



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November, 1996 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE *

Hasell's Cottage (ruin), with its honey coloured stone, brick arches and brick quoins displays aesthetic characteristics. (Criterion 1.1)

Hasell's Cottage (ruin) demonstrates, through the unusual three-centred (or basket) arched openings, and the quality of the masonry in general, artistic excellence. (Criterion 1.2)

11.2. HISTORIC VALUE

Hasell's Cottage (ruin) typifies the convict period of Western Australia (1850-1868), which saw the development of the colony both in public works and private residences. The place was built and occupied by George Hassell, an expirée who was also a major builder of the Toodyay and Newcastle district in his time. (Criterion 2.2)

Many buildings in the region constructed by George Hasell are now of heritage significance. (Criterion 2.3)

Hasell's Cottage (ruin) was one of the first buildings in the district to use corrugated iron as roofing material. It is also one of the earliest private dwellings in the Toodyay district to use both stone and brick in its construction. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

The brick kiln situated in the paddock north of *Hasell's Cottage (ruin)* may be worthy of archaeological investigation to verify its design and performance. (Criterion 3.3)

11.4. SOCIAL VALUE

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter A *Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Hasell's Cottage (ruin) contributes to the community's sense of place in that it is the only pre 1860s building that has remained standing in what was the original townsite of Toodyay, now West Toodyay. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Hasell's Cottage (ruin), as one of four remaining structures still standing of the original Toodyay township, is a rarity. (Criterion 5.1)

The kiln demonstrates a technological process no longer practised, that is, wood fired brick curing. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The modest scale and simple form of *Hasell's Cottage (ruin)* demonstrates the austerity of life of the early settlers of the region. (Criterion 6.2)

12. 3 CONDITION

The fabric of *Hasell's Cottage (ruin)* has deteriorated to the extent that the place is now a ruin. The use of mud as a mortar with only a thin lime pointing, together with the minimal eave overhangs, would have caused some deterioration of the walls even while the roof was in place and in good condition. The loss of the roof has accelerated the process to the point where the walls are badly cracked, out of plumb, or missing and what is left of the timber floor is unsafe. The condition of *Hasell's Cottage (ruin)* is extremely poor.

12. 4 INTEGRITY

The integrity of *Hasell's Cottage (ruin)* is low. What was a family home is now an unoccupied ruin. The place could be restored, but only at the expense of considerable effort, time and money.

12. 5 AUTHENTICITY

Although substantial sections of the walls, and nearly all of the roof and timber floors have badly deteriorated, the authenticity is high.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Natasha Georgiou, History Researcher. The physical evidence has been compiled by John Loreck, Architect.

13.1 DOCUMENTARY EVIDENCE

Hasell's Cottage (ruin) is the ruin of a Victorian Tudor style cottage built by George Henry Hasell in two stages. A two room, single-storey building made of a mixture of convict depot and Hasell's own bricks, as well as cut stone, it was constructed around the end of 1854. The building was roofed with corrugated iron. A brick kiln located about 100 metres from the cottage was constructed by Hasell in c.1855. In 1865, a single-storey extension with a cellar was added by Hasell.

Ensign Robert Dale, of the 63rd Regiment, first explored the Avon Valley in July 1830. His positive report led to further exploring and surveying, including that of Governor Stirling in October 1830.¹ While the townsites of York, Beverley, and Northam were gazetted in the 1830s, it was a further six years later before the original townsite of Toodyay was declared.² In 1836, the first settlers of Toodyay were Alexander Anderson, Francis Whitfield, and James Drummond, who were respectively granted 6,000 acres (Avon Location U3), 4,059 acres (Avon Location U2), and 2,900 acres (Avon Location U4).³ During 1839-1840, there was a prosperous sale or leasing of free grants in the area and the area became further populated which led to the surveying of town allotments and roads in October 1849.⁴ In 1850, due to shortage of labour, the government decided to allow convicts into the State. The first convicts arrived in Toodyay the following year and it was through their activities that the development of the district accelerated greatly. In 1852-57, a convict depot and hiring station was established at Toodyay. Due to the nature of the operation of this depot, it was built two miles up the Avon River from the centre of the town. Because the original Toodyay townsite was prone to flooding every winter, a new townsite was laid out near the depot.⁵ Newcastle was officially gazetted in August 1861 and much of the early construction work was undertaken by convicts.⁶ In 1911, due to the confusion in mail being sent to Newcastle in New South Wales, the town changed its name to Toodyay and the original town was renamed West Toodyay.

George Henry Hasell arrived in the Swan River Colony on the *Marion* as convict number 1225 on 30 January 1852. He was born in 1826, the son of an English tailor named Henry Hassell.⁷ It is suggested that Hasell dropped an 's' from his name because he did not want to be confused with another convict in the area named Hassell, who was not well liked by settlers and convicts

¹ Deacon, J. *A Survey of the Historical Development of the Avon Valley with Particular Reference to York, Western Australia, During the Years 1830-1850* UWA, Nedlands, 1948, pp.10-15.

² Erickson, R. *Old Toodyay and Newcastle* Toodyay Shire Council, Toodyay, 1974, p.27.

³ *ibid*, p.19.

⁴ *ibid*, p.77.

⁵ Chitty *Toodyay: A Survey of Historical Buildings* Toodyay Shire Council, Toodyay, c.1970s, p.2.

⁶ Erickson, R. *Old Toodyay...*, op. cit., p.165.

⁷ Erickson, R. *Convicts in Western Australia 1850-1887* UWA Press, Nedlands, 1994.

alike.⁸ Although George Hasell gave his trade as plasterer when arrested, he was also a skilful bricklayer as evidenced by the quality of workmanship in his Toodyay buildings.⁹ He was convicted in the Central Criminal Courts in London of cattle stealing and sentenced on 9 April 1849 to seven years transportation. He received his Ticket of Leave the day after he arrived in the Swan River Colony. He was soon sent to the Toodyay Convict Depot to work on its construction. It was here that he met his future building partner, Esau Wetherall, who was also a convict and stonemason by trade.¹⁰ Hasell received his conditional pardon on 30 December 1854 and subsequently married Ellen Carmody (born 1836 in Ireland and died 1920 in Toodyay) on 14 January 1855. He was given permission to marry Ellen on 30 June 1854 and their first child, Elizabeth, was born in 1855 and they were to have a further nine children.¹¹

George Hasell was a prominent builder of the district and was responsible for the full or part construction of the Convict Depot buildings (1852-1857); Phillips' 'Culham' (1855); Newgain Granary (1855-1856); Drummond's Steam Mill (1856-1857); Braybrook (c1856-1857; 1862); St. Stephens Church (1861-1862); Donegan's and Parker's Cottages (c1862-1864); Newcastle Gaol (1862-1865); Drummond's 'Hawthornden' (1865); Conner's Mill (1870); and the Mechanics Institute (1874). To assist with the construction of such works, both Hasell and Wetherall are listed as hiring Ticket of Leave men in 1857-1874.¹²

In 1854, it is assumed that Hasell obtained himself a town grant of land comprising Toodyay Sub Lots 19 and 20 (With extensive consultation with DOLA and looking through the Deeds no record can be found of this grant). As soon as he was released from the Convict Depot he began constructing a cottage, with the aid of Wetherall, as accommodation for his future bride and himself. During the construction of the cottage a brick kiln was built on the property. The bricks from the kiln were used in the construction of the building, along with convict depot fired bricks and 'second grade' cut stone. At the front of the building there is a display of centred arches and brick quoins, which would have been a good advertisement for his business, and Hasell's Cottage was one of the first buildings in the district to have a corrugated iron roof.¹³ It is recorded that, in 1865, Hasell was building himself a 'two-storey' house (this is the main reason why in the past Hasell's Cottage was thought to be constructed much later than it was).¹⁴ Instead, this extension is now known to be an addition to the original cottage. The ground floor level was used for family purposes and the cellar, which could only be accessed from the rear of the house, was most likely used as a storage room

⁸ Conversation with Mike Doyle, owner of *Hasell's Cottage (ruin)*, 12 February 1998.

⁹ Erickson, R. *Convicts...*, op. cit.; Conversation, with Mike Doyle, owner of *Hasell's Cottage (ruin)*, 12 February 1998.

¹⁰ Erickson, R. *Convicts ...*, op. cit., p.584.

¹¹ *ibid.*

¹² Erickson, R. *Bicentennial Dictionary of Western Australians* Vol. 2 UWA Press, Nedlands, 1988; Facsimile from Mike Doyle, owner of *Hasell's Cottage (ruin)*, 16 February 1998.

¹³ Facsimile from Mike Doyle, owner of *Hasell's Cottage (ruin)*, 16 February 1998.

¹⁴ As cited by Rica Erickson in a conversation to Mike Doyle in 1995.

and workshop for Hasell's business.¹⁵ In March 1861, Hasell was granted a confectioner's license and a shop was run by Ellen on the property.¹⁶

By 1873, the entire family had moved to Newcastle onto a property located on Newcastle Town Lot 67, which Hasell had purchased from Samuel Mitchell and Henry Locke for £5 in 1873.¹⁷ They lived in an impressive two-storey house, which Hasell built, located on Folewood Road.¹⁸ George Hasell died on 22 April 1876 and subsequently his properties were divided amongst his wife and children. Ellen Hasell inherited the cottage and Toodyay Sub Lot 19 upon which it was located but she did not live in the house.¹⁹ In 1885, she passed it on to her eldest son, Henry Hasell.²⁰ Henry and his brother, James, had continued their father's business after his death and would have used the brick kiln on the property.²¹ The property remained in the family until 1900 when it was sold to Frederick Lindsay, a Newcastle dealer, for £200.²² In 1922, he in turn sold it to John William McCluncy, a Toodyay farmer.²³ It was during McCluncy's ownership that some renovations were made to the house that included extensions to the chimney and a new roof.²⁴ The property was then owned by a succession of farmers over the decades, including Albert Donegan, Stanley Wroth, and the Donnelly family.²⁵ The condition of *Hasell's Cottage (ruin)*, suggests that the building has not been occupied for many years. On 11 December 1992, the Claughton family bought the property and immediately started building a new single-storey rammed earth and iron residence close to Hasell's Cottage.²⁶

The present owners, Mike and Wendy Doyle, are now attempting to restore *Hasell's Cottage (ruin)*. A stone plinth with a concrete slab located on the north corner of the building, probably a platform for a rainwater tank dating from the 1940s, has been removed by Mr Doyle because it was in an unsafe condition.²⁷

13. 2 PHYSICAL EVIDENCE

Hasell's Cottage (ruin) is located about 4 kilometres east of Toodyay on the north side of Julimar Road. Julimar Road is at this point aligned ESE to WNW, and the place is built about eight metres from the road with the long axis parallel to it.

North-west of *Hasell's Cottage (ruin)* is a rammed earth and iron residence (c.1993) with an above ground swimming pool to the east and a shed at the rear.

¹⁵ Facsimile from Mike Doyle, owner of *Hasell's Cottage (ruin)*, 16 February 1998.

¹⁶ Erickson, R. *Old Toodyay*..., op. cit., p.167.

¹⁷ Memorial, 7/689, Deeds Register, BL.

¹⁸ Chitty *Toodyay*..., op. cit., pp.1d & 10.

¹⁹ Certificate of Title, Vol. 3, Fol. 207.

²⁰ Certificate of Title, Vol. 15, Fol. 232.

²¹ Chitty *Toodyay*..., op. cit., pp. 2 & 13.

²² Certificate of Title, Vol. 193, Fol. 188.

²³ *ibid.*

²⁴ Conversation with Mike Doyle, owner of *Hasell's Cottage (ruin)* 21 February 1998.

²⁵ Certificates of Title, Vol. 1022, Fol. 936 and Vol. 1072, Fol. 96.

²⁶ Conversation with Mike Doyle, owner of *Hasell's Cottage (ruin)* 21 February 1998.

²⁷ Facsimile from Mike Doyle, owner of *Hasell's Cottage (ruin)*, dated 14 May 1998.

About 100 metres NNE of *Hasell's Cottage (ruin)* are the remains of what is probably a kiln. About 50 metres beyond the kiln and cutting across the property is a railway embankment and line, constructed in recent times. The land between the house and the embankment is mainly used as a goat paddock. The railway embankment obscures the view of the Avon River that once would have been enjoyed from the cottage.

Hasell's Cottage (ruin) is a ruin and, in its present condition, unsafe. The floor timbers are either missing or suffering from rot or termite damage. The stone and brick walls are up to 200mm out of plumb and have cracks up to 20mm wide, some of which extend through the thickness of the walls. Some of the roof timbers are in place but only a small portion of corrugated iron remains, on the south-west corner of the roof. The internal walls, doors, windows and ceilings are also missing.

The cottage was built in two stages; a two room building, constructed in 1854, about eight metres wide and four metres deep, and an extension to the rear built in 1865, the same width as the original building and about five metres deep, with a cellar under. The land on which *Hasell's Cottage (ruin)* stands falls away from the road down to the railway embankment, so that at the rear of the place the ground level and the floor level are the same. The two room cottage appears to have been constructed within a short space of time, without any interruptions, judging by the consistent masonry. .

The two room building is built in a Victorian Tudor style, as evidenced by the three-centred or basket arches to the windows and door on the Julimar Road frontage, and also by the brick quoins to openings and corners. The walls are constructed of random stone laid so that a continuous course occurs in a line corresponding to the five course steps in the brick quoins. The roof timbers are hipped and at a steep pitch. Most of the roof timbers are in place, but it is likely, however that they are not original, judging by the junction of a rafter which is supported by the chimney centrally located on the eastern wall of the original cottage. In all other respects, the rafter is identical to the other rafters. The chimney bricks above wall plate level are larger than the typical bricks, indicating that the original part of the upper chimney and the roof were replaced. A photograph of a painting of the place supplied by the owner shows a lean-to verandah addressing Julimar Road. In the painting, dating, according to the owner, from the 1920s, the roof of the verandah is depicted as being in the same plane as the main roof. There is, however, no evidence of the verandah roof timbers connecting with the main roof timbers, a further indication that the present roof timbers are not original.

Nails on the underside of the bottom chord of the trusses indicate that the original two room cottage had a timber ceiling, but there is no evidence of the ceiling itself. It is reasonable to assume that the original roof to the original cottage was hipped and without a ceiling.

The layout of the two room cottage consisted probably of a bedroom to the left or west and a living area to the east, where the chimney is located. The wall dividing the two rooms was a stud wall, as evidenced by the bottom plate still extant.

While all four walls of the original two room cottage are standing and up to the original plate height, only one wall of the extension, the north-western wall, is still largely intact. The north western half of the rear is extant up to

the main floor level, but the south-eastern part of the rear wall and most of the eastern wall have collapsed.

The floor joists over the north-western third of the cellar are still extant but in a very poor state. The roof that was presumably over the extension, judging by the raking render line of the south-east or 'inside' of the north-western wall, was a lean-to roof, raking away from the two room cottage. There are, however, no roof timbers extant over the extension.

The layout of the extension is difficult to ascertain but probably consisted, at ground level, of two rooms, the north-western room being perhaps a kitchen, judging by what appears to be the remains of a fireplace on the side of the original cottage wall. A window is located in the north-west wall. The cellar has a compacted dirt floor, with some stones embedded in it. The floor appears original. A window is located in the north-western wall, but it does not align with the ground floor window over. Another window is situated in the rear wall. The entrance to the cellar was probably adjacent to this window, on the central axis of the building.

The extension does not appear to have been built as carefully as the front. For example the windows do not have arched heads, and the quoins to the three windows are stepped every three course, not five.

The remains of the kiln consist of a circular depression about four metres in diameter and two metres deep. To the east half of the depression are the remains of a random stone wall. To the west is a smaller depression, possibly the remains of a tunnel used to stoke the kiln.

13. 3 REFERENCES

No key references.

13. 4 FURTHER RESEARCH

There may be value in carrying out an archaeological investigation of the brick kiln to verify its design and performance.