



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

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)

- 2.4.4 Migrating through organised colonisation
- 2.5 Promoting settlement
- 4.5 Making settlement to serve rural Australia

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 101 Immigration, emigration & refugees
- 107 Settlements
- 111 Depression & boom
- 308 Commercial services & industries
- 603 Early settlers

11.1 AESTHETIC VALUE*

Henton Cottage is a modest example of a single storey timber framed building clad with jarrah weatherboards and a shingle roof in the Old Colonial Georgian style. (Criterion 1.1)

Henton Cottage is a landmark on account of its location in a pleasant garden setting in a prominent position on Paris Road. (Criterion 1.3)

Henton Cottage in conjunction with *Upton House* (c. 1844) and Church of St. Nicholas (c. 1844) forms a significant collection of historic buildings associated with the original townsite settlement of Australind in the 1840s as part of the West Australian Company's scheme. *Henton Cottage* and the Church of St. Nicholas form a distinctive pair, located on opposite sides of the road and being of similar construction style and material. (Criterion 1.4)

* For consistency, all references to architectural style are taken from 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.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the*

11. 2. HISTORIC VALUE

Henton Cottage was constructed as part of the West Australian Company's land settlement scheme to establish a farming community in the Australind area complete with 'settlers' and 'labourers' and its own townsite. The development of Australind commenced with the arrival of the first group of English immigrants in March 1841, but proved to be a failure and was largely over by 1844/1845. (Criterion 2.1)

Henton Cottage is part of a small group of extant buildings that date from the original establishment of the West Australian Company's Australind townsite of the 1840s, and reflects the early centre of the town at the junction of Paris Road and Old Coast Road. (Criterion 2.2)

Henton Cottage was constructed in 1842/1843 by William Dacres Williams as the 'Prince of Wales Hotel' and was operated as a tavern from 1842/1843 to 1845. Williams was one of the first groups of 'settlers' to arrive as part of the Australind settlement aboard the *Parkfield* in 1841. (Criteria 2.2 & 2.3)

Henton Cottage is associated with John Allnutt Senior, who converted the place into a general merchant's store and residence in 1845 and used it for this purpose up to his death in 1861. Its function as a shop and residence is believed to have continued up to the late nineteenth century. (Criteria 2.2 & 2.3)

The place is associated with well-known early colonial figure Marshall Waller Clifton, Chief Commissioner of the West Australian Company's Australind settlement. (Criterion 2.3)

Henton Cottage has had various owners over its long history including notable local Harvey farming families such as the Gibbs and the Hutchsons. Also of note are Holly and Phil Nutley and their daughter Candy, who were responsible for the preservation of the place in 1976 and its later success as a tourist site. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Henton Cottage is valued by the local community for its contribution to the historical development and built environment of Australind and the broader Harvey and Bunbury areas, and as a result contributes to the community's sense of place. This is evidenced by its retention and restoration in the mid 1970s and its role as a tourist attraction in the town since this time. Its social significance to the wider community is also illustrated by its inclusion in the Shire of Harvey Municipal Inventory and its Classification by the National Trust of Australia (WA). (Criteria 4.1 & 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Henton Cottage is rare as one of the oldest, extant buildings constructed in the original Australind townsite in the 1840s as part West Australian Company's settlement scheme. (Criteria 5.1 & 5.2)

Henton Cottage is an early and intact example of a timber and shingle building dating back to the early years of European settlement. (Criteria 5.1)

12.2 REPRESENTATIVENESS

Henton Cottage is a good representative example of an intact timber and shingle building dating back to the early years of European settlement in Western Australia. (Criterion 6.1)

12.3 CONDITION

Henton Cottage is in good condition. Since the 1976 restoration work, the place has been subject to regular maintenance.

12.4 INTEGRITY

Henton Cottage was built for the use as a hotel in 1842/1843, but within approximately 3 years of construction functioned as a shop and residence. Its use as either a shop or residence or a shop and residence has continued up to the present day (in 2004) mostly due to its compatible simple layout and room sizes. Overall, the integrity of the place is high.

12.5 AUTHENTICITY

Henton Cottage retains a moderate to high degree of authenticity. The fabric is substantially intact and appears to date from the 1840s period of construction except for some minor alterations undertaken and replacement of some materials during the 1976 restoration work.

13. SUPPORTING EVIDENCE

The documentation is based on the heritage assessment completed by Kristy Bizzaca, Historian and Kent Lyon, Architect, in July 2004, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Henton Cottage is a single storey timber framed building clad with jarrah weatherboards and a shingle roof in the Old Colonial Georgian style constructed as the Prince of Wales Hotel for William Dacres Williams in 1842/1843. The place was built at the junction of Old Coast Road and Paris Road; the main junction of the original Australind townsite.

The area now known as Australind was first explored by Europeans in March 1830. The expedition was led by Governor Stirling. The favourable agricultural aspect of the Leschenault Inlet resulted in the taking up of land grants in the vicinity by such persons as Stirling himself (100,000 acres) and Richard Wells as agent for Colonel Latour (103,000 acres).¹ In 1839/1840, Latour's entire estate and over half of Stirling's grant were purchased by the West Australian Company to facilitate an 'independent land development scheme for English migrants'.² A prospectus for the scheme was prepared and it was advertised widely in England taking the name 'Austral-Ind', in the hopes of attracting investors and colonists from India.³

The first of Australind colonists arrived in Western Australia aboard the *Parkfield* in March 1841, among who were Marshall Waller Clifton and his family. Clifton had been appointed the Chief Commissioner of the Company and was to supervise the establishment of the Australind settlement.⁴ The first group was followed by the arrival of a second via the *Diadem* in April 1842, a third by the *Trusty* in December 1842 and another (and the last) again by the *Trusty* in May 1844.⁵ The colonists comprised the 'settlers'; those land investors who had purchased 100 acre blocks in the settlement, and the 'labourers'; many of whom were dependent upon the settlers for their living. Both groups immigrated with families in tow.⁶

The Australind settlement had begun to flounder by early 1843. This was due to various reasons such as a large number of the settlers remaining in England, lack of capital to support development as well as dependants, and economic depression in the Swan River Colony in general.⁷ By January 1843, the numbers of people leaving Australind to find better lives were growing and by this time 76 out of a total of 441 arrivals had already left.⁸

Concurrent to this was the all but cessation of the West Australian Company's operations in England. Early 1843, Clifton's wage as Chief Commissioner was cut in half and in June this same year the position was abolished altogether. Clifton decided to remain at the settlement with his large family, which comprised

1 Staples, A. C., *They Made Their Destiny: History of Settlement of the Shire of Harvey, 1829 – 1929*, Shire of Harvey, 1979, Ch. 5.

2 Quotation from Statham, P., 'Swan River Colony 1829 – 1850', in Stannage, C. T., *A New History of Western Australia*, UWA Press, 1981, p. 198; see also Staples, op. cit., Ch. 5 & pp. 75 – 78; Battye, J. S., *The Cyclopaedia of Western Australia*, Vol. 2, Hesperian Press, Facsimile Edition, 1985, pp. 428 – 429.

3 Staples, op. cit., p. 68; Battye, op. cit., pp. 428 – 429.

4 Staples, op. cit., Ch. 5.

5 Staples, op. cit., pp. 75 – 76.

6 Ibid, pp. 75 – 77.

7 Ibid, pp. 75 – 77; Battye, op. cit., p. 429.

8 Staples, op. cit., p. 75.

13 members plus 20 employees.⁹ By April 1844, the population of the settlement was approximately 125 people with 77 living in the townsite itself.¹⁰

The Australind townsite had been laid out in 1841 with Leschenault Road and Paris Street becoming the centre of the sparse, scattered village-like town.¹¹ The main buildings at this junction were *Upton House* (c. 1844), Church of St. Nicholas (c. 1844) and *Henton Cottage* (1842/1843).¹²

Henton Cottage was built in 1842/1843 as a tavern for William Dacres Williams.¹³ Williams and his wife Isabella had arrived in the Swan River Colony aboard the *Parkfield* in March 1841 with the first group of Australind colonists. He was one of 12 settlers that arrived at this time and who had invested in the 100 acre scheme.¹⁴ Williams was unable to find employment in his profession as a school teacher and instead constructed a timber building, which he operated as a tavern called the 'Prince of Wales Hotel'. The hotel also provided accommodation for travelers moving through the district.¹⁵

Williams' Prince of Wales Hotel is said to have been constructed circa 1842.¹⁶ The earliest primary source found during the research for this project dates the place to as early as 1 February 1843 at which time it was advertised for sale in *The Inquirer* newspaper.¹⁷ The notice states: 'This house and business is offered for sale on liberal terms, owing to the proprietor's intention to reside on his farm.'¹⁸ In fact, Williams, his wife and son, Henry Clifton, relocated to Perth where they operated a boarding house before he eventually returned to teaching on his appointment as Head Master of Perth Boy's School in 1847.¹⁹

The hotel building was not sold until 1843 just prior to the broad realisation that the Australind scheme was unsuccessful. It was purchased by James Witt for £200.²⁰ A tailor by trade, Witt arrived as one of several skilled artisans with the Australind group aboard the *Diadem* in April 1842.²¹ He continued to run the place as a hotel and in April 1844 is listed as a hotelkeeper with nine dependants, one of whom was an employee.²²

However, by this time (1844), James Witt and other Australind immigrants were fully aware that the venture had failed dramatically. In December 1843, Witt had been appointed to the Committee, which reported on the settlement; that is, its abandonment, to the West Australian Company.²³ By May 1844, Witt announced his intention to leave both Australind and the Swan River Colony, and put the hotel up for sale.²⁴ Unfortunately due to the economic depression and lack of potential growth for the Australind townsite there were only a few willing to

9 Staples, op. cit., pp. 75, 78 – 80.

10 Ibid, p. 78.

11 Staples, op. cit., p. 380.

12 Ibid.

13 *The Inquirer*, 1/2/1843; Erickson, R., *The Bicentennial Dictionary of Western Australians pre 1829-1888*, Vol. 4, UWA Press, Nedlands, 1988, p. 3334; Staples, op. cit., pp. 81 & 96.

14 Erickson, op. cit., Vol. 4, p. 3334; Staples, op. cit., p. 75.

15 *The Inquirer*, 1/2/1843; Erickson, R., op. cit., Vol. 4, p. 3334; Staples, op. cit., pp. 81 & 96.

16 Erickson, R., op. cit., Vol. 4, p. 3334; Staples, op. cit., pp. 81 & 96.

17 *The Inquirer*, 1/2/1843.

18 Ibid.

19 Erickson, op. cit., Vol. 4, p. 3334.

20 Staples, op. cit., p. 96.

21 Erickson, op. cit., Vol. 4, p. 3363.

22 Staples, op. cit., p. 79.

23 Erickson, op. cit., Vol. 4, p. 3363.

24 Ibid; Staples, op. cit., p. 96.

purchase the place, and only for a small portion of what Witt had paid a few years earlier. In 1845, *Henton Cottage* was sold to John Allnutt for £25.²⁵

John Allnutt Senior arrived at Australind with his wife Sarah and two children in May 1844. Like other settlers, he was entitled to 100 acres, which he took up near the Clifton's *Alverstoke* property. Allnutt Snr is believed to have planted a wheat crop and vegetable garden on his land, but it is not certain whether this was successful or not. In 1845 when he purchased Witt's hotel he converted the place into a mercantile business with part of the building serving as a residence for his family.²⁶ Allnutt Snr had been a grocer in England so this business was not new to him. He was also responsible for calling the place '*Henton Cottage*', which was taken from the name of his home village of Henton.²⁷

It has been suggested that the western-most room (Room 4) of the main core of *Henton Cottage* was constructed several years after the place was first built. If this is the case, it is more than likely that the room was added by Allnutt in c. 1845 when it became a shop and residence.²⁸

Henton Cottage was also the location of early church services in the area. Allnutt Snr was a Congregationalist and is attributed with the establishment of the Church of St Nicholas, which opened in 1850.²⁹

John Allnutt Senior died on 8 March 1861. In his will, he left his widow Sarah the *Henton Cottage* property. Allnutt Snr also directed that this house and business premises be sold to his nephew Ebenezer Saw.³⁰ Sarah Allnutt left *Henton Cottage* in November 1861 to live with her sister-in-law's family.³¹ Ebenezer Saw is said to have abandoned the mercantile business at *Henton Cottage* within a few years of having taken it over.³²

The first Certificate of Title for the place was issued on 14 December 1892 to Sarah Allnutt.³³ (No information has yet been found to indicate why the property reverted back to the widow.) Sarah Allnutt died on 11 July 1894 and Thomas Hayward was appointed the Executor of her Will.³⁴ On 18 June 1895, John Tuxford was registered as the proprietor of *Henton Cottage*.³⁵

Very little information has yet been found with regard to the history of *Henton Cottage* from the turn of the twentieth century up to the 1970s. The main primary sources utilised for heritage assessments and conservation plans such as Certificates of Title and *Wise's Post Office Directories* have been searched in an attempt to discover changes in ownership and uses during this period. While the Certificates of Title do identify the history of ownership, this information has generally not corresponded to the listings for Australind in *Wise's Post Office Directories*. In addition, it would be a time consuming task to search the electoral rolls via the address of the place in order to identify occupants. This type of research at this stage is beyond the scope of the project and is an area of further work.

25 Staples, op. cit., p. 90.

26 Staples, op. cit., pp. 90 & 132; Watson, R., 'The Allnutts of Australind, Bridgetown & Augusta', in RWAHS, *Early Days*, Vol. 7, Pt. 1, 1969, pp. 58 – 59.

27 Watson, op. cit., pp. 58 – 60.

28 Conversation between Kent Lyon & Holly Nutley, 4/7/2004.

29 Watson, op. cit., p. 60.

30 Will of John Allnutt Snr, cited in Watson, op. cit., p. 60; Staples, op. cit., p. 360.

31 Watson, op. cit., p. 60.

32 Staples, op. cit., p. 380.

33 Certificate of Title, Vol. 47, Fol. 312.

34 Ibid; Erickson, op. cit., Vol. 1, p. 33.

35 Certificate of Title, Vol. 47, Fol. 312.

Although there is no listing for a John Tuxford in *Wise's Post Office Directories* during his ownership of the place from 1895 to 1900³⁶, in his history of Harvey A. C. Staples wrote that J. J. Tuxford appears to have resided at *Henton Cottage* in 1899.³⁷ It is possible that Tuxford continued to use the place as a mercantile business as his occupation is listed on the Certificate of Title as 'storekeeper'.³⁸

Tuxford died on 14 June 1900 and Harry Darling eventually became the owner of *Henton Cottage* in March 1904.³⁹ The property again changed hands on 19 December 1918 at which time Ellen Elizabeth Gibbs of Harvey was registered as the proprietor.⁴⁰

After Ellen Gibbs' death in 1935, Leonard Gibbs, Colin Gibbs, Hubert Gibbs and Marian Knight (later London) were joint owners of *Henton Cottage*.⁴¹ Members of the Gibbs family are recorded in *Wise's Post Office Directories* from 1935/1936 up to 1949; the latter year being the last year in which the directory was published.⁴² The Gibbs family were farmers in the Harvey area and, in conjunction with members of the Knight and London families, appear to have used *Henton Cottage* for residential purposes.⁴³

The ownership of the place was transferred to John Duckett Wilkinson Newsholme of 6 Victoria Street, Bunbury on 15 July 1954. Several years later, in 1957, John and Frank Hutchison became equal owners of *Henton Cottage*.⁴⁴ It remained in the ownership of the Hutchison family up to 1972.⁴⁵ Holly Nutley, who later undertook the restoration of the building, recalled that members of the Hutchison family lived at various times at *Henton Cottage* during this period. It is also said that the Hutchison brothers each used two rooms on either side of the central hall as separate living areas.⁴⁶

On 21 June 1972, James and Winifred Crotty purchased the place.⁴⁷ The Crotty's never occupied *Henton Cottage*, which was by this time in extremely poor condition.⁴⁸ At this point, the associated outbuildings appear to have been removed.⁴⁹

In the early to mid 1970s, the possible demolition of *Henton Cottage* was raised because it was believed that the derelict building was beyond restoration. At the time, the Shire of Harvey indicated an interest in purchasing the historically significant place so as to allow its retention.⁵⁰ *Henton Cottage* was in fact purchased by Holly Nutley, then a member of the Shire, on 24 February 1976.⁵¹ With regard to the preservation of the building, Mrs. Nutley was later quoted as saying "I realised that if we didn't do it, no-one would."⁵²

36 *Wise's Post Office Directories*, 1895 – 1900.

37 Staples, op. cit., p. 380.

38 Certificate of Title, Vol. 47, Fol. 312.

39 Certificate of Title, Vol. 47, Fol. 312.

40 Certificate of Title, Vol. 47, Fol. 312.

41 Certificate of Title, Vol. 47, Fol. 312; Certificate of Title, Vol. 1042, Fol. 795.

42 *Wise's Post Office Directories*, 1935/1936 – 1949.

43 Ibid all; Conversation between Kent Lyon & Holly Nutley, 4/7/2004.

44 All information from Certificate of Title, Vol. 1042, Fol. 795.

45 Ibid; Certificate of Title, Vol. 34, Fol. 168A.

46 Conversation between Kent Lyon & Holly Nutley, 4/7/2004.

47 Certificate of Title, Vol. 1325, Fol. 983.

48 Conversation between Kent Lyon & Holly Nutley, 4/7/2004.

49 *South Western Times*, 7/10/1980.

50 Conversation between Kent Lyon & Holly Nutley, 4/7/2004; *South Western Times*, 7/10/1980.

51 Certificate of Title, Vol. 1325, Fol. 983.

52 *South Western Times*, 7/10/1980

The Nutley family relocated from the town of Bengier to reside at *Henton Cottage* during its restoration. Works undertaken by the family during the 1976 restoration included: the patching of the original lathe and plaster walls and the application of a stucco finish to the rough wall surface; the relocation of the kitchen from the eastern end of the rear section (Room 9) to the western end (Room 5) and the building of new floors in this area; the installation of windows in Room 9; the construction of a bathroom and toilet (Room 8); the filling in of a doorway opening between Rooms 3 and 4; the removal of window shutters to Rooms 1 and 2; the replacement of verandah floors with bricks; the laying of shingles on the exposed roof structure; and, landscaping.⁵³

Subsequent to the completion of works, the Nutleys opened *Henton Cottage* as a tourist attraction whilst still residing in the place. Members of the public were able to access the interior of the residence at specific times.⁵⁴ A brick lined well located in a small room (Room 6) off the new kitchen area was covered by the Nutleys after visitors began to throw items down the hole.⁵⁵ Unfortunately, the popularity of *Henton Cottage* as a tourist site impacted on the private life of the Nutley family and led to the place being put up for sale in late 1980.⁵⁶

On 29 April 1981, the ownership of the *Henton Cottage* property was transferred to Stenwood Nominees Pty Ltd, and in 1985 was amalgamated with other land owned by the company at the rear of the building; that is, the Australind Shopping Centre site.⁵⁷ From 1985 to 1990, *Henton Cottage* was leased and used as a retail premises.

Kintyre Holdings and Vukelic Holdings became the proprietors of the larger land holding incorporating *Henton Cottage* in November 1990.⁵⁸ Soon after, Rochelle Dell Agostino and Janine Simmons began to operate an art and craft shop in the building and this continued up to 1994.⁵⁹ In 1994, the owners proposed the conversion of the place into a restaurant. The plans were later abandoned subsequent to concern expressed by the local community, the Shire of Harvey and the Heritage Council of WA with regard to the required alterations to facilitate this use.⁶⁰

In September 1994, it was reported that *Henton Cottage* was to reopen in October as a furniture and gift shop as well as a tourist centre. The new lessees were Pat and Neville Rodgers; Pat was then the Secretary of the Australind & Districts Historical Society Inc.⁶¹

On 30 August 1999, Vukelic Holdings Pty Ltd was registered as the sole owner of *Henton Cottage*.⁶²

Currently, in 2005, *Henton Cottage* is an arts and crafts gallery.

53 Conversation between Kent Lyon & Holly Nutley, 4/7/2004.

54 *South Western Times*, 7/10/1980.

55 Conversation between Kent Lyon & Holly Nutley, 4/7/2004.

56 Information from *South Western Times*, 7/10/1980.

57 Certificate of Title, Vol. 1325, Fol. 983; Certificate of Title, Vol. 1701, Fol. 491.

58 Certificate of Title, Vol. 1806, Fol. 729.

59 *The Leschenault Reporter*, 2/3/1994.

60 *The Leschenault Reporter*, 2/3/1994; *The Bunbury Mail*, 30/3/1994; *The Leschenault Reporter*, 8/6/1994; *The Leschenault Reporter*, 28/9/1994.

61 *The Leschenault Reporter*, 28/9/1994; Information from HCWA File: P1189.

62 Certificate of Title, Vol. 1806, Fol. 729; Certificate of Title, Vol.2539, Fol. 768.

13.2 PHYSICAL EVIDENCE

Henton Cottage is a single storey timber framed building clad with jarrah weatherboards and a shingle roof in the Old Colonial Georgian style constructed as the Prince of Wales Hotel for William Dacres Williams in 1842/1843. The place was built at the junction of Old Coast Road and Paris Road; the main junction of the original Australind townsite.

Henton Cottage is located on the south side of Paris Road, with the Church of St. Nicolas (c. 1844) located directly opposite on the north side of the road. *Henton Cottage* forms part of a precinct of buildings dating from the original West Australian Company settlement of Australind. The other buildings are the Church of St. Nicholas (c. 1844) and *Upton House* (c. 1844). *Upton House* has been entered into the Register of Heritage Places.

Henton Cottage runs on an east-west axis set back from the Paris Road frontage. To the rear of the place is the car park associated with to the Australind Shopping Centre. There is no direct vehicular access to the site; however, the access road from Paris Road to the rear car park driveway runs along its western boundary.

Henton Cottage is located in a landscaped garden containing rose beds, which has been enclosed by a painted brown timber post and rail fence. To the northwest of the building mature peppermint trees have been planted. A brick path provides access to the building from Paris Road, and it can also be accessed from the rear car park.

Henton Cottage is a single storey, handsawn timber framed building clad with jarrah weatherboards. The architectural style of the place is best described as Old Colonial Georgian style.⁶³ The main entry to the building faces Paris Road.

The roof is hipped timber shingles, which breaks to a steeper pitch to extend over the two verandahs on the front (north) and west side. There are no gutters. There is a skillion section to the rear of the building.

The verandahs are supported by plain timber posts. From site inspection, the detailing indicates that there may have once been a verandah on the east side of the building. The verandah ceilings are unlined, exposing the jarrah boards, purlins and rafters. The verandah floors have been replaced with brick paving.

The building has three chimneys of brick construction with a stucco finish. These have been painted white to match the walls of Rooms 2, 4 and 5.

On the front elevation, the main narrow, double door is timber incorporating nine half glazed panes. This matches the French doors of Room 4, which open out on to the front verandah.

All windows are six paned casement windows painted white with the exception of a small four paned fixed window to Room 6. Nail holes in the timber surrounds and window sills suggest that there may have been external architraves to the windows.

Henton Cottage comprises two sections, these being the four rooms located under the main roof and the ancillary accommodation under the skillion roof. The latter is likely to have been a rear verandah prior to it being enclosed. The main section is typical of a Colonial lineal plan with rooms leading on to one another and/or accessible via a verandah running the length of the building.

⁶³ Hocking, I. & Bush, F., 'Influences on Architectural Styles and Building Materials in the South West and Great Southern Regions of Western Australia', Hocking Planning and Architecture, Perth, 1995. For early building in Western Australia *A Pictorial Guide to Identifying Australian Architecture* has limited application and offers no direction for identifying buildings specific to the south west region of Western Australia.

The main entry leads into a narrow hallway with jarrah floorboards and skirting boards. The walls are a plaster finish painted white. The ceiling is raked and jarrah paneled. There is a contemporary light fitting. On either side of the hallway are painted timber doors leading to Rooms 2 and 3 respectively. At the south end of the hall, access is provided to Room 7 (rear/back verandah access corridor). The door is missing from this entry.

Room 2 is a square room with carpet laid over jarrah floorboards and skirting. The walls are a plaster finish painted white. The ceiling is raked and jarrah paneled. There is a contemporary fan and pendant light fitting. Besides the door to the hallway, there is a painted timber batten door providing access on the east to Room 1. There are two casement windows symmetrically spaced on the north (front) wall. A fireplace is located on the eastern wall and has a jarrah mantelpiece, which appears to be more contemporary.

Room 1 is a rectangular room with carpet over jarrah floorboards and skirtings. The walls are a plaster finish painted white. The ceiling is raked and jarrah paneled. There is a contemporary light fitting. There is a painted timber batten door on the west wall entering Room 2. There are two casement windows centrally placed on both the north (front) and east walls.

On the other side of the hall, Room 3 is a rectangular room with carpet over jarrah floorboards and skirtings. The walls are a plaster finish painted white. The ceiling is raked and jarrah paneled. There is a contemporary fan and fluorescent light fitting. There is a painted timber batten door on the east wall entering the hallway. There is one casement window centrally placed on the north (front) wall.

Room 4 is located to the east of Room 3 on the main lineal plan and was likely to have had a doorway providing access between the rooms, now filled in. There is evidence of this connection on the east wall where a section of skirting is missing.

Room 4 is a square room with carpet over jarrah floorboards and skirtings. The walls are a plaster finish painted white. The ceiling is raked and jarrah paneled. There is a contemporary fan and pendant light fitting. There is a painted timber batten door on the south wall, which leads to Room 5. There are two casement windows on the west wall and one located in the western half of the north (front) wall. The French doors open are situated in the eastern section of this north wall. A fireplace is located on the southern wall and has a jarrah mantelpiece, which appears to be original.

Room 5 (kitchen) is a rectangular room with sloping wide jarrah floorboards and skirtings. The walls are a plaster finish painted white. The ceiling is raked and jarrah paneled. There is a contemporary fan and pendant light fitting. There is one painted timber batten door on the north wall to Room 4 and a set of four paneled jarrah doors to Room 6. There is an opening on the east wall leading to the rear corridor (Room 7). A casement window is located centrally on the west wall.

Room 5 has a recessed fireplace with a wood fired stove. To one side of the stone is a small two paned glass window looking out, facing east. A timber piece of furniture now serves as the surround for the kitchen sink.

Room 5 steps down into Room 6, which is a small room with a concrete floor and is currently used as a tea preparation area. The walls are timber paneled with one fixed window on the west wall. The skillion ceiling is jarrah paneled without any finish. Oral evidence has it that there is a well located underneath the concrete floor of this room.⁶⁴

Room 7 (rear verandah access corridor) is 'L' shaped with sloping wide jarrah floorboards and no skirting boards. The north and east walls are weatherboards painted white, and the south and west walls are lined with fibrous cement painted white. There are painted timber batten doors at the opening to the rear (south) of the place and to Room 9. A glass display cabinet is fixed to the weatherboards on the north wall. The skillion ceiling is jarrah paneled with a clear finish.

Room 8 is a bathroom and toilet with sloping wide jarrah floorboards and no skirting boards. The walls are tiled to ceiling height. The skillion ceiling is jarrah paneled with a clear finish. A set of four paneled jarrah doors open into the rear corridor (Room 7). There is one fixed window centrally placed on the south wall. The room has a toilet, small vanity basin and shower.

Room 9 is situated at the south-eastern corner of *Henton Cottage*, off Room 7. It is a large rectangular room with carpet laid over sloping timber floorboards. The walls are lined with tongue & groove jarrah boards in a clear finish. The room has three, five paned casement windows in the east and south (rear) walls. These were inserted during the 1976 works to the place.⁶⁵ The skillion ceiling is jarrah paneled with a clear finish. Fittings include a contemporary fan suspended from the ceiling and two fluorescent lights fixed to rafters.

Alterations to *Henton Cottage* over time have included the addition of Room 4 believed to have been in the late 1840s⁶⁶ and the later enclosure of the rear verandah (now creating Rooms 5, 7, 8 and 9). The works undertaken in 1976 incorporated the construction of the kitchen in Room 5 and the bathroom and toilet (Room 8), the laying of the concrete floor to Room 6, the filling in of the opening between Rooms 3 and 4, the replacement of the floor to the front verandah, and the shingling of the roof.⁶⁷

The current post and rail fence is a replacement for an earlier post and rail fence.

The place is in good condition. There are no obvious signs of disrepair and an ongoing program of maintenance to *Henton Cottage* seems to be in place.

13.3 COMPARATIVE INFORMATION

A search of the Heritage Council of WA's online database⁶⁸ indicates that there are 35 places constructed in the 1840s entered into the State Register of Heritage Places. Of these three are a hotels (two of which also have residential functions) and a further 14 are residential buildings. The majority (11) are built in the Victorian Georgian architectural styles. Three are constructed in the Old Colonial Georgian style, being P00344 *Leshenault Homestead*, Bunbury, P2468 *Welbourne House*, Guildford and P2481 *Rose & Crown Hotel*, Guildford.

Three of the 16 residences mentioned are of timber construction. These are *Lescehnault Homestead*, Bunbury (1846, wattle & daub clad weatherboard cottage), P00394 *Sandilands*, Busselton (1840, wattle & daub with weatherboard extension) and P4536 *Alverstoke*, Harvey (1840, brick house and kitchen with stud-walled caretaker's cottage and slab-walled worker's cottage).

Alverstoke is one of two places from the period entered into the State Register of Places in the Shire of Harvey. The homestead has associations with the Clifton family and is single storey and built in the Victorian Regency style. It has a corrugated iron roof.

65 Ibid.

66 Ibid.

67 Ibid.

68 HCWA Database as at 18 March 2005.

The other registered place located in the Shire is P1187 *Upton House* (c. 1844), which also has associations with the Clifton family. This residence is a two storey brick building with a corrugated iron roof.

Upton House, together with *Henton Cottage* (1842/1843) and Church of St. Nicholas (c.1844) forms a precinct representing the original townsite settlement of Australind in the 1840s as part of the West Australian Company's scheme. Of the three, only *Upton House* is registered.

The Church of St. Nicholas (c. 1844) is a single storey weatherboard building with a corrugated iron roof. Originally constructed as a cottage, it was converted to a church in c. 1850.

Other examples of early hotels/inns that are on the State Register of Heritage Places include the *Mahogany Inn*, Mahogany Creek (c1854) and the *Rose and Crown Hotel*, Guildford (1840). However, the *Rose and Crown Hotel* was not purpose-built as an inn/hotel and neither are of timber weatherboard cladding and shingles. The first building constructed on the site of the *Mahogany Inn* was a military barracks (c1839) and the documentary evidence suggests that in c1854 a new building was constructed which became the *Mahogany Inn*. The inn is constructed of rendered stone with a shingle roof that was later replaced with corrugated iron. The *Rose and Crown Hotel* was originally constructed as a store in 1840 and in 1841 it then became an inn. The original single storey section of the *Rose and Crown Hotel* is of mud construction with corrugated iron roof. A second storey constructed of brick and corrugated iron was added at a later date.

In general, *Henton Cottage* has rarity value as one of the last remaining buildings representing the Australind settlement scheme of the 1840s and as a largely intact example of an early timber and shingle building dating back to this period of construction. The comparative information also indicates that *Henton Cottage* is the first known and still extant purpose-built inn/hotel in the State, although its use as a hotel was relatively short-lived.

Also of interest is the registered *St. Marks Anglican Church*, Bunbury (1842) which has associations with the Australind settlement. This building is weatherboard with wattle & daub and a timber shingled roof.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Not all the dates for alterations to the place are known, in particular the possible addition of the western-most room (Room 4) in c.1845 and the enclosure of the rear verandah. This is an area of further research or may potentially be revealed by non-intrusive investigations of the building's fabric.

Very little information has yet been found with regard to the history of *Henton Cottage* from the turn of the twentieth century up to the 1970s. The main primary sources utilised for heritage assessments and conservation plans such as Certificates of Title and *Wise's Post Office Directories* have been searched in an attempt to discover changes in ownership and uses during this period. While the Certificates of Title do identify the history of ownership, this information has generally not corresponded to the listings for Australind in *Wise's Post Office Directories*. In addition, it would be a time consuming task to search the electoral rolls via the address of the place in order to identify occupants. This type of research at this stage is beyond the scope of the project and is an area of further work.