



National Trust

WESTERN AUSTRALIA

HERITAGE ASSESSMENT FOR THE LIST OF CLASSIFIED PLACES

1. IDENTIFICATION / LOCATION

Current Name of Place	Norman House and Magnolia Tree and Cheyne's Stable and Outbuilding and Oak Tree
Other Names	Bellevue, Cheyne's House, Hassell House, Edward House, Toc H (Mark 1); Allied Services Club; Norman House
Street Address of Property	28 – 30 Stirling Terrace, Albany
Local Government Authority	City of Albany
Title Details	Lot 212. Plan P401417. Vol 2890 Folio 778
Original Owner	George Cheyne
Architect/Designer	Not known
Builder	Alexander Moir
Construction Date (Norman House)	c. 1838 (Cheyne's Stable & Outbuilding); 1858/59
Alteration/Additions Date	1931 (verandah replaced, brick piers installed); 1950s (enclosure upper section of verandah and other additions at rear); 1940s – 1980s (internal modifications)
Original Use	Residence; stables
Current Use	Vacant
Extent of Assessment	Buildings currently located on Lot 212 (Cheyne's Stables and Outbuilding; Norman House), the interiors and exteriors and also the Oak tree and the Magnolia tree.

Conservation Recommendations

Conservation and stabilisation works should immediately commence on Norman House to ensure that the features contributing to the cultural significance of this place are retained and protected.

Investigations should also be undertaken to find a viable use for this building within the proposed housing scheme that will ensure its ongoing retention in the future.

Conservation works also need to be carried out on the Stables and Outbuilding. The hard cement mortar needs to be removed and replaced with a softer lime mortar to minimise damage to the brickwork. A viable use also needs to be found for this building.

The magnolia and oak trees should be retained and any proposed buildings or other works carefully analysed to ensure that they will not impact on the long term health of the trees. The trees should be inspected at least annually for structural stability and the presence of diseases.

Assessor/s: Fiona Bush - based on Place Record Form in the City of Albany's Survey of Heritage Places for Norman House & Magnolia Tree , 2023; Heritage Report prepared by H. Munt for the City of Albany on Albany Suburban Lots 13, 14, 15 and 16; December 2023. Additional work by John Stephens and Robyn Taylor. **Date:** 6/02/2024

Classification Standing Committee Recommendation:

Date: 08/02/24

Council Resolution:

Date: 12/02/2024

Owner Advised:

Date: 05/09/2024

Local Government Authority Advised:

Date: N/A

Heritage Council Advised:

Registration Date: N/A

2. STATEMENT OF SIGNIFICANCE

This statement of significance is drawn (with additions and amendments) from the City of Albany's Place Record Form (2023 version)

Norman House, a two storey, rendered granite and brick building with a hipped roof clad in corrugated iron in the Victorian Georgian Style, *Cheyne's Stables and Outbuilding* a brick and iron building in a vernacular style, together with a mature oak tree and magnolia tree have cultural heritage significance for the following reasons:

- *Norman House* is a rare, substantial, well executed and elegant example of a two storey Victorian Georgian style residence.
- *Norman House* is one of a few two storey residences designed in this style in Western Australia and is an early example of this style.
- *Cheyne's Stables and Outbuilding* is one of Albany's earliest buildings and a rare surviving example in the region of an 1830s stable and outbuilding.
- *The place* represents the lifestyle of one of Albany's earliest and most successful European settlers, George Cheyne, and the substantial edifice is a demonstration of the aspirations of the fledgling colony's middle-class settlers of which *Norman House* is one of the more substantial examples.
- *The place* has historic and social significance as the first house in Australia to be utilised by the Toc H, a charity for allied servicemen established in England in 1922.
- *The place* is a landmark in this residential area of Stirling Terrace. During the 1860s it was a significant landmark captured in contemporary sketches and photographs of Albany and the harbour.
- *The place* is highly valued by the local community for its associations with Albany's early history and in particular early settlers such as George Cheyne and the Hassell family and for its uses under the Toc H scheme (1930s), as a high school boys' hostel (1946 – 63), an Allied Services Club (c1941-c1946) and as a guest house (1964 onwards) and also for its aesthetic qualities.
- The oak tree is believed to be one of the oldest in Western Australia.
- *The place* is representative of Albany's second phase of settlement, which changed from that of a military outpost (1826) to a colonial town in the Swan River Colony (1829). The change saw the focus of settlement shift to the eastern side of the harbour which became the new civic, residential, and commercial centre with *Norman House* occupying a central position in the new township.
- The oak and magnolia trees have historic connections to the place and date back to the late nineteenth century. They are landmark features in their own right.

3. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Importance in demonstrating the evolution or pattern of Western Australia's history

The place demonstrates the development of large residential housing for successful businessmen in Albany as part of the town's importance as the lead port in Western Australia until the construction of Fremantle harbour in 1892.

Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage

The place was an early and remote outpost of the TOC H organisation in Western Australia.

Potential to yield information that will contribute to an understanding of Western Australia's history

The place has the potential to contribute to knowledge of early cultural and social life in Albany as a major Western Australian Port.

The place has the potential to contribute to knowledge of the TOC H organisation and its development in Western Australia.

The place has the potential to contribute to knowledge of church run hostels in Western Australia for children in the 1950s.

Its importance in demonstrating the characteristics of a broader class of places;

The place is a substantial representative of early two-storey housing in the Victorian Georgian style and the success of the Cheyne family in commercial enterprise.

Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

The place is highly valued by the Albany community for its social and cultural history and its landmark value to the city.

The place was a significant landmark identifiable in many early images of Albany from the land and sea.

Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history

The place is associated with the life of early European settler to the Swan River Colony George Cheyne.

The place is associated with the Toc H organisation, an International Christian movement that provided social service to returned servicemen and the public.

During the Second World War the place became an Allied Services Club and was associated with the Australian and US wartime effort and the allied military that were stationed in and operated out of Albany.

The place is associated with the Methodist Church through its use as a boy's hostel accommodating children attending Albany High School.

4. HISTORY

Norman House and Magnolia Tree and Cheyne's Stables and Oak Tree is located on what was once Albany Suburban Lot 14. Cheyne purchased Lots 13 – 16 between 1832 – 1840. George Cheyne and his wife Grace arrived in Western Australia in 1831 and were amongst the first settlers to move to Albany after the place had transitioned from a military outpost, governed from Port Jackson in N.S.W. to a free settlement. George encouraged family members to join him and Grace in Albany and this saw the arrival of Cheyne and members of Grace's family (the Moirs and the Muirs) from Scotland. George and Grace's adopted daughter Emily Trimmer Cheyne married Grace's nephew Andrew Moir in 1848 and they became the main heirs to the Cheyne properties.

By c.1838, a small, single storey building had been construction on Lot S14 which is now known as Cheyne's Stable and Outbuilding. The footprint can be seen on Chauncy's survey plan of 1851.

George and Grace moved from Cape Riche into Albany and Grace's nephew, Alexander Moir, built the couple a substantial two storey residence on the southern portion of Lot S14 which the couple named Bellevue. The house occupied a prominent position on Stirling Terrace and is today known as Norman House.

The Cheynes moved back to England in 1859 and the house was briefly leased to William Clifton, the branch manager of the Peninsular and Oriental Company (P & O). Pictorial evidence from Clifton's time has survived in a painting he made of his house and also a photograph taken in the 1860s. Both images clearly show Norman House with its distinctive two storey verandah with outbuildings behind. Further along Stirling Terrace, other two storey buildings can be seen but none of these features a two-storey verandah.

In 1865, Captain John Hassell purchased lots S13 – S16 from Cheyne. Hassell had settled in Albany with his family in 1839. He and his wife Ellen, together with their daughter Ellen Belinda, made Bellevue (now Norman House) their home. Both died in the house, John in 1883 and Ellen in 1886 and their daughter Ellen Belinda inherited the house (Lot S14). She married Capt. Peter Nicholson in 1887 and they lived at Bellevue. Following Nicholson's death in 1897, Ellen Belinda married Frank Dymes in 1906. Dymes, a solicitor, had settled in Albany in 1883. Ellen Belinda died in 1913 and the property passed to Frank. The couple had no children and the house passed to Dymes' sister Annie who lived in London.

Annie briefly stayed in Albany and prior to her return to England in 1931, she donated Lot S14, with the house and outbuildings to Toc H, a volunteer Christian movement dedicated to building friendships and offering service throughout the community. It had its beginnings during World War 1 when army chaplain, Rev. Phillip Clayton, on the orders of Neville Talbot, the senior Anglican chaplain in the British army, was requested to set up a rest home for the soldiers serving near Poperinghe, Belgium. It was named Talbot House in honour of Talbot's younger brother who had been killed in July 1915.

The name is an abbreviation for Talbot House as Toc signified the letter T in the signals spelling alphabet. All servicemen were welcome regardless of rank or religion. In 1920, the ideals that created Talbot House led to Clayton and Talbot founding an international youth centre in London that they called Toc H. The non-denominational movement soon spread to many other countries and the first Australian branch was formed in Victoria in 1925.

A branch was established in Guildford in 1928 at the Swan Boys' Orphanage to help train promising boys in leadership.

Bellevue was renamed Edward House, and it was officially opened by Lieutenant General Sir Talbot Hobbs, the WA President of Toc H, on 5 December 1931. It was the first house

established in Australia. It was named after Edward, Prince of Wales the Patron of Toc H. As Edward House was the first Toc H in Australia its designation was Toc H Mark 1.

Norman House became somewhat dilapidated during the late 1930s and early 1940s and following the outbreak of World War 2 the Citizens' Reception Committee established a Service Canteen in the house in 1945. This was known as the Allied Services Club and catered to the military that were stationed at and operated out of the Port of Albany including the US Auxiliary Submarine Base.

Norman House was purchased by the Methodist Church in 1946 and they converted it into a boys' hostel. It was renamed Norman House Methodist Hostel for Boys in honour of John Norman, a trustee with the Albany Methodist Church.

The hostel closed in 1962 and the Uniting Church (formerly Methodist Church) leased the building to tenants who operated a guest house. The Activ Foundation subdivided Lot S14 in 2010, and in 2015 Lot 212, containing *Norman House, Magnolia Tree and Cheyne's Stables and Outbuilding and Oak Tree* was created. In 2015, Great Southern Community Housing Association (Advance Housing) purchased Lot 212 from the Uniting Church.

5. DESCRIPTION

Norman House

Two storey granite and brick residence rendered and painted, with a hipped roof clad in iron. The style is Victorian Georgian. The two-storey verandah features boxed brick piers (not original) and the upper verandah has been enclosed (not original). Jarrah floors with some original windows.

Cheyne's Stables and Outbuilding

Simple vernacular design constructed from sun dried bricks with gable roof clad in corrugated iron. The bricks have been laid in colonial garden bond. The mortar is a hard cement mix. The brickwork sits on a stone foundation. The original wooden shingles have been retained beneath the iron. One portion of the building has retained the original stump floors. The timber joinery features mortise and tenon joints fixed with timber dowels. The timber window frames are not original (possibly 1880s).

6. COMPARATIVE

There are around 14 places on the Western Australian Heritage Council InHerit database that are two storey houses described as Victorian Georgian. Of these 10 are on the State Register but only 4 have verandahs that service both storeys similar to Norman House. As Inherit can be difficult to negotiate these figures are approximate.

Gallop House (P1832).

This place is a two-storey limestone residence with two storied verandahs front and rear. It occupies a prime position overlooking the Swan River (Derbarl Yerrigan) in the Perth suburb of Dalkeith. It was built by James Gallop for his family in 1872-77 and reflects the early settlement of the Dalkeith area and attempts by colonisers to farm the district. Construction includes rendered limestone walls, pit sawn timber floors and, corrugated galvanised steel roof.

Dongara School Masters house (P1233)

The house was built in 1893 for Francis Kelly of Dongara although it remained unfinished until purchased by the WA Education Department in 1897 for the schoolmaster George Ward and his family. It remained the property of the WA government until 1965 when it was vested in the Shire of Irwin and used for community purposes. The place is a two-storey stone house with two story verandah and is significant for local landmark, social and aesthetic values.

Basildene Farm House (00107)

The place was built in 1912 for William (Percy) Willmot the first Head Lightkeeper of the Cape Leeuwin Lighthouse. The house was used as a homestead for the farm developed by Willmot at Margaret River while he served as a lightkeeper and lived at Cape Leeuwin from 1895-1912. It remained in the Willmot family until 1984 when it was purchased by Amberwave Pty Ltd and converted to holiday accommodation. Basildene is constructed with random stone rubble walls, timber floors and corrugated galvanised steel roof. It has a two-storey verandah on the front.

Bridge House and Grounds (P2893)

Bridge House was built in York on the Avon River in 1860 by local farmer and miller Stephen Parker as a family home. Parker was active in local and state politics serving on the Legislative Council from 1876-1885. Members of the Parker family became prominent in the legal profession and continued to live at the house until the early 1960s after which it continued use as a home for a succession of owners. The house is a two-story Brick building with a corrugated galvanised steel roof, cellar and a two-story verandah frontage.

Bardeen (P03414)

Located in Irishtown near Northam this two storey brick and iron home with a two storey verandah was built in 1858 for Abraham Morgan and his family. Bricks were made on site by expirree convict brick maker John Bonsor. After Abraham died in 1871 son William took over Bardeen and it remained in family hands until at least 2004. During World War One Bardeen was the site of camps for infantry and Light Horse troops. The Morgan family were influential in the development of the local district.

While Norman house is not uncommon in Western Australia as a two-storey Victorian Georgian style house with a two-story verandah, its biography shows it to have a much richer and culturally varied social life than its comparatives.

7. OTHER LISTINGS

City of Albany's Survey of Heritage Places (2020; updated 2023)

Uniting Church Inventory 1996

Register of the National Estate: Permanent 30/5/1995 – Cheyne's Stables and Outbuilding only

8. LOCATION

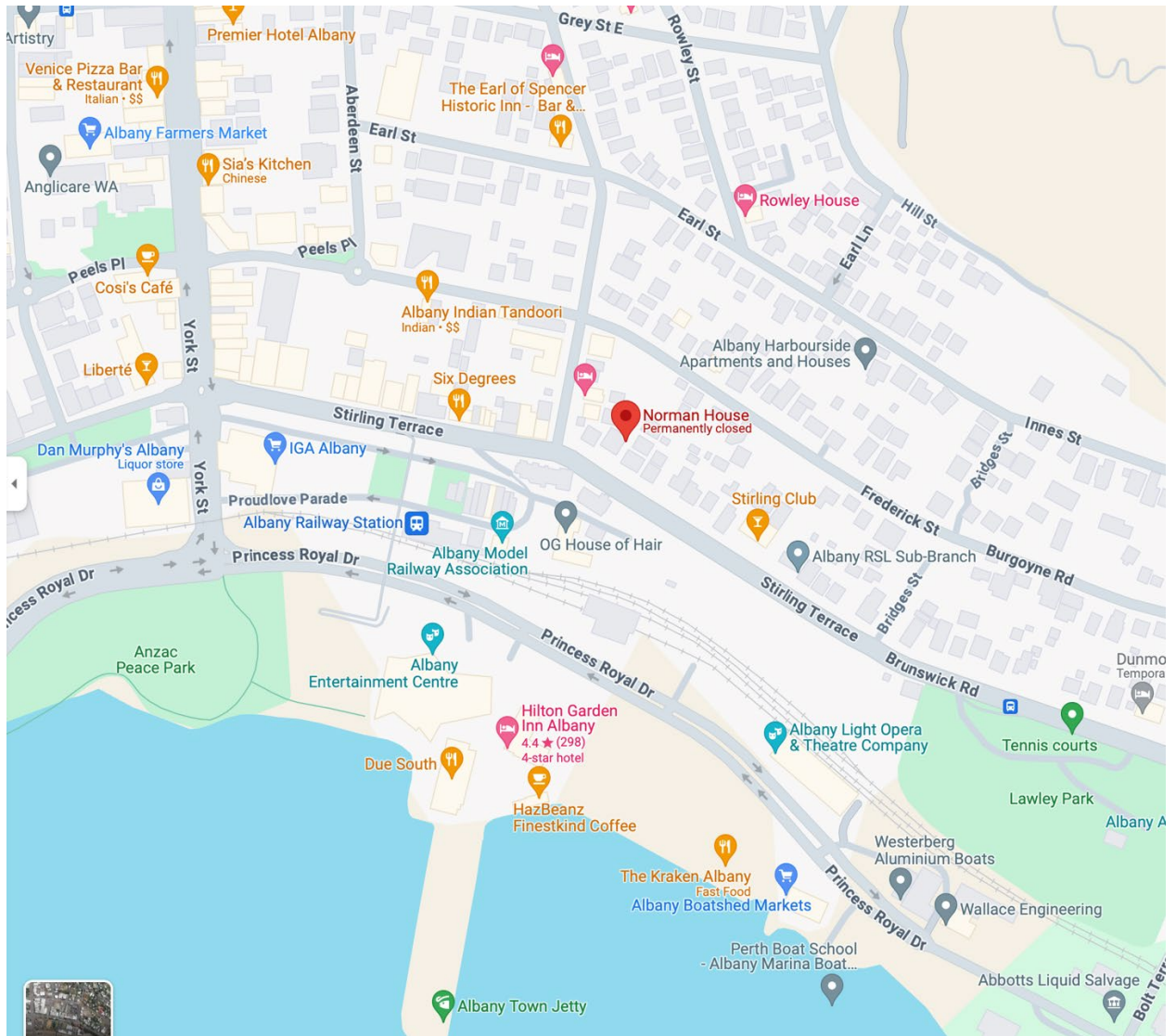


Figure 1 Albany showing location of Norman House on Stirling Terrace.

Source: <https://www.google.com/maps/place/Norman+House/@-35.0276149,117.8866578,17.01z/data=!4m6!3m5!1s0x2a392724e8fd6ab1:0x284c38e88d8a1753!8m2!3d-35.027279!4d117.8877535!16s%2Fg%2F1tfvwkgj?entry=ttu>

9. IMAGES



Figure 2 Panorama of Albany by William Clifton c1861 showing Norman House (then Bellevue) prominently to the left of centre. Source Albany Historical Society Archive Catalogue, see <https://historicalbany.com.au/campaign/save-norman-house/>

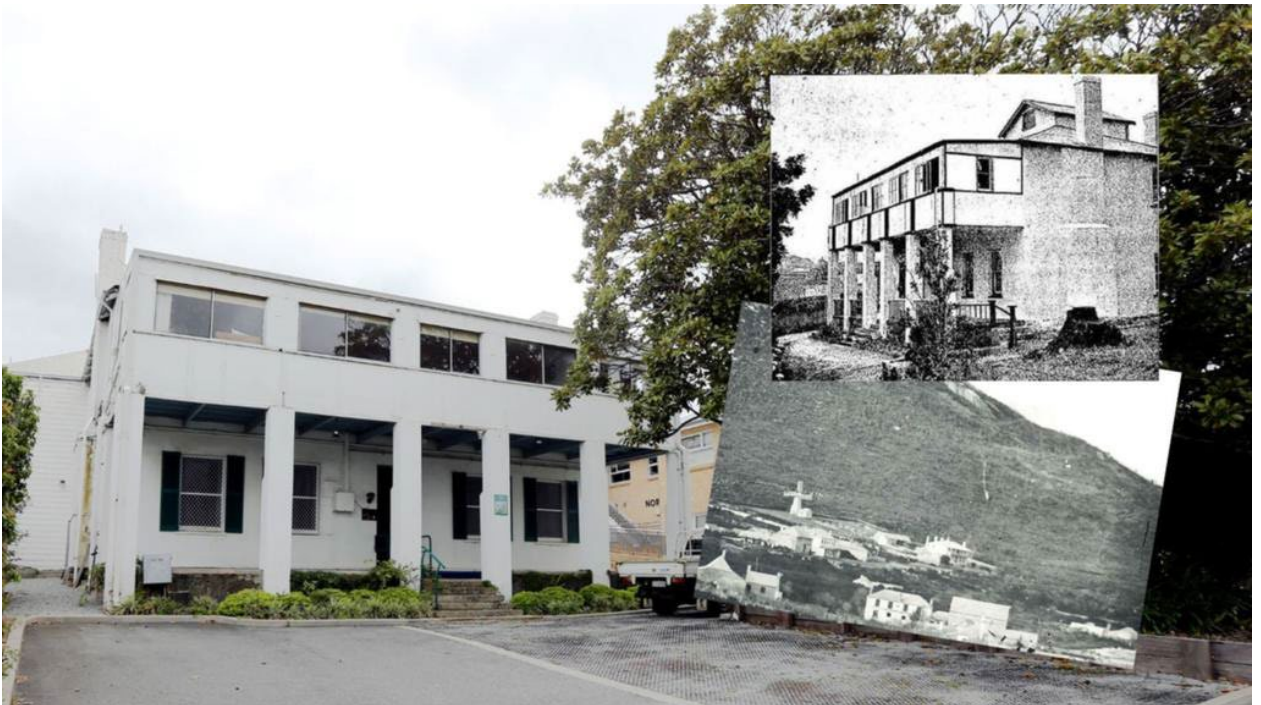


Figure 3 Norman House (2023) with historical photograph inserts.

Source: McGuckin, Stuart, (2023), Petition to Save Norman House from Demolition Submitted to City of Albany. *Albany Advertiser*, <https://www.albanyadvertiser.com.au/news/albany-advertiser/petition-to-save-norman-house-from-demolition-submitted-to-city-of-albany-c-12386184>

10. OTHER REFERENCES

Nil