed social services.</p> <p>The place is a rare extant example of a mutual benefit society building in metropolitan Western Australia. Few buildings of the Odd Fellows movement remain in Western Australia.</p>

PLACE USE	
Original use	Social/Recreation: Other Community Hall
Current use	Commercial: Shop/Retail
Other use	

CONSTRUCTION DETAILS	
Construction date	1897
Walls	Limestone Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Free Classical
Physical description	<p>The two storey stone building has fine stucco decoration to the parapet above the rusticated stone cladding of the upper walls. The central bay projects to highlight the main entrance to the hall. The parapet features a central pediment.</p> <p>All of the window and door openings are square headed with concrete lintels over each opening. The upper floor windows are of equal size, each having three casements topped by square fanlights. On the ground floor there are two shops symmetrically presented either side of the entry door to the lodge.</p> <p>The original verandah has been replaced with a cantilevered awning. Zero setback on Oxford Street. Although built on a corner it is fully orientated towards Oxford Street. The original verandah has been replaced with a cantilevered canopy. The original ground floor shop fronts have been substantially altered. The hall has been removed.</p>

CONSTRUCTION DETAILS	
Condition	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

The building was constructed for the International Order of Oddfellows (IOOF), as a timber hall with a two-storey stone facade comprising two rooms up and down. The IOOF was established in Western Australia in 1898, and was one of several friendly societies that operated in the State. The IOOF is an organisation based on non-profit mutual self-help. It was run by a Board of Directors elected from among its members. It grew and diversified over the years, and was a founding partner in the Friendly Societies Health Services (FSHS), a major health fund which was taken over by the Hospital Benefits Fund (HBF) in 1984.

The foundation stone for the Leederville IOOF Buffaloes Lodge is believed to have been laid by John Forrest. It was surreptitiously removed under the cover of night, however was returned in 2008 and has been reinstated at the building. Inscribed on the stone was the following:

This stone was laid by The Hon. Sir John Forrest K.C.M.G. Premier On 3rd November 1896 A.W. Hoskins ARIBA Building Committee Architect (Illegible) Although the names of the building committee were illegible on the foundation stone, it was reported in the Western Mail on 6 November 1896 that they were two members of the order, Brothers J.H. Ede and R. Howard.

By March 1897, meetings were already being held at the lodge. In addition to use by the GUOOF for meetings, ceremonies and social activities, the place 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. 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.

HISTORICAL INFORMATION

The back portion of the hall was burnt down around 1906 and in 1910 it is possible understood that John Randall, a produce merchant was operating at the front.

The hall section had been removed by November 1917, to be used as part of the temporary buildings for the University on Western Australia, on St George's Terrace. Brick additions at the rear appear to have been added at some early time following the removal of the hall.

In 1919, the place was occupied by Peter Minn, a greengrocer and in 1920 by confectioner, Mrs M.A Connolly. In 1921 two of the street numbers were listed for the first time: Mrs Connolly was still operating at No. 217 and Albert E. Moorman, a bootmaker was at No. 22. The following year Albert was still at No. 221 and his wife operated a confectionery at No. 217.

In the years that followed the place was occupied by various retail and commercial enterprises, including as a grocer and greengrocer, bootmaker, and tobacconist and a brothel at one stage but often with one of the two shops were vacant. In the 1930s, No. 219 was included in the Directories' listing. During this period until 1946, Mrs Z. Nelson had a fancy goods store at No. 221 and A. Nelson ran a book shop at No. 219 and crockery distribution business at No. 217.

Following this the building was used by a fishmonger, mixed business in 1949 and then later on a second-hand shop, a restaurant/food outlet, which was very popular with the TAFE students across the road who were able to play chess there, and a dental surgery .

1960, reconstruction work was carried out at the rear of the building by the then owner, P Panizza. The building was bought by Dr Pat Cranley in the 1980s and he used No. 221 for his surgery. He rented the shop next door to several hairdressers and following that his daughter Margaret ran her craft shop, Chantilly Lace there. The upstairs was accommodation and in 2002 another daughter, Louise Cranley, a country school teacher, was using it as a Perth base. Dr Cranley employed a receptionist, Mrs Cranley, from the 1990s until her husband's death in 2004. Mrs Cranley was situated at the front adjacent to where the waiting room area was and he had two rooms behind that where he saw his patients. His was a family practice initially. Following his death, the place was sold and the owners restored the building, including reinstating the foundation stone to its original position.

HISTORICAL INFORMATION

Historic theme	Social Services: Education	
	Cultural Life: Recreation - Arts, Culture and Entertainment	
Associations	Economy: Commerce	
	Archer William Hoskins	Architect
Sources	P8736 Oddfellows (fmr), Leederville, assessment documentation, DPLH, 2015.	

ADDITIONAL PHOTOGRAPHS



Oddfellows (fmr) 2004. Courtesy City of Vincent image PH01394.

ARCHIVAL IMAGES



Drill Hall, 1968. Courtesy SLWA b2450036_1.