



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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 8.12 Living in and around Australian homes
- 4.1 Planning urban settlement

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 306 Domestic activities
- 104 Land allocation & subdivision

11.1 AESTHETIC VALUE*

Hawthorndene is a fine example of the Victorian Rustic Gothic style. The modest cottage scale is enhanced by decorative features such as the traceried bargeboards to achieve a picturesque quality as a freestanding residence in a semi-rural environment. (Criterion 1.1)

Hawthorndene displays landmark value with the building having picturesque qualities which enhance the surrounding environment and an elevated siting on a large, sloping block of mostly undeveloped land. (Criterion 1.3)

11.2 HISTORIC VALUE

Hawthorndene is representative of the development of Albany in the 1890s, following the opening of the Great Southern Railway line when the town was served by ship and rail and operated as a major port of entry into Western Australia. (Criterion 2.1)

Hawthorndene is associated with the surveyor William Henry Angove who had the place constructed for his own occupation in 1892. (Criterion 2.3)

11.3 SCIENTIFIC VALUE

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*, Angus & Robertson, North Ryde, 1989.

11.4 SOCIAL VALUE

Hawthorndene is highly valued by the local and wider community for its associations with the early history and settlement of the Albany district, and its association, albeit short, with surveyor William Henry Angove. (Criterion 4.1)

Hawthorndene contributes to the local community's sense of place as an attractive 1890s residence in an elevated semi-rural setting, as evidenced by its inclusion in the Albany Municipal Inventory. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

12.2 REPRESENTATIVENESS

Hawthorndene is highly representative of the Victorian Rustic Gothic style displaying many of the key features as a picturesque residence in a semi-rural setting. (Criterion 6.1)

12.3 CONDITION

The building fabric at *Hawthorndene* is mostly in good condition but the surrounding landscape is unkempt. There is some deterioration of internal fabric associated with rising damp and the structural subsidence along the south elevation may be further evidence of high ground water levels and inadequate drainage across the site. The rear verandah roof structure is unsound and additional forms to the north elevation do not display the same robust construction techniques as the original fabric. The place is currently occupied as a tenanted residence with proposals for sub-division of the landholding and building alterations under consideration.

12.4 INTEGRITY

Hawthorndene has moderate integrity. Although the original intention of a residence on a large landholding is compromised by the unkempt condition of the surrounding landscape, the residential function is clearly evident and has been maintained since the building was constructed. Proposals to sub-divide the land indicate that the semi-rural setting may not be sustainable in the long term.

12.5 AUTHENTICITY

Hawthorndene has moderate authenticity. The building form and detailing is highly recognisable from early photographs, and interior planning has retained the principal room volumes and many of the decorative features; however, the surrounding landscape has not been maintained and has been allowed to fall into disrepair detracting from the overall authenticity of the place.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Katrina Chisholm, Architect.

13.1 DOCUMENTARY EVIDENCE

Hawthorndene is a single storey stone and iron residence constructed in Victorian Rustic style and first occupied in 1892. The place was built for surveyor William Henry Angove.

In 1827, in order to lay claim to the western half of Australia for Britain and prevent French claims on the area, a penal outpost of NSW, known as Frederick Town, was established at King George Sound. In 1831, the convicts and troops were evacuated, and land in the area made available to free settlers. The townsite was named Albany in January 1832. Albany developed as a trading and servicing post for whaling vessels and ships travelling from England via the Cape, and was the mail port for Western Australia until 1900. Development of the hinterland was slow but by 1850, most of the suitable pastoral land had been taken up in large holdings.¹

On 13 September 1833, Sir Richard Spencer arrived in Albany to take up his appointment as Government Resident. He had been promised the Government Cottage and Farm at Strawberry Hill. The Government Farm comprised 24 acres (9.7ha) of Plantagenet Location 44, which had a total area of 130 acres (52ha). Spencer immediately acquired the adjoining, and much larger, locations of 42 and 43 to bring his landholding to some 1531 acres (619 ha).² Sir Richard Spencer developed his farm and built a new residence for his family, as well as undertaking his official responsibilities. He died in 1839, at the age of 57, and Strawberry Farm was run by his son Edward. Following Edward's death in 1869, his younger brother Joseph Spencer, a farmer at Balgarrup, assumed control of the property. The place became run down and neglected and in 1886, Joseph engaged the surveying partnership of Alexander Forrest and William Angove to subdivide and dispose of the property.³ At this time, the Great Southern Railway line, which would link Albany with Perth, was under construction and Albany was expected to develop rapidly once the line opened.

The first title to Plantagenet Location 44 was issued in 1884, in preparation for the subdivision. Location 44 was within the boundaries of Albany townsite, adjoining Middleton Road.⁴ It was subdivided on Plan 190, with the Strawberry Farm buildings and gardens being situated on Lot 19. William Angove acquired 7.5 acres (3 ha) of Location 44 in November 1889. His parcel of land comprised Lots 23 to 33 on Seymour Street.⁵ Angove was residing at *Pymont*, in Serpentine Street, at the time. He is reputed to have bid for Strawberry Farm at the sale, but was beaten to the purchase by Francis Bird.⁶ In November 1890, Angove mortgaged the land to Albert Young Hassell for £1,000, and *Hawthorndene* was constructed. The Angoves are first recorded as occupying the place in 1892.⁷ William Angove was a Victorian who arrived in Western Australia in 1879 with his wife and two children. He worked as a surveyor, under contract to the Western Australian government as well as in

¹ Garden, Donald S. *Albany: A Panorama of the Sound from 1827* Thomas Nelson, Melbourne, 1977, pp. 36-70.

² Land grant enrolment nos. 29, 30 and 34.

³ The Old Farm: Strawberry Hill, National Trust (WA)

⁴ Certificate of Title Vol. 13 Fol. 377, 5 November 1884.

⁵ Certificate of Title Vol. 30 Fol. 115, 5 November 1889; Land Survey Plan 190, undated.

⁶ Bird, Ivan, 'Information on Pymont House', Private archives Battye 5491A/6.

⁷ Albany Rate Books, 1890-1894.

private practice, notably with Alexander Forrest. He was a JP and a member of the Albany Club.⁸

Hawthorndene was constructed largely on Lot 25, but the north side verandah traverses the boundary between Lot 25 and Lot 24. The building does not address Seymour Street to the west, the bow windowed frontage instead facing south. This could be the result of a number of factors, including: the shape of the building site, which slopes away on three sides; positioning the house to face toward the harbour to take advantage of that view from the main rooms; avoiding having the house face west into the afternoon sun, or a combination of these factors.⁹

William Angove bought and sold properties, occupying them for only a few years, and *Hawthorndene* was no exception. In March 1894, title to the property was transferred to Albert Young Hassell, and the Angoves moved to Grey Street.¹⁰ Hassell leased out *Hawthorndene*, as he already had a new residence, *Hillside* (1886) that he continued to occupy. In 1895, the tenant was a clergyman by the name of Brewster.¹¹ In 1896, Emily Edwards purchased *Hawthorndene* on Lots 23 to 31. Albert Hassell retained Lots 32 and 33.¹²

Emily Edwards, with her husband James and seven children, had arrived in Albany from Victoria in about 1884. James is recorded as running a stationery and bookstore in Albany in 1885, before becoming the proprietor of the London Hotel. The family moved to Coolgardie for a time, but James retained business interests in Albany, including the Freemason's Hotel and the Fresh Food Company. Emily Edwards is recorded as residing in Coolgardie at the time of the purchase of *Hawthorndene*. The family occupied *Hawthorndene* for some time, although it was rented out in 1916, possibly following James' death the previous year.¹³

In 1919, a year before her own death, Emily Edwards sold *Hawthorndene* and attached lands to Alfred Edward Radford. Radford is recorded as being a grazier in the Katanning district at the time of the purchase. He raised a mortgage of £900 on the property with the Western Australian Bank.¹⁴ Alfred Radford occupied *Hawthorndene*, presumably with his family, until his death in 1943.¹⁵ Title to *Hawthorndene* was transferred in 1954 to Joseph Llewellyn Radford of Balingup.¹⁶

Hawthorndene had been built as a semi-rural residence on a large landholding in a newly subdivided farm area on the outskirts of the town. As Albany developed in the first half of the 20th century, the residential area spread out toward the place. During the post World War Two boom period settlement and productivity in Albany's hinterland grew, with a corresponding growth in the town. The port moved from coal bunkering to oil bunkering, attracting more passing vessels into its harbour, and the Albany Woolstores

8 *Bicentennial Dictionary of Western Australians*, UWA Press, 1988.

9 Physical evidence; 1993 site plan of proposed subdivision.

10 Certificate of Title Vol. 30 Fol. 115, 25 November 1890; 8 March 1894; Bird, Ivan, op cit.

11 HCWA assessment documentation, 'Hillside'; Albany Rate Books, 1895-6.

12 Certificates of Title Vol. 30 Fol. 115 & Vol. 91 Fol. 44, 23 September 1896.

13 *Bicentennial Dictionary of Western Australians*, UWA Press, 1988; Albany Rate Books, 1896, 1899, 1916.

14 Certificate of Title Vol. 91 Fol. 44, 10 April 1919.

15 Albany Rate Books, 1920; *Wise's Post Office Directories*, 1920, 1930, 1940.

16 Certificate of Title Vol. 91 Fol. 44, 6 January 1943, 27 July 1954.

commenced wool sales, which meant more wool through the port.¹⁷ The general economic growth carried into the residential market. In 1958 and 1959, Joseph Radford sold off a number of the lots in the *Hawthorndene* land parcel, and new homes were eventually construction on the land. *Hawthorndene* remained on a landholding of Lots 24, 25 and 26, with an area of 5,920 sq metres.¹⁸

In 1965, the place was purchased by Percy Cecil Mills and his wife Daisy.¹⁹ The Mills were farmers of Hillside, Mount Barker. Percy Mills died in July 1967 and Daisy Mills became the sole owner of *Hawthorndene*. In 1973, separate titles were issued for each of the three lots, but the land continued to be transferred as one parcel. Colin Bruce Herbert and his wife Dierdre, farmers of Borden, acquired the property in 1973, raising a mortgage with Daisy Mills.²⁰ In 1983, Allan and Marjorie Brook purchased *Hawthorndene*. Allan Brook became the sole owner of the place following his wife's death. Allan Brook died in July 1999, and *Hawthorndene* passed to other family members who sold the place to current owners Joseph Peter Raudino and his wife Judith Auriel Raudino.²¹ The Raudino's operate holiday accommodation at Denmark.

Immediately after purchasing the place, the Raudino's applied to subdivide the property, with three new lots across the rear. The subdivision was not approved by Albany Council at the time due to considerations of access to the rear lots and the possible impact that development would have on *Hawthorndene*, which is listed on the Albany Municipal Heritage Inventory. When the place was originally built, the elevated site required the construction of a retaining wall on the south and east sides. It is feared that access to the rear of the property could compromise this wall physically, and have some impact on the landscaping.²²

Assessing the impact of the subdivision on the landscaping of the property is complicated by the overgrown nature of the garden. An early photograph of *Hawthorndene* shows the place with bush at the rear, lawn on the levelled site at the front (south), and some plantings and uncut grass on the lower south level. The adjoining property on the south side has been cleared. The photograph suggests that the landscaping was not extensive, with most of the later changes occurring at the rear, which is no longer natural bush.²³

In 2001, *Hawthorndene* is leased out and continues to be occupied as a residence.

13.2 PHYSICAL EVIDENCE

Hawthorndene is a single-storey residence set on a large block of land comprising three lots (Lots 24, 25 and 26) on the east side of Seymour Street within a residential district of Albany. Although the place is in close proximity to Strawberry Hill Farm and Gardens, surrounding houses are typically of

¹⁷ Garden, Donald S. *Southern Haven: A History of the Port of Albany, Western Australia*, Albany Port Authority, [1978], pp. 63-64.

¹⁸ Certificate of Title Vol. 91 Fol. 44.

¹⁹ Certificates of Title Vol. 91 Fol. 44 & Vol. 1301 Fol. 999, 10 August 1965.

²⁰ Certificates of Title Vol. 1301 Fol. 999, 13 July 1967 & Vol. 1348 Fol. 509, 19 April 1973.

²¹ Certificate of Title Vol. 1348 Fol. 509, 22 June 1983; 16 July 1999; 30 November 1999.

²² Correspondence, HCWA file 0046; subdivision site plan; physical evidence.

²³ Photograph, Battye 7636B. This photograph is dated as 1896 in the Battye collection but there is nothing to indicate this date and it could be several decades later; current physical evidence.

twentieth century construction. Seymour Street has a moderately steep slope to the south so that the place overlooks vacant land. This and the unkempt garden to the east and south of the house contribute to a semi-rural environment. There are a number of mature trees within the garden but it is difficult to discern other features of a designed landscape through the dense growth. A small garden shed is located at the north-east corner of the house, on Lot 24. While most of the house is located on Lot 25, the boundary line is straddled by the verandah along the north elevation of the house.

The house is representative of the Victorian Rustic Gothic style featuring stone masonry walls and traceried bargeboards with finials on the gables over the front bay windows. The roof is clad with corrugated metal sheets and has a long ridge extending east-west across the building with a central rendered chimney just below the ridge. Projecting wings which terminate with gable ends are located at each end of the ridge. A lower concave roof spans between the projecting wings over the south verandah. Square timber posts with mouldings support the verandah roof and feature a wrought iron balustrade and fringe.²⁴ A three-sided bay window protrudes from each of the gable ends with roof sheeting extending from the masonry gable beneath a gothic arched ventilator. The squared rubble walls have been laid in a coursed pattern and feature rendered quoining at the building corners and door and window surrounds. The walls of the bay window projections are entirely rendered and inscribed with horizontal coursing and a keystone over the glazed openings.

A lean-to carport is located adjacent to the west elevation and has been constructed with a low random rubble stone wall with a lattice screen above. The roof over extends from the main roof, but at a lower pitch. The carport is clearly an addition to the original structure but its date of construction is unknown. Roughcast render has been applied to the brick walls around the corners of the rear elevation which are also additions to the original structure, housing kitchen, bathroom and laundry facilities. A portion of face brickwork wall laid in English bond is apparent at the north-east corner and is likely to be original fabric. A verandah with a concrete floor and a hipped roof over, but separate from the main roof, shelters the north elevation. Beyond the house to the north, the garden rises steeply, retained by a stone wall. A water feature imitating a small stream, which flows along concrete channels and under stone arches, is located at the base of the wall. The source of water may be natural and supplemented by roof drainage.

The interior of the house is divided by a central passage running along the east-west axis, and perpendicular to the formal entry hall off the south verandah. The rooms have high plastered ceilings with moderately elaborate cornices. Pressed metal ceilings are evident in the kitchen and bathroom. Plaster mouldings are also evident in the semi-circular arch of the entry hall dividing the hall and passage. A smaller, off-centre arch in the wall behind opens onto a quadrant shaped space leading to the bathroom and laundry. Rather than terminating at a blank wall, the arched openings extend the visual axis of the hall and enhance the spatial quality.

Walls have been plastered and painted, or papered, and show some evidence of rising damp. Foundations under the walls of the south elevation appear to be subsiding as there is a distinct fall in the timber floorboards and noticeable

²⁴ No manufacturers marks were observed but the wrought iron balustrade appears to match that shown in a catalogue of Fred Metters & Co., William Street, Perth, as illustrated in Gilovitz, Moshe 'Decorative Cast Iron in Perth 1885-1910', *The Architect*, December 1972, p.17.

gaps at the fabric joints. This is particularly evident in the two rooms with bay windows. Timber ceiling panels have been constructed over the projecting bays, lower than the ceiling height of the room. Curtain rod fixtures in the wall above indicate that at some stage these bays could be screened off from the rest of the room. Fireplaces in the main living and sleeping areas have timber surrounds. Plaster rooms vents are evident beneath the ceiling cornices in corresponding locations to vents in the exterior walls.

There have been some alterations to the internal planning at *Hawthorndene* with connections formed between some rooms but externally the place is highly recognisable from early photographs. There is little documentary evidence to suggest the planning or appearance of the attached garden. The place is currently tenanted but while a proposal to subdivide the landholding into four separate titles is under consideration, little work, apart from urgent maintenance is being done at the place.

13.3 COMPARATIVE INFORMATION

Hawthorndene is a representative Victorian Rustic Gothic style residential building.

There are only five Victorian Rustic Gothic style buildings listed as such on the Heritage Council database: *House and Gallery*, 31 Malcolm Street, Perth (1883); *Former Fremantle Grammar School* (1885); *Crawshaw's House*, 116 Broome Street, Highgate (1886), a modest residence; *Northam Hotel* (1887); and, *Sherwood*, King River, a cottage, undated. To this list could be added *Camfield House*, currently under assessment, although the appearance of this place has been altered considerably with the addition of the verandah on the single storey section and the dormer and bow window on the two-storey section.

13.4 REFERENCES

13.5 FURTHER RESEARCH
