



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

Haddrill's House demonstrates the aesthetic characteristics of Old Colonial Georgian architecture with its typically steep pitched roof and simple symmetrical facade. (Criterion 1.1)

Haddrill's House contributes to the aesthetic qualities of the landscape through the massing of its architectural elements within a picturesque colonial garden. (Criterion 1.3)

11.2. HISTORIC VALUE

As an early house in the Swan District, *Haddrill's House* demonstrates the settlement of Western Australia for agricultural purposes in the early years of the Swan River Colony. (Criterion 2.1)

Haddrill's House is representative of the taking up of land in the Swan River colony by the first European inhabitants and of the system of land grants and land tenure. (Criterion 2.2)

Haddrill's House has a close association with the Haddrill family for over 135 years, who occupied the place from circa 1835 to 1975. The place contains within it, the grave of Susannah Smithers, the wife of the man who originally sold the land to Haddrill. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Haddrill's House contributes to the community's sense of place by providing a link with the colonial development of the area. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Haddrill's House is a good example of a house constructed in the first six years of European settlement in the Swan River Colony. It is one of the few remaining places from this period of Western Australia's history. The setting of the place is enhanced by the retention of the original garden associated with the place. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The garden of *Haddrill's House* is typical of the style of 'homestead garden' planted between 1826-1850 in Western Australia. (Criterion 6.1)

Haddrill's House is representative of the style and character of the simple accommodation built by settlers in the first few years of the Swan River Colony. (Criterion 6.2)

12.3 CONDITION

Substantial restoration work was undertaken on the place in the 1980s under the direction of architect John Pidgeon. *Haddrill's House* is in sound condition.

12.4 INTEGRITY

Haddrill's House was originally constructed as a house for a family as part of a working farm. Farming activities have been reduced; nevertheless, *Haddrill's House* retains a high degree of integrity.

12.5 AUTHENTICITY

There have been additions and alterations to both the internal and external fabric of *Haddrill's House* since its construction. However, the fabric of the building is largely intact and the 1980s restoration of the place sought to conserve the cultural heritage significance of the place. *Haddrill's House* retains its authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Ham-Sauman, Historian. The physical evidence has been compiled by John Loreck, Architect.

13.1 DOCUMENTARY EVIDENCE

Haddrill's House is a simple three room cottage built of soft clay brick, with a thatched roof which was subsequently replaced by iron. It is situated on 14 acres of fertile Swan District farmland purchased by William Haddrill from William Heaves Smithers.¹ On the boundary of Haddrill's land is the grave of William Smither's wife, Susannah.

William Haddrill was an agricultural labourer and thatcher who, accompanied by his wife Hannah and two children, arrived in the Swan River colony on the ship *Drummore*, in February 1831, as one of thirty servants indentured to W. H. Tanner.²

The land William Haddrill purchased was part of a 2500 acre grant made to William Smithers, a hotelier, in 1832, being the southern half of an original grant to Colonel Latour who did not arrive in the colony to take it up.³ Smithers named his land 'Albion Town,' apparently hoping to establish a village there with himself as innkeeper.

In 1833, he advertised some of the land 'for sale or lease'. Three years previously, the Government had changed the rules regarding grants.⁴ They had become concerned at large areas of granted land sitting idle, so instead of allowing ten years to improve the property they had reduced the time to four years. Any land not improved in that time would be forfeited and the grantee ineligible for a second grant. According to George Fletcher Moore, Smithers was not a farmer so it appears that if he wanted to make anything out of his grant he needed to sell it to people who were.⁵

Four labourers took up his offer, Walter Sleep taking 140 acres, and three others, including William Haddrill, 20 acres each.⁶ These were people who could not get land through grants as they had come out to the colony at the expense of others, with no assets of their own, and so did not qualify.⁷ But it is significant that in the new Swan River colony it was possible for a labourer to purchase land after barely two years' residence. In the colony's early years

¹ The original grant was twenty acres but part of the property was resumed for the road in 1841, leaving two parcels of land of 14 and one half and five acres respectively. The parcel of five acres was subsequently sold.

² Erikson, R. *Bicentennial Dictionary of Western Australians*. (UWA Press, Nedlands, 1988). p. 1306-7.

³ Deed of Memorial 736.

⁴ Tyman, J. L. *Surveys and Settlements in Western Australia. Part 1: Superstructure and setting*. (UWA Press, Nedlands, 1979). p. 19.

⁵ Moore, George Fletcher. *Diary of Ten Years of an Early Settler in Western Australia*. Facsimile edition. (UWA Press, Nedlands, 1978). p. 199.

⁶ Deeds of Memorial, 755, 852, 354, 475.

⁷ Tyman, p. 19.

it was the labourers who prospered. They could command high wages because their numbers were small and work was plentiful.⁸

According to Moore, himself a resident of the Swan district, 'this subdivision of land will be very serviceable to our neighbourhood as it will afford a supply of labour and create a small demand for meat.'⁹

William Haddrill was also fortunate in that he was freed early from his indenture when Tanner moved to Tasmania, thus enabling him to take better advantage of these high wages.¹⁰ Those indentured servants not so fortunate were tied to their master for five to seven years before their fares out to the colony were deemed repaid and they were free to offer their labour wherever they wished.¹¹

According to Haddrill family tradition, *Haddrill's House* was built in 1835, by Richard Edwards.¹² Edwards was a brick maker and builder employed by Major Irwin as farm manager at *Henley Park*. He is credited with building the *Upper Swan Church* and, according to Burton, also built Irwin's two-storey home at *Henley Park*, including making the bricks and tiles.¹³ His sons, all born in England, are reported as being active partners in the family building ventures.¹⁴ It is feasible that he and/or his sons were involved in the construction of *Haddrill's House*.

The 1837 Census, the second census taken in the colony, records William and Hannah Haddrill and three children as resident on their property 'from head of river to Albion Town'. They are recorded as having 5 acres under wheat, 1/4 acre of gardens, and being the owners of one horse and three swine. According to the Census, this was typical of small holdings at that time.¹⁵

William and Hannah Haddrill raised eight children in their small house. When William died in 1875, the property passed to his son, Thomas Daniel. On Thomas' death in 1889, his son Charles took it over.¹⁶

A photo, dated 1895, shows the house still with a thatched roof, and occupied by Thomas's widow, also named Hannah, and some of their eleven children.¹⁷ In the 1890s and early 1900s the Haddrills were still active farmers in the district. Charles, his brothers James and William, and their uncle William (the original William's youngest son) were all listed as farmers in the Swan and Upper Swan areas at that time.¹⁸

⁸ The Agricultural and Horticultural Society of Western Australia. Annual Report. 1835.

⁹ Moore, p. 199.

¹⁰ Statham, P. (ed). *The Tanner Letters: A Pioneer Saga of Swan River and Tasmania 1831-1845*. (1981).

¹¹ Crowley, F. K. 'Master and Servant in Western Australia 1829-1851'. *Early Days: Journal of the Historical Society of Western Australia*, 4(5) 1953, p. 94.

¹² Another date - of 1837 is also cited by the Haddrill family - but the 1837 shows the family as being established in the place so it is probable that they were already in residence in 1837.

¹³ Erikson, p. 958; Burton, A. *The Story of the Swan District 1843-1938*. (Swan Shire Council). p. 7.

¹⁴ Erikson, p. 957.

¹⁵ 1837 Census of Swan River Colony, Western Australia.

¹⁶ Erikson, p. 1306-7.

¹⁷ Photo 1895. Battye Library Pictorial Collection. 28211P

¹⁸ Wise's Post Office Directories, 1893-1945.

In 1926, according to family tradition, two rooms of corrugated iron were added to the house making it L-shaped. At the same time, the original brick kitchen was demolished to make way for the new additions.¹⁹

When Charles died, in 1928, his brother James acquired the property and on his death, in 1944, it came to James' son, Eric.²⁰ The property finally passed out of the Haddrill family, in 1975, when it was sold to Justice Peter Brinsden.

In 1982, Peter Brinsden employed architect John Pidgeon to prepare a report on restoration and additions to the house. As a result some restoration and maintenance work was carried out, including replacement of rotting floorboards, repair to fretting brickwork, and a ceiling added in the utility / kitchen room.²¹

The house has not been connected to the electricity services.

The garden.

A feature of the property is the garden, consisting of most of the original fruit trees, lemon tree, orange tree, grape vines, a European ash, and a well.²² Research carried out by the National Trust of Australia (WA) refers to this type of garden as a 'homestead garden', originally established in the early days of the colony, 1826 - 1850.²³ Some modern trees, most notably avocado pear trees have also been planted in the garden. The current owners have also removed a tecana bush from the garden.

Susannah Smither's Grave.

In 1837, William Smithers, who had sold the land to Haddrill, was licensee of the *Albion Hotel*, Fremantle, but relinquished this position and returned to his grant in the Swan district when his wife became ill. According to Moore, the family occupied Walter Sleep's house.²⁴ Susannah Smithers died on 7 April 1839 and was buried on her husband's grant as there was no church or cemetery in the district.²⁵ An engraved piece of slate and an iron fence mark the grave. Two weeks after his wife's death William Smithers surrendered the remaining 2300 acres of his grant to the Government without having made any improvements on it.²⁶

In 1841, the district was resurveyed for a road and, although it was found that the boundary of Haddrill's farm passed through Susannah Smither's grave, the grave remains in situ.²⁷

13.2 PHYSICAL EVIDENCE

¹⁹ Verbal information supplied by Brinsden to John Loreck, architect.

²⁰ Certificate of Title, DOLA, Vol. 1003 Fol. 391.

²¹ Report by John Pidgeon, Architect, 25 January 1982; Letter from Peter Brinsden to Heritage Council, 15 July 1993.

²² Verbal information supplied by John Loreck, architect.

²³ National Trust of Australia (WA) and Richards, Duncan & Oline. *Historic Gardens Study: Interim report.* (Perth, 1979.), p. 4.

²⁴ Moore, p. 378.

²⁵ *ibid.*

²⁶ Deed of Memorial, 736.

²⁷ Bourke, p. 143 & Endpapers.

Haddrill's House is a simple 'L' shaped cottage situated on a rise overlooking the flats on the Swan River. It is built in the Old Colonial Georgian style and has a steeply pitched roof, a symmetrical frontage and small paned window glass.²⁸

The original part of *Haddrill's House*, built in 1835, is orientated in a north - south direction and now consists of three interconnecting rooms. The original kitchen was demolished in the 1920s.²⁹ The central room has a fire place and is now used as a living room. The end rooms are now used as bedrooms.

The rooms built were constructed of timber floorboards on joists laid directly on the ground, brick walls made from an on-site kiln and a timber framed thatched roof. At some time in the 1890s, the thatched roof was replaced with a corrugated galvanised iron roof, without roof plumbing. The original thatching boards are still in place.

An extension to the house in 1926 was orientated east-west. This extension contains a kitchen and a bathroom. The two rooms built in 1926 have timber framed construction with corrugated iron cladding to walls and roof. An aluminium window has been inserted in the early 1970s to the south side.

Since acquiring the property, in 1975, the present owner has replaced floors to the north and south end rooms with concrete floors; the exterior walls were rendered in order to protect the soft clay brickwork; the interior walls were re-rendered; timber windows were reinstated to match the original timber window in the northern bedroom; plaster ceilings were installed; a second hand glazed door, circa 1935, was installed to the northern elevation and a timber framed verandah with a lattice balustrade built on the western elevation. The present owner also demolished iron clad additions to the north and wet side of the house, creating verandahs on those sides.

The original walls and floor, although out of plumb, appear to be in good condition.

The Garden

The informal garden which is immediately to the east and south of the house, consists of fruit trees, vines and large European trees. The west of the house is a recently planted and extensive stand of eucalypts.

Susannah Smither's Grave

Approximately 200 metres west of the house, on the northern boundary, is the grave of Susannah Smithers, who died in 1839. The slate grave stone and wrought iron surround are overgrown and in need of attention.

13.3 REFERENCES

²⁸ Apperly, R., Irving, R., Reynolds, P. A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present. (Angus and Robertson, North Ryde, 1989) pp. 24-27.

²⁹ Interview with owner, 29th July 1995.