

**CITY OF ALBANY**  
**SURVEY OF HERITAGE PLACES**

**EXCEPTIONAL**

**PLACE RECORD FORM**

Number	Street Name	Locality	Name of Place
<b>28-30</b> (rear)	<b>Stirling Terrace</b>	<b>Albany</b>	<b>Cheyne's Stables and Outbuilding and Oak Tree</b>



<b>SUMMARY DETAILS</b>			
City of Albany Property Reference No.	A158499	Heritage Council WA (HCWA) Place Reference No.	24551
Type of Place	Individual Building or Group		
Name of Place	<i>Cheyne's Stables and Outbuilding and Oak Tree</i>		
Other names	Cheyne's Cottage, Norman House Cottage, Cheyne's Coach House, Cheyne's Stables		
Parent Precinct/ Heritage Area / Group (incl. HCWA Parent Precinct Reference No.)	Place forms part of a group with P24555 ( <i>Norman House &amp; Magnolia Tree</i> ) as part of P0054		

<b>LAND DESCRIPTION</b>			
Reserve No.	Lot/Location No.	Plan/Diagram	Vol/Folio
n/a	Lot 212	DP 401417	2890/778

<b>PERIOD</b>	<b>Old Colonial 1788 – c1840</b>
Design Style	Old Colonial Georgian
Construction Date	Pre-1840
Source/Details	Conservation Plan 2010

<b>USE(S) OF PLACE</b>	
Original	Farming/Pastoral - stables/coach-house/outbuilding
Present	Other – store
Other	Social/Recreational – other community hall/centre (Hostel)

**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**

*The following has been extracted from 'Norman House and Cheyne's Stables and Outbuilding', Conservation Plan [Farrow/Chinnery, 2010] and so includes both places.*

*Norman House and Cheyne's Stables and Outbuilding, a two-storey rendered painted granite and brick building with a corrugated iron roof in the Victorian Georgian style completed in c. 1858, and a single storey brick outbuilding with a corrugated iron roof in the Vernacular style built in the mid-to-late-1830s has 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 of granite and brick construction, albeit obscured by the present front balcony, and is one of very few two storey residences designed in this style in Western Australia where it is an early example of this style, and Cheyne's Stables and Outbuilding is one of the earliest surviving buildings at Albany and a rare surviving example in the region of a 1830s stable and outbuilding.*

*The place evidences the lifestyle of one of Albany's earliest and most successful European settlers, George Cheyne, and the substantial proportions and solid construction of Norman House illustrate the types of houses aspired to by the middle class, of which it is the most substantial of the early examples in Albany, and the solid brick construction of Cheyne's Stables and Outbuilding also illustrates Cheyne's ability and aspiration.*

*The place is a landmark in the residential part of Stirling Terrace.*

*The place is highly valued by the community for its associations with the early history of Albany especially early settler George Cheyne, and the Hassells, for its uses under Toc H (1930s), as a high school boys' hostel (1946-63), and a guest house since 1964, and for its aesthetic qualities.*

*The place is associated with George Cheyne, for whom it was built, William Carmalt Clifton, John Hassell and his family, particularly his daughter, Ellen Belinda, and her husbands, Captain Peter Nicholson and Frank Rawling Dymes, Miss Annie Dymes, Toc H, and John Norman in whose honour it was renamed by the Methodist Church.*

*The oak tree is one of the oldest known surviving oak trees in the State.*

*The following are additional values further to the above identified by the City of Albany.*

*Cheyne's Stables and Outbuilding and Oak Tree, in association with Norman House & Magnolia Tree, has cultural heritage significance for the following reasons:*

*The place was built in the simple vernacular style representative of Old Colonial Georgian, according to the intended purpose for which the building was being erected.*

*The place is representative of the second significant period of settlement in Albany, after it transitioned as a military outpost governed from Port Jackson, NSW, to become a free settlement under the governance of the Swan River Colony in 1831. Its location is also connected to this transition, with 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, thereby positioning the place in the heart of the new town centre;*

*The place has historic and social significance for its association with the conversion of Norman House into the first house in Australia (therefore designated 'Mark I') of the Toc H, the charity and allied servicemen's club launched in Britain in World War I.*

*The Oak Tree and Magnolia Tree both have historic connections to the place that date back to the late nineteenth century, and also enhance and contribute on their individual merit to the landmark value of the place.*

**LEVEL OF SIGNIFICANCE**

**Exceptional significance:** Essential to the heritage of the locality. Rare or outstanding example.

**HERITAGE LISTINGS**

Register of the National Estate: Permanent 30/05/1995  
 Uniting Church Inventory (1996)  
 City of Albany: Heritage List (Exceptional) Adopted 27/10/2020  
 City of Albany: Local Heritage Survey (Exceptional) Adopted 27/10/2020  
 City of Albany: Municipal Heritage Inventory (Category A) Adopted 30/06/2001

**PHYSICAL DESCRIPTION**

*Some of the notable features of this place include:*

- Set behind historic Norman House beside noteworthy mature English oak tree
- Simple rectangular design, single storey rectangular face brick building, divided into three rooms
- Walls built of sun-dried brick
- Steep pitched gabled corrugated iron roof which is protecting original wooden shingles
- The oldest part of the cottage has the original stump floors
- The west end was verified as the coach house and stables owing to ventilation spaces in the brick walls and the presence of a loft
- Some original windows remain

*Some obvious modifications include:*

- Brick toilets added to east end (demolished 1990s)
- Some windows replaced
- Corrugated iron roof installed to protect old wooden shingles

*The following additional clarification is provided by the City of Albany on notable features and modifications of the place, based on documentary evidence, including the Conservation Plan:*

- Internal walls white-washed
- Some external walls lower portions constructed of granite field stones
- Other elements of the central and west sections of the building verifying original use of the building as a coach house and stables, include a large external opening to the loft space in the western façade with a timber pole above projecting from underneath the roof ridge, likely to have been used as a pulley for hoisting hay into the loft, and the central room (coach house) incorporating a former large arched external opening used for coaches.
- Loft floor constructed of machined Oregon flooring and jarrah joists.
- Eastern end includes a cellar underneath and a lath and plaster ceiling above.
- Conservation works undertaken during mid 1990s included:
  - Replacement of corrugated iron roof
  - Timber salvaged from the old town jetty obtained from Port Authority and used for repairs and replacement where necessary, of doors and window frames
  - Original timber floorboards used to replace the floor to the room and trap door to the cellar
  - Bricks salvaged from demolition of external toilet block used to rebuild internal walls and white-washed
  - Sun dried bricks salvaged and reused to rebuild external walls as part of conservation works

**HISTORICAL NOTES**

*The following has been mostly extracted from 'Norman House and Cheyne's Stables and Outbuilding', Conservation Plan [Farrow/Chinnery, 2010] with some additions by the City of Albany.*

The current land description where *Cheyne's Stables and Outbuilding and Oak Tree*, and *Norman House & Magnolia Tree*, are located is Lot 212 on Plan 401417.

*Cheyne's Stables and Outbuilding*, along with *Norman House*, were constructed for George Cheyne and his wife Grace (nee Moir).

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The place *Cheyne's Stables and Outbuilding and Oak Tree* consists of a small single storey building located behind *Norman House & Magnolia Tree*. It consists of three rooms; the floor in the west end room indicates that this area was a stable, the wide opening in the centre of the south façade indicates that the central room could have been used as a carriage room, and the room at the east has a cellar under the timber floor and may have been used for servants. It was constructed from sun dried bricks and originally had a shingle roof.

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. The Cheynes were positioning themselves in the heart of this new town centre and became one of the most successful settlers of this era. Cheyne also encouraged his wife's family, the Moirs, to emigrate from England to Albany and sponsored them in their early setting up days. By the early 1840s, Cheyne had developed a substantial farm and port at Cape Riche and his business interests in general were extensive and diverse, and included whaling in the Cape Riche area and sandalwood around the Pallinup River, where he also developed properties with some of his nephews.

Cheyne 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. 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.

There is no documentation available that establishes the exact date of construction of the stables, however documentary evidence indicates that it was constructed before 1840, including the 1851 plan drawn by Chauncy that shows a small building located at the rear of Lot 14, likely the stables and outbuilding, as well as a single storey residence on Lot S15. By 1858/59, photographic evidence shows the substantial two storey residence built at the front of Lot S14 (now known as *Norman House*). The two storey residence was originally named *Belle-vue*, as it had uninterrupted views of Princess Royal Harbour.

Cheyne also encouraged his wife's family, the Moirs, to emigrate from England to Albany and sponsored them in their early setting up days. Lot S15 was subsequently taken over by the Moir family, later subdivided into Lot 2 on Diagram 005851 (No. 32 Spencer Street) and Lots 3 and 4 on Diagram 009519 (No. 32 and No. 28 Spencer Street respectively). The single storey residence on original Lot S15 was later demolished in the mid-twentieth century.

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. A painting of the Albany foreshore dated 1861 by Clifton - from his yacht in the harbour - shows *Belle-vue*, identified as "Residence of Peninsular and Oriental Company's Agent", as well as all the other important buildings that existed along the foreshore at that time. As well as the local P&O manager, Clifton would also become well-known in Albany for his instrumental role in establishing the Albany Cooperative Society.

In 1865, well-known Albany resident Captain John Hassell (who had by now retired and was living in London) purchased Lot 14 and Lot 13 from Cheyne. Hassell purchased the house for his wife Ellen and daughter Ellen Belinda who were still living in Albany. The purchase by the Hassell family of the place added another important chapter to the history of the people associated with the place:

*Living in Albany, names like Hassell, Cheyne, Wylie, Moir and Chester were at first as blank and serviceable as any other you might see on a street sign of map... Only later did you understand how far back these names travelled.* [citing Tim Winton, in Dowson, 2009, p. 9]

Clifton was subsequently given notice to leave, eventually moving into his own purpose-built residence *The Mount* – another prominent two storey residence on Stirling Terrace built in 1867 just east of *Belle-vue* (demolished 1976).

George Cheyne passed away in Scotland in 1869.

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On Hassell's death in 1883, Lots S14 and S13 passed Ellen Belinda who married Captain Peter Hay Nicholson in 1887. Peter Nicholson died in 1897 while still living at Belle-vue. In 1906, Ellen married local lawyer Frank Rawling Dymes in the drawing room at Belle-vue. When Ellen died in 1913, Lots S14 and S13 passed to Dymes.

After Dymes' death in 1921, the properties passed to his sister, Annie who was living in 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. Toc H (or TH) stands for Talbot House, and the first such house was established in Belgium, named in memory of Lt Gilbert Talbot, who was killed in action.

Belle-vue was subsequently renamed 'Edward House' and officially opened on 5<sup>th</sup> December 1931 by the WA President of Toc H, Lieutenant General Sir Talbot Hobbs, K.C.B. Significantly 'Edward House' was the first 'Toc H' house established in Australia. 'Edward House' was named after HRH Edward, Prince of Wales, later Edward VIII and Duke of Windsor, who was Patron of Toc H. As the first Toc H in Australia it was designated 'Toc H Mark I' - referencing the military practice of identification at the time. 'Edward House' was named after HRH Edward, Prince of Wales, later Edward VIII and Duke of Windsor, who was Patron of Toc H. As the first Toc H in Australia it was designated 'Toc H Mark I' - referencing the military practice of identification at the time.

In 1934, the first Certificate of Title was registered for 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 1937, Annie Dymes died in England. The Albany Advertiser reported she was 'a well-known and highly respected resident of Albany.' She bequeathed the northern portions of Albany Lots S13 and S14 that had continued in her ownership to her nephew, Thomas Alfred Dymes. This property remained in the Dymes family until May 1944, when these portions were sold to Neville Reeves (who also acquired Lot 16) who established his hardware store and timber yard (now known as *Reeves Hardware Store and Timber Yard* - HCWA No. P26890).

In the late 1930s-early 1940s, 'Edward House' became somewhat neglected, following significant enlistment of Toc H members from Albany, to serve in World War II.

The 'Allied Services Club' and the 'Allied Trench & Camp Comforts Club' also temporarily operated from 'Edward House' from 1942 through to the latter half of 1945, when the war came to an end.

In 1946, the Methodist Church purchased the southern portions of Lots S14 and S13 from Toc H and converted 'Edward House' into a boys' hostel. The building was renamed 'Norman House', in honour of John Norman, one of the trustees of the Church in '...recognition of Norman's untiring, unflinching work for the youth of Albany.'

*Cheyne's Stables and Outbuilding* was repurposed as a recreation area and store during this time, with brick toilets added to the east end of this building. The hostel was recorded as providing accommodation for up to 33 boys in 1952. It was rented out as general hostel accommodation over the summer school holidays. The hostel was closed in 1962 and relocated to the old Government Hospital (*Vancouver Arts Centre* HCWA No. P69) which had recently been converted for use as a hostel.

The property - in particular the Oak Tree - was described in an article printed in the *Albany Advertiser* in 1963:

*Norman House bears the hall mark of having been used for some time as a public utility. Gone are the six slender wooden posts, replaced by heavy brick pillars, gone the dainty wooden railings that edged the downstairs verandah, the bird bath, the silver birch, the glorious rose gardens, the pond always filled with floating lilies, gone the four Norfolk pine trees, one placed at the edge of each corner of the house, gone the fruit and almond trees. Remaining is a glorious magnolia tree at the front of the house and at the rear one of the five English Oak trees, a very king among trees of its kind alone, near the one time stables.*

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Following closure of the hostel, the Uniting Church (formerly the Methodist Church) leased the place to tenants to operate as a guest house/bed and breakfast establishment, which was in operation under various proprietors until 2015.

Some restoration work was completed in 1994 to *Cheyne's Stables and Outbuilding*, when the place was re-roofed with galvanised sheeting, with any remaining shingles left in-situ underneath the new sheeting, and fretting external brickwork was replaced with original bricks from the interior of the building. Insufficient funding meant the restoration work was unable to be completed to a stage to make the building usable and it continued to be used as a storeroom associated with the bed and breakfast operating from 'Norman House'.

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

In 1995, *Cheyne's Stables and Outbuilding* was entered on the Register of the National Estate and referred to as 'Norman House Cottage', with 'Norman House' noted in the description of the place. Some of the statements in the assessment by the Australian Heritage Council were subsequently disputed by the Uniting Church Parish at the time, mostly in reference to *Cheyne's Stables and Outbuilding*, including the place being known as 'Norman House Cottage' and various works to the stables either being inaccurately or incorrectly described.

*Norman House and Cheyne's Stables and Outbuilding Conservation Plan* was prepared in 2010 by architect Lynne Farrow & historian Robin Chinnery. Reference is made in the Conservation Plan to the now refuted belief that the structure was purpose built as a dwelling for Cheyne. The Uniting Church Parish outlined to the Australian Heritage Council in the 1990s, that it was 'generally accepted' the structure was built as his dwelling by Cheyne in the 1830s, and, at around the period at which he built the place 'now known as Norman House', 'the old cottage was adapted ... to serve as a stable or coach house', and 'The nature of the rooms in the building and the wine cellar are such that it was obviously intended to serve as a dwelling.' It was claimed 'with some justification that the bulk of evidence favours the theory that the cottage at the rear of 'Norman House' was the original home of George Cheyne and that it was built by Cheyne himself in the 1830s, and possibly as early as 1832.' However, it was also noted that local historian Bonnie Hicks preferred to call the building 'not Cheyne's Cottage but "COLONIAL BUILDING"' as no documentary evidence had been found to confirm it had been built as a dwelling.

In 2010, Lot S14 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 portion of Lot 1 (associated with Lots S14 and S13). The southern portion of Lot 1 (and associated S14 and S13) remained, on which *Cheyne's Stables and Outbuilding and Oak Tree* and *Norman House & Magnolia Tree* were located.

The historic buildings retained in-situ, now known as *Reeves Hardware and Timber Yard* includes the corner building fronting Spencer and Frederick Streets located on Lot 213 and southern buildings fronting Spencer Street located on Lot 214. 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 No. P30, 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* are currently located, was created in 2015, following subdivision of the southern remaining portion of Lot 1 on Diagram 9097 - associated with original Lots S14 and S13, of which were subsequently cancelled. The right of carriageway was retained over new Lot 215 on Plan 401417, providing vehicle access to Lot 212.

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Great Southern Community Housing Association (now known as Advance Housing) an affordable housing provider, purchased Lot 212 from the Uniting Church in 2015. Development approval was granted in 2016 for three new brick and iron two storey buildings (student accommodation) in the eastern portion of Lot 212. The places *Norman House & Magnolia Tree* and *Cheyne's Stables and Outbuilding and Oak Tree* were retained in situ, with the development proposal including provision of six rooms in *Norman House* for student accommodation. Conditions of development approval included the requirement of tree protection plans implemented during construction for the *Magnolia Tree* and *Oak Tree*. Construction commenced in 2016 and was completed by 2018.

The *Oak Tree* as described in the newspaper in 1963 is still extant in 2023.

#### ASSOCIATIONS

#### ASSOCIATION TYPE

George and Grace Cheyne	First owners/builders
Captain John Hassell	Owner/prominent Albany businessman
Dymes family	Owner/prominent Albany family
John Norman	Businessman, councillor and Albany Mayor (Methodist)
Methodist/Uniting Church	Subsequent owner
Mr and Mrs Rodda	First superintendent and matron of Norman House hostel
Eunice and Glen Sloman	Matron/residents of Norman House hostel

#### HISTORIC THEME/*Subtheme*

#### CATEGORIES OF SIGNIFICANCE

Demographic settlement and mobility/ <i>Land allocation and subdivision</i>	Aesthetic
People/ <i>Early Settlers</i>	Historic
Social and Civic Activities/ <i>Community services and utilities</i>	Representative
	Rarity
	Research

#### SUPPORTING INFORMATION/BIBLIOGRAPHY

- *Heritage TODAY* Site visit and Assessment 1999.
- *The Albany Advertiser* 26/2/1963, article by Mavis Verschuer; and *The Albany Advertiser* 20/11/1928 p. 4 article by N. W McKail.
- Town of Albany Heritage Survey 1994
- Australian Heritage Commission Assessment of Cheyne's Cottage 1994
- [Australian Heritage Database \(online\) - Register of the National Estate](#)
- *Norman House and Cheyne's Stables and Outbuilding, Conservation Plan*, Lynne Farrow architect & Robin Chinnery historian, 2010.
- Dowson, John, *Old Albany Photographs 1850-1890*, Albany Chamber of Commerce & Industry Inc., 2008, revised 2009.

**Additional Photographs**



**Front south elevation [H Munt 2008]**



**East elevation [H Munt 2008]**



**West elevation [H Munt 2008]**





Interior middle room [H Munt 2008]



Interior west end stable [H Munt 2008]



[Heritage Today 2000]



**Internal view - wooden shingles under corrugated iron roof**  
[Heritage TODAY 2000]

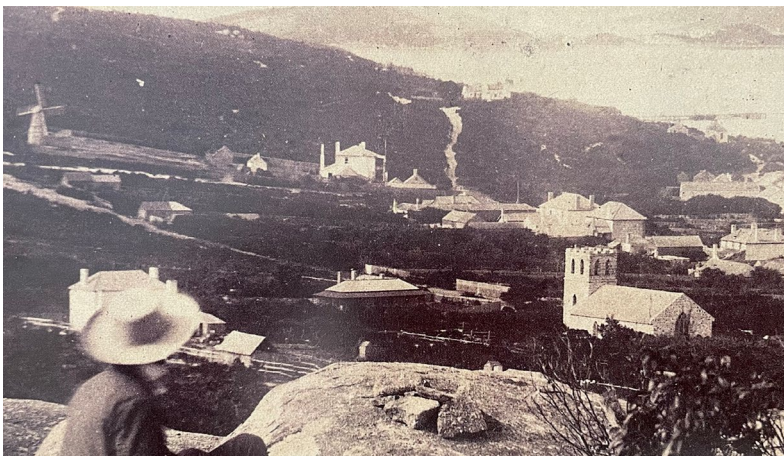


**The English oak tree** [Heritage TODAY 2000]

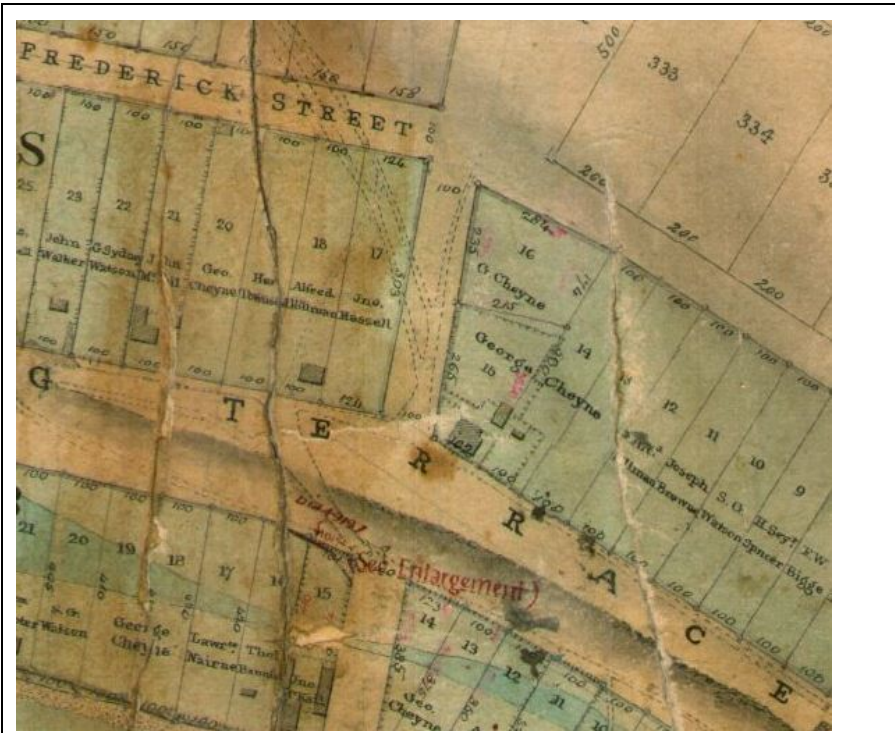




*Cheyne's Stables and Outbuilding*, centre (right of windmill), behind Belle-vue, photograph taken by George Chester c1860s, from Dowson, 2009 p. 38 [source AHS P89-1095]



*Cheyne's Stables and Outbuilding*, centre behind Belle-vue, 1866, from Dowson, 2009 p. 2



Chauncy map, 1851, detail showing Lots owned by George Cheyne and what appears to be *Cheyne's Stables and Outbuilding* southern end of Lot 14



Hillman map, 1836, detail showing Lots 13, 14, 15 and 16 owned by George Cheyne