

**CITY OF ALBANY
SURVEY OF HERITAGE PLACES**

CONSIDERABLE

PLACE RECORD FORM

Number	Street Name	Locality	Name of Place
36-40	Spencer Street	Albany	Reeves Timber Yard and Hardware



SUMMARY DETAILS			
City of Albany Property Reference No.	A239899 A239902 A239885	Heritage Council WA (HCWA) Place Reference No.	26890
Type of Place	Individual Building or Group		
Name of Place	<i>Reeve's Timber Yard and Hardware</i>		
Activ, Thrift Shop	Activ, Thrift Shop		
Parent Precinct/ Heritage Area / Group (incl. HCWA Parent Precinct Reference No.)	n/a		

LAND DESCRIPTION			
Reserve No.	Lot/Location No.	Plan/Diagram	Vol/Folio
n/a	Lots 213 214, 215	P401417	2909/454 and 455

PERIOD	Post-War c1940-1960
Design Style	Post-War International/Inter War Functionalist
Construction Date	c1944
Source/Details	

USE(S) OF PLACE	
Original	Industrial/Manufacturing – Timber yard and workshop Commercial – Shop/Retail store
Present	Commercial – Shop/Retail store
Other	

RATING AND ASSESSMENT

	High			Low	
Aesthetic value (streetscape, setting)	1 ✓	2	3	4	5
Architectural merit (design features)	1	2 ✓	3	4	5
Rarity value	1 ✓	2	3	4	5
Value as part of a group/precinct	1	2	3 ✓	4	5
Condition	1	2	3 ✓	4	5
Integrity	1	2 ✓	3	4	5
Authenticity	1	2	3 ✓	4	5

STATEMENT OF SIGNIFICANCE

Reeves Timber Yard and Hardware has cultural heritage significance for the following reasons:

The place relates to the post-war building boom after the shortages in building supplies and construction during the Second World War.

The place is a relatively rare (albeit late) example of Inter-War Functionalist style in Albany.

The place was built by local builder and timber merchant, Neville Reeves, as a showcase building for his business.

The place has some rarity value in being an uncommon industrial/commercial building located in the historic town centre area.

LEVEL OF SIGNIFICANCE

Considerable significance: Very important to the heritage of the locality. High degree of integrity/authenticity.

HERITAGE LISTINGS

City of Albany: Heritage List (Considerable) Adopted 27/10/2020

City of Albany: Local Heritage Survey (Considerable) Adopted 27/10/2020

PHYSICAL DESCRIPTION

Some of the notable features of this place include:

- Prominent stepped parapet facade with vertical moulded fins being curved on the corner building and flat on the secondary building.
- Window on the curved facade features glass blocks
- Prominent corner and elevated location
- Rare example of original Inter-war functionalist architecture in Albany

Some obvious modifications include:

- Bullnose verandahs
- Rear additions

HISTORICAL NOTES

The place *Reeves Hardware and Timber Yard* includes the corner building fronting Spencer and Frederick Streets located on Lot 213, the southern buildings fronting Spencer Street on Lot 214, and vacant land behind the extant buildings on Lot 215, associated with Plan 401417. A right of carriageway is in place over Lot 215, providing vehicle access to southern adjoining Lot 212, associated with *Cheyne's Stables and Outbuilding and Oak Tree* (HCWA No. 24551 and *Norman House & Magnolia Tree* (HCWA No. P26924).

The *Reeves Timber Yard and Hardware* was built on former Suburban Lot 16 Spencer Street, which was originally owned by Captain John Hassell, who had purchased the property from George Cheyne.

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George Cheyne had acquired a number of lots on Stirling Terrace and along the Albany foreshore, strategically near the jetty, including Suburban Lots 13, 14, 15 and 16. George and Grace Cheyne were among the first group of 'free' settlers to move to Albany in November 1831, after Albany had transitioned as a military outpost governed from Port Jackson, NSW, to become part of the Swan River Colony. This transition also saw much of the new and replacement civic, residential and commercial infrastructure relocated from the west (where the military garrison had been established) to the east.

A notice in the Government Gazette from December 1840 includes mention of George Cheyne acquiring Lots S14 and S16. These lots are also shown on early plans of Albany drawn by Hillman in 1836, and Philip Chauncy, Assistant Surveyor, in 1851, which also shows the stables and outbuilding (now known as *Cheyne's Stables and Outbuilding and Oak Tree*) on Lot S14 and a single storey residence on Lot S15.

By c1858 a substantial two storey rendered house in the Victorian Georgian style, named 'Belle-vue' by Cheyne (now known as *Norman House & Magnolia Tree*) had been built on the southern portion of Lot S14, located in a prominent position facing Stirling Terrace. Cheyne left Albany in 1860 to reside in England. In 1861, William Carmalt Clifton arrived in Albany to take up his new position as branch manager of the Peninsular and Oriental Company (P&O). Clifton leased the Belle-vue property from Cheyne.

In 1865, well-known Albany resident Captain John Hassell (who had by now retired and was living in London) purchased Lots S16, S14, S13 from Cheyne. Hassell, former master mariner with the Royal Navy and originally from Tasmania, who first came to Albany in 1829 but did not settle permanently in Albany until 1839, when he returned with wife Ellen (nee Boucher) and son John Frederick Tasman Hassell.

Hassell purchased Belle-vue for his wife Ellen and daughter Ellen Belinda who were still living in Albany (referred to as 'Hassell House'). The purchase by the Hassell family of the place added another important chapter to the history of the people associated with the place.

John and Ellen Hassell had a total of five sons and one daughter. John (J.F.T.) the eldest was born in Tasmania, then the rest born in Albany including Albert Young (A.Y.) (1841); Frances Reuben; Arthur Wollaston (A.W.); Alfred Govey (died in Adelaide c1880); and Ellen Belinda.

On Hassell's death in 1883, Lots S14 and S13 passed to Ellen Belinda who married Captain Peter Hay Nicholson in 1887. Peter Nicholson died in 1897, and in 1906 the widow Ellen Nicolson subsequently married Frank Rawling Dymes.

Frank Dymes had settled in Albany in 1883 and set up practice as a solicitor, his offices on Stirling Terrace. He also became involved in the Albany Town Council including serving as Acting Mayor. Frank and Belinda Dymes continued to live at 'Hassell House' on Stirling Terrace.

At some stage in the early 1890s a building was constructed on the southern part of Lot S16.

Frank acquired several properties in town and gave as a gift to the town the cabman's shelter on Stirling Terrace (refer to *Taxi Rank and Women's Rest Room* HCWA No. P79).

In 1913 Belinda Dymes died. In February 1919 the title for Lot S16 was transferred to her husband. Having no children, when Frank Dymes died in January 1921 Lots S13, S14 and S16 was transferred to his sister Annie who was living in London at this time but later moved back to Albany.

In 1931, during the Great Depression - and before moving back to England - Annie donated the southern portions of Lots S14 and S13 which included *Norman House and Magnolia Tree* and *Cheyne's Stables and Outbuilding and Oak Tree* by deed of gift to Toc H - a charity and allied servicemen's club that was launched in Britain during WWI to help members of the armed forces. In 1934, the first Certificate of Title was registered for the southern portions of Albany Town Lots S13 and S14, being Lot 1 of Diagram 9097, together with a right of carriageway over portions of Lots S14 and S16.

In early January 1937, Annie Dymes died in England. The Albany Advertiser reported she was 'a well-known and highly respected resident of Albany.' She bequeathed the portions of Albany Lots S13 and S14 and S16 in its entirety that had continued in her ownership to her nephew, Thomas Alfred Dymes, with these properties remaining with the Dymes family until May 1944. In 1944, the northern portions of S13 and S14 and all of S16 were sold to building contractor Neville Otto Reeves.

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Reeves established his hardware store and timber yard, including building the new corner building at this time, and likely renovated the other smaller 1890s building to match the more contemporary Inter-War architecture of the new building. The new building was the timber yard/workshop and the smaller one was the main offices and retail shop.

Douglas Jones Hardware took over the property in 1956. In 1957 Jones also acquired the northern portions of Lots S13 and S14 and likely constructed more sheds etc associated with the hardware and timber yard operations. Inscape Group took over from Douglas Jones in the late 1960s-1970s, which was then taken over by Millars. Millars later vacated the premises on Spencer Street and relocated to another part of town.

In 1973 Lot S16 and the northern portion of Lots S13 and S14 - now known in their entirety as Lot 14 on Diagram 65464 - was transferred to the Slow Learning Children's Group, later known as the Activ Foundation. The corner building was used as the Girls' Workshop, the southern building was the Shop/offices and also the Boys' Workshop. The SLCG undertook several alterations and additions in the 1980s.

On 11 December 1985, a new Certificate of Title was issued for the southern portions of Albany Town Lots S13 and S14, being Lot 1 on Diagram 9097, together with a right of carriageway over portion of Lot 14 on Diagram 65464.

In 1990 the bullnose verandah was added to south building, the plans showing that there was already a bullnose verandah on the corner building.

In 2010, Lot 14 on Diagram 65464 was subdivided by Activ Foundation, creating new Lots 213, 214 and 215 (Nos. 40, 36 and 38 Spencer Street respectively) on Plan 406191, over the northern portions of former Lots S14 and S13. Lot 1 (and associated with the southern portions of original Lots S14 and S13) remained, on which *Cheyne's Stables and Outbuilding and Oak Tree* and *Norman House & Magnolia Tree* were remained in situ.

A Local Development Plan was prepared and endorsed by Council in 2018 to guide future development on the rear vacant Lot 215, in keeping with the heritage significance of the retained buildings on Lots 213 and 214, along with other specific parameters such as maintaining view corridors between Frederick Street to the Oak Tree and Old Albany Post Office (HCWA #30, also known as the 'Penny Post') beyond.

Lot 212 on Plan 401417, which *Cheyne's Stables and Outbuilding and Oak Tree* and *Norman House & Magnolia Tree*, was created in 2015, following subdivision of the southern remaining portion of Lot 1 on Diagram 9097. Original Lots S14 and S13 were subsequently cancelled as part of the transfer. The right of carriageway was retained over new Lot 215 on Plan 401417, retaining vehicle access between Spencer Street to the rear of Lot 212.

Great Southern Community Housing Association (now known as Advance Housing) an affordable housing provider purchased Lots 213-215 in 2022.

As at 2023 Lot 215 located behind the buildings fronting Spencer Street is vacant.

ASSOCIATIONS

ASSOCIATION TYPE

Captain John Hassell	Original land owner
Belinda and Frank Dymes	Subsequent land owners
Neville Otto Reeves	Owner, builder
Douglas Jones	Subsequent owner/developer
Activ Industries/Slow Learning Children's Group	Subsequent owners/developers

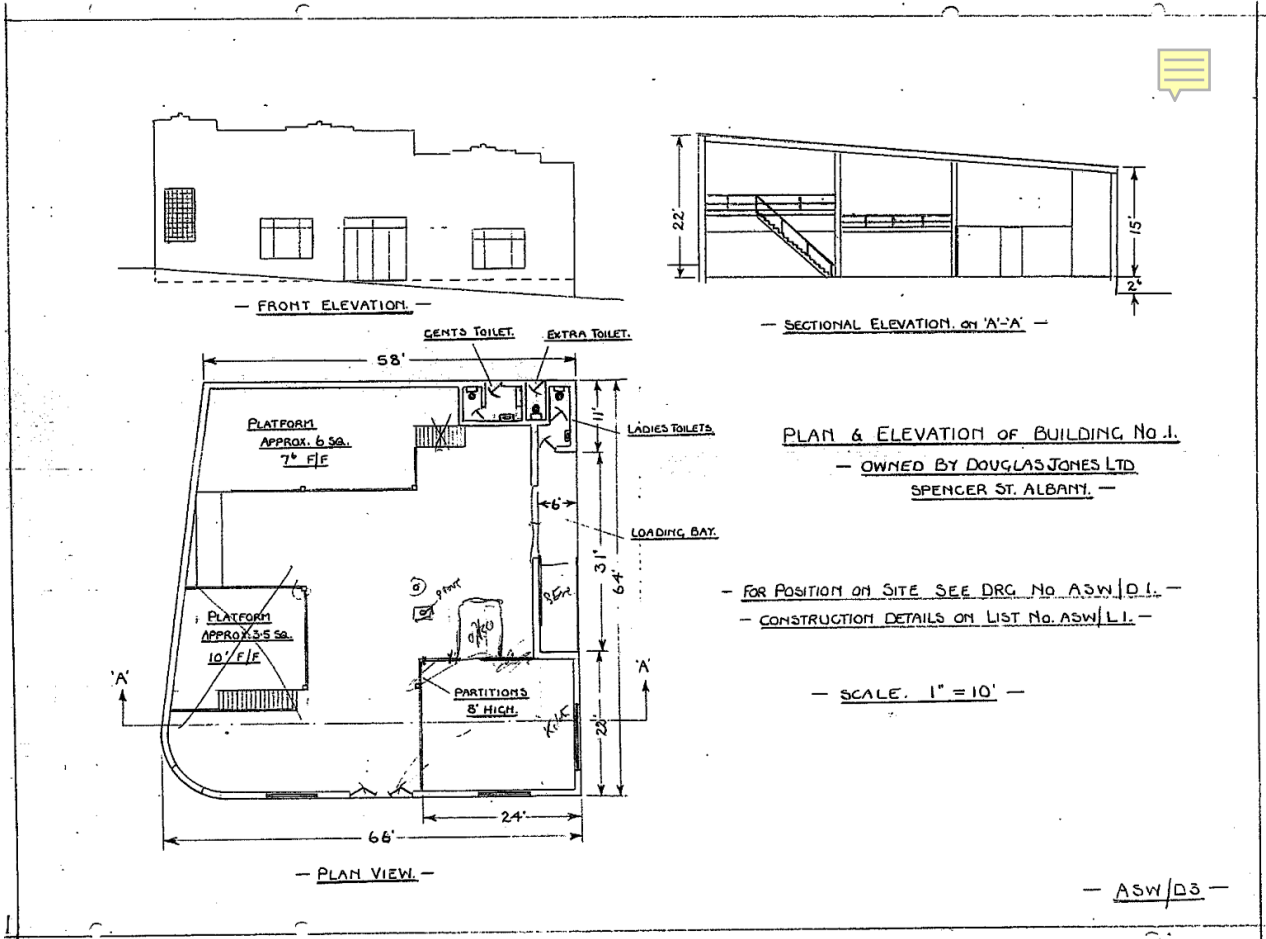
HISTORIC THEME/*Subtheme*

CATEGORIES OF SIGNIFICANCE

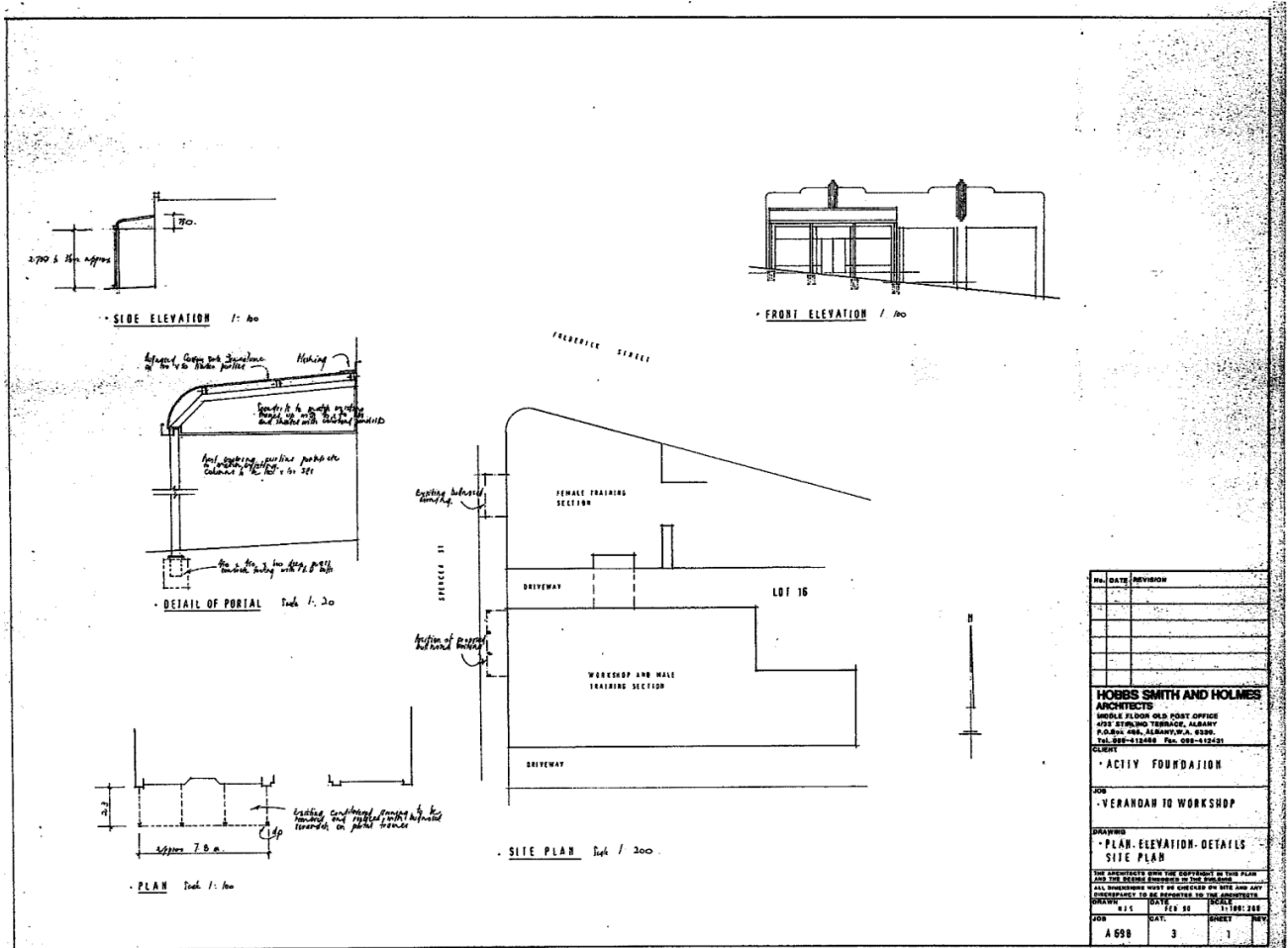
Occupations/ <i>Manufacturing and processing/ Commercial services and industries</i>	Aesthetic
Social and civic activities/ <i>Community services and utilities</i>	Historic
People/ <i>Early settlers</i>	Representative
	Rarity

SUPPORTING INFORMATION/BIBLIOGRAPHY

- Hocking Planning and Architecture, *Report - Activ Industries Site Albany, Lot 13 Spencer Street, Cnr Frederick Street, Albany*, 2010.
- *Norman House and Cheyne's Stables and Outbuilding, Conservation Plan*, Lynne Farrow architect & Robin Chinnery historian, 2010.



Plan showing the corner building when still owned by Douglas Jones, c1960s – note without the front verandah [source: Hocking Planning and Architecture report 2010]



Plan 1990 showing the front verandah being added to the southern building and a verandah already on the corner building [source: Hocking Planning and Architecture report 2010]

Additional Photographs



[H Munt 2008]



[H Munt 2008]



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