

**CITY OF ALBANY
SURVEY OF HERITAGE PLACES**

CONSIDERABLE

PLACE RECORD FORM

Number	Street Name	Locality	Name of Place
28-30	Stirling Terrace	Albany	Norman House & Magnolia Tree



SUMMARY DETAILS			
City of Albany Property Reference No.	A158499	Heritage Council WA (HCWA) Place Reference No.	26924
Type of Place	Individual Building or Group		
Name of Place	<i>Norman House & Magnolia Tree</i>		
Other names	Belle-vue, Belleview, Cheyne's House, Hassell House, Edward House; Toc H (Mark 1), Toc H Canteen, Allied Services Club, Allied Trench & Camp Comforts Club		
Parent Precinct/ Heritage Area / Group (incl. HCWA Parent Precinct Reference No.)	Place forms part of a group with P24551 (<i>Cheyne's Stables and Outbuilding and Oak Tree</i>)		

LAND DESCRIPTION			
Reserve No.	Lot/Location No.	Plan/Diagram	Vol/Folio
n/a	Lot 212	P401417	2890/778

PERIOD	Victorian c1840 – c1890
Design Style	Victorian Georgian
Construction Date	Completed c1858
Source/Details	Conservation Plan 2010

USE(S) OF PLACE	
Original	Residential – two storey residence
Present	Commercial – Bed and Breakfast
Other	Military – respite centre; Religious – housing or quarters

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 stables 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 at the place is one of the oldest surviving oak trees in the State.

The following are additional values identified by the City of Albany, further to the above outlined under the Conservation Plan.

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

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 as the first house in Australia (therefore designated 'Mark 1') 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

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
 City of Albany: Municipal Heritage Inventory (Category B) Adopted 30/06/2001
 Uniting Church Inventory 1996
 Register of the National Estate: Permanent 30/05/1995 – *Cheyne's Stables and Outbuilding only*

PHYSICAL DESCRIPTION

Some of the notable features of this place include:

- Two storeys with modified enclosed verandah
- Generous set back from road
- Tree of specific note associated with the place - Magnolia

Some obvious modifications include:

- Verandah replacement 1931
- Enclosure to the upper storey verandah (c1950s)
- Boxed pillars that dominate façade
- Metal screens on windows
- Total change from Victorian Georgian style facade
- Student housing development – 3 two storey buildings on east of the lot

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:

- Two-storey granite and brick residence in Victorian Georgian style, with hipped corrugated iron roof, front facing two-storey verandah and balcony, originally constructed with jarrah floors, simple timber balustrade and posts
- Rear external timber stairs ground and first floor –replaced (c1950s)
- Rear timber weatherboard additions to north-west corner and first floor balcony (c1906-1931)
- Chapel installed in the roof area (c1930s), renovated in the mid-1940s
- Replacement of verandah posts with brick piers and enclosure of upper storey verandah (c1930s)
- Internal modifications to the main building throughout 1940s-1980s, associated with the use as a hostel and subsequently as a guest house
- External walls rendered for weatherproofing and installation of external windows to enclosed verandahs c1950s
- New roof sheeting installed c1980
- Original circular driveway servicing 'Norman House' substantially modified
- Student housing development - three two-storey brick and metal roofed buildings located in the eastern portion of Lot 212, completed 2018.
- As at 2023, the area in front of *Norman House* and recent two storey development facing Stirling Terrace incorporates landscaping, hardstand driveways to the rear of the lot and car parking bays

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

The buildings associated with the places now known as *Norman House & Magnolia Tree* and *Cheyne's Stables and Outbuilding and Oak Tree* were constructed for George Cheyne and his wife Grace (nee Moir).

The residence named 'Belle-vue' by Cheyne (also 'Bellevue', now known as 'Norman House') was built as a substantial two storey rendered house in the Victorian Georgian style, completed by c1858 and located in a prominent position on Stirling Terrace. The Cheynes named the house 'Belle-vue' as it had uninterrupted views of Princess Royal Harbour.

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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. 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, which also shows the stables and outbuilding on Lot S14 and a single storey residence on Lot S15.

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.

‘Belle-vue’ was constructed to the front of the stables and outbuilding which was completed by 1858/59. It was a very substantial and elegant residence, in the Victorian Georgian style, with a central front door on each level flanked by pairs of double hung timber sash windows. The outer walls were constructed of 450mm thick granite with brick edgings and were stuccoed and the stucco indented with ashlar moulding. The original front façade had a graceful first floor timber balcony, adding to its landmark presence along 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. 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 Lots S14 and Lot S13 from Cheyne. Hassell purchased the house 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:

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.

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 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.

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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 5th 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 1' – 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. By 1935, alterations and additions had been made to 'Edward House' with the original verandah removed and replaced with a wider enclosed one supported on thick brick piers, and the fenestration to the first floor of the front facade was altered considerably. A chapel was also installed in the roof space and made available for all Christians in Toc H.

While the exact date of when the Magnolia Tree was planted and by who is unknown, photographic evidence shows it was an established tree by 1930, including photographs from the time of the opening of 'Edward House' showing the mature Magnolia Tree to the front.

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. In 1942, the Citizens' Reception Committee proposed to establish a Service Canteen at Albany, located at 'Edward House', to provide facilities for servicemen. It was proposed that the canteen be called the 'Albany Allied Services Club, with the dining room at 'Edward House' converted into a billiard room, in which the 'magnificent antique fireplace' was a significant and notable feature. The 'Allied Services Club' and the 'Allied Trench & Camp Comforts Club' operated from Edward House through into the latter half of 1945, when the war came to an end.

At the end of the war, in late 1945, Toc H offered the building fully furnished 'with the most wonderful antique furniture' to the R.S.L. (Returned Services League) for £900, but the offer was declined, and subsequently the place was purchased for this price by the Methodist Church, and it was duly transferred.

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 Methodist Hostel for Boys', 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.'

John Norman (b. 1884) came from a pioneering family who first came into the district in 1837. He grew up with strong role models of community citizenship. At the age of 16 he went into a cadetship at the Post Office but later went onto to work in private enterprise. In c1908 John and his brother Arthur purchased and redeveloped the Albany newsagency and Norman Bros became an integral part of Stirling Terrace. Norman went on to hold many public positions in Albany. He was the Chairman of the Albany Road Board and later Mayor, President of the P&C and Agricultural Society, filled every executive position in the Methodist Church at some time or another and was active in a large number of sports clubs as well.

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The hostel was initially run by a Mr and Mrs Rodda (as Superintendent and Matron respectively), but only for one year before being transferred to a Mrs Eunice Evangeline Sloman, where she fulfilled the role of Matron for the next eight years, whilst residing at the premises with her husband and children.

The hostel was recorded as providing accommodation for up to 33 boys in 1952. It was also rented out as general hostel accommodation over the summer school holidays.

Descriptions of the layout and functions of the main building when used as a hostel included all ground floor rooms occupied by the Matron and her husband, with boarders only permitted to access the building from the rear and were accommodated on the first floor. Sleeping accommodation for boarders comprised four rooms and the front balcony and rear verandah, with beds in the hall area leading to the verandah when numbers grew. At the rear a large recreation room extended the full width of the building, sectioned off as a study area. There was also mention of a large attic room, external timber stairs at the first floor. Modifications to original fabric of the main building were undertaken whilst in use as a hostel, including internal works involving removal of stone pillars, remodelling of the chimney breast, installation and removal of partitions to enclosed balcony and verandahs, as well as external works such as rendering of the walls for weatherproofing, and the installation of sewer and a hot water system. The former Toc H chapel was also restored by Glen Sloman in the late 1940s and re-dedicated under the Methodist Church and used for regular services. During this time, *Cheyne's Stables and Outbuilding* was repurposed as a recreation area and later a store, with brick toilets were added to the eastern end (demolished as part of conservation works undertaken in the 1990s).

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 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.

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, with the first floor rear verandah and adjoining rooms converted at the time into living quarters for the proprietor.

The place continued to operate as a bed and breakfast operating under various proprietors until its closure in 2015. Renovations to the place were undertaken during this period, including the 1980s and 1990s with installation of ensuite bathrooms, upgrades to the ground floor to provide accessible facilities, and a porch built at the rear to provide a protected entrance to the ground floor back verandah.

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 the late 1980s, 'Norman House' was included in the Albany Historic Town Trail, a bi-centennial project.

In 1995, *Cheyne's Stables and Outbuilding* was entered on the Register of the National Estate. Although not included 'Norman House' was noted in the description for Cheyne's, and referred to as a private hotel and 'Cheyne's House'. Some of the statements in the assessment by the Australian Heritage Council were subsequently disputed by the 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.

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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.

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 *Magnolia Tree* is still extant in 2023.

ASSOCIATIONS

ASSOCIATION TYPE

George and Grace Cheyne	First owners/builders
Alexander & Andrew Moir	Nephews of Grace Cheyne, likely involved building the place, prominent Albany family
William Carmalt Clifton	Tenant (1860s), Agent for P&O, was instrumental in the formation of Albany Co-Operative Society
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>Settlements</i>	Aesthetic
People / <i>Early settlers</i>	Historic
Outside influences/ <i>World wars and other wars</i>	Representative
Social and civic activities/ <i>Community services and utilities/Religion/Institutions</i>	Social

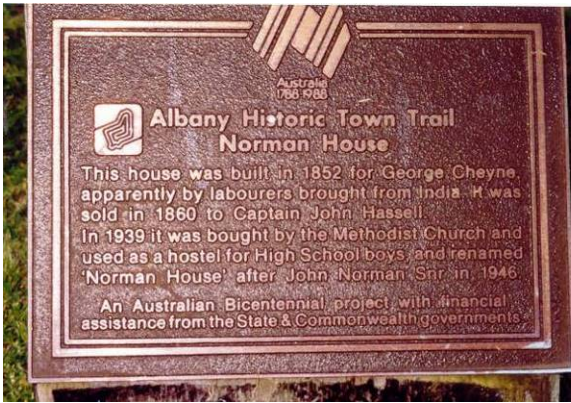
SUPPORTING INFORMATION/BIBLIOGRAPHY

- *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



[Heritage Today 2000]



Bicentennial Plaque at Norman House [Heritage TODAY 2000]



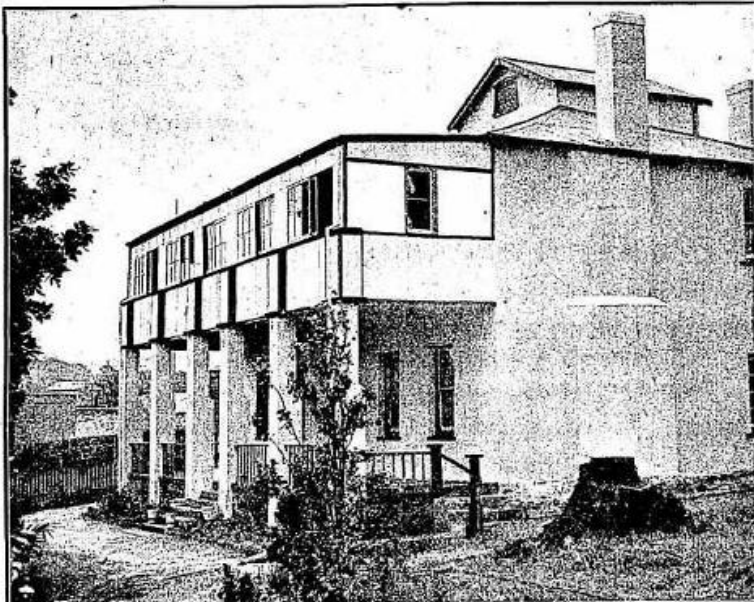
The Magnolia Tree (age unknown) [Heritage TODAY 2000]

EDWARD HOUSE.

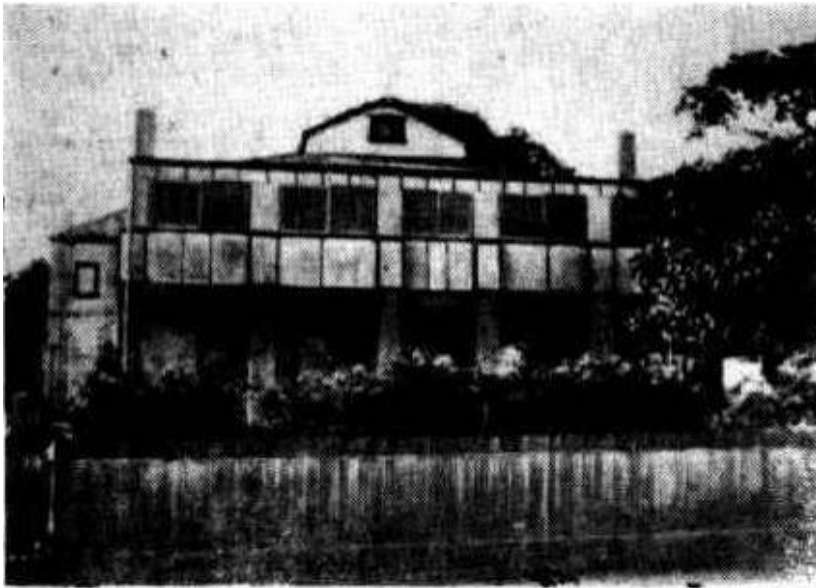


Mark I., 'Australia, the gift of Miss A. Dymes to Toc H, W.A., through the Albany Branch. Situated in a central position, overlooking Princess Royal Harbour. Edward House was the centre of a Toc H pilgrimage during the past week-end.

Albany Advertiser, 7 December 1931



As Edward House, *Southern Districts Advertiser*, 16 December 1935

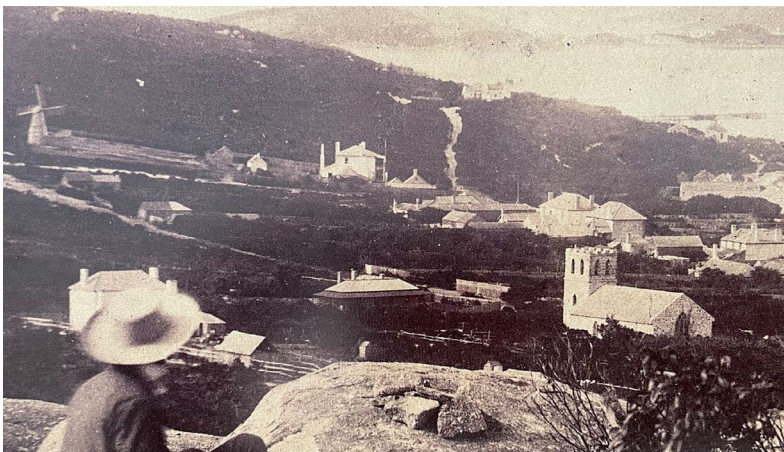


**STIRLING TERRACE HOUSE ERECTED BY
GEO. CHEYNE.**

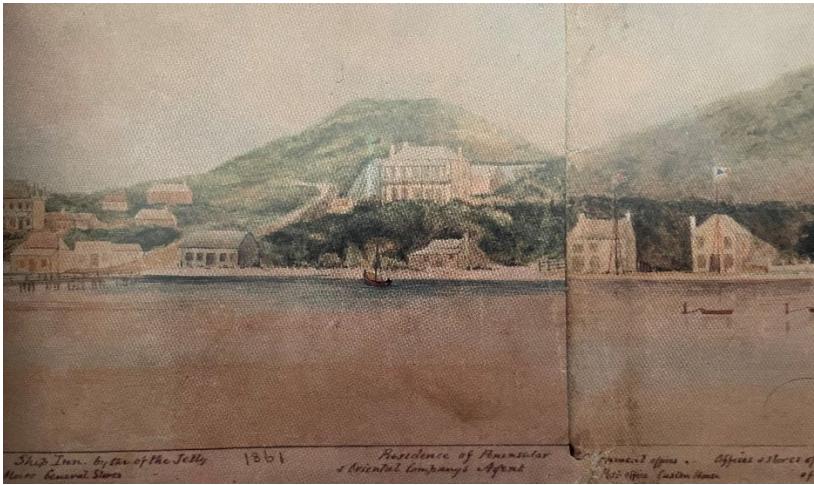
Albany Advertiser 3 January 1952



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



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



1861 – called “Residence of Peninsular and Oriental Company’s Agent, Clifton Drawing, c1861, taken from Dowson, 2009, p. 57



Chauncey 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