



# 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

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### 11.2. HISTORIC VALUE

Located adjacent to the ferry across the Peel inlet, *Hall's Cottage* was for many years, a local landmark in the development of the Mandurah townsite. (Criterion 2.1)

*Hall's Cottage* has a close association with a number of people (Hall, Watson and Sutton) who contributed to the development of Mandurah. (Criterion 2.3)

### 11.3. SCIENTIFIC VALUE

In its current use as a museum displaying items of relevance to the history of the cottage and Mandurah, *Hall's Cottage* is important as a repository of the cultural history for the region. (Criterion 3.2)

### 11.4. SOCIAL VALUE

Believed to be the oldest extant building in Mandurah, *Hall's Cottage* is important to the Mandurah community's sense of history and place. It is a reminder of the European settlement of the region. (Criterion 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12.1. RARITY

*Hall's Cottage* is important in demonstrating the lifestyle of early settlers and it is believed to be the only intact example of an early settler's cottage in the Mandurah area. (Criterion 5.2)

### 12.2 REPRESENTATIVENESS

*Hall's Cottage* represents an early European settler's cottage built prior to the evolution of the building industry in the colony. (Criterion 6.2)

### 12.3 CONDITION

A number of structural faults are detracting from the overall presentation of the building; however, they are not serious. *Hall's Cottage* is generally in good condition.

### 12.4 INTEGRITY

*Hall's Cottage* has a high degree of integrity.

### 12.5 AUTHENTICITY

The building is generally in an original state although past maintenance work that has been carried out is not in keeping with the character of the building.

*Hall's Cottage* has a high degree of authenticity.

## 13. SUPPORTING EVIDENCE

### 13.1 DOCUMENTARY EVIDENCE

*Hall's Cottage* is a five-roomed, single-storey stone building constructed circa 1833. It was built for Henry Edward Hall as a family home. *Hall's Cottage* is believed to be the oldest extant building in the Mandurah area.

Henry Edward Hall (1790-1859), Squire of Shakerstone Manor, Leicestershire, his wife Sara, nee Branson, (1793 - 1858), and their six children, arrived in Western Australia in February 1830.<sup>32</sup> They had left England in November 1829 aboard the *Protector*.

Hall and another settler had chartered the ship. On arrival in Fremantle they landed their livestock, farming equipment, a 25 ton sloop and a jolly boat, necessities and luxuries and ten servants and apprentices. The value of the cargo entitled Hall to a land grant of some 16,594 acres, four miles south of the mouth of the Harvey River, and 200 acres (subsequently known as 'Dedallum' and 'Dedallumup') on the western bank of the inlet opposite 'Peel Town' (Mandurah) which was taken up in 1832.

Unfortunately, the land proved unsuitable, being infertile. Several years of hardship followed including the loss of their first home and all its contents which were destroyed by fire. It was during this period, 1832 -1834, that *Hall's Cottage* was built.

There is no record of the construction of the cottage, though it is likely that it was built with the assistance of the tradesmen and servants originally brought out by Hall on the *Protector*. They included a carpenter-wheelwright, a blacksmith, two female servants and six apprentice boys.

By 1835, the large holding was auctioned because of mounting debts and the servants were dismissed. Hall retained the 200 acre holding, but no implements, furniture or stock to continue farming. The family moved to

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<sup>32</sup> Information contained within the Documentary and Physical Evidence sections is taken from Nicholson, R., 'Assessment of Significance of Hall's Cottage, Leighton Road, Mandurah', (for HCWA, June 1992).

Perth in 1836, where Hall commenced business as a brewer, and later as a doctor.

Hall left for England in June 1841 to acquire further funds, and *Hall's Cottage* was leased to Thomas Watson, an original pioneer-surveyor, the first mail contractor and ferry keeper. In 1843, John Sutton (Inn keeper/ferry keeper) and family were living in the cottage. Subsequent occupiers of the cottage were Henry Hastings Hall (son of Henry Edward Hall) who lived there from 1867 to approximately 1871. Henry Hastings Hall was an involved community member being Chairman of the Anglican Church Building Committee and a member of the Roads Board.

After 1871, John Sutton's son, Henry Sutton, and his family moved in. Henry Sutton spent money on improvements to *Hall's Cottage* for the accommodation of travellers and applied for a free publican's licence for a 'house of entertainment' which he wished to open.

The Mandurah end of the original road between Australind and Mandurah followed the higher ground, skirting the swamps, and coming out of the bush behind *Hall's Cottage*. From here a causeway linked with a ferry across the inlet.

Located adjacent to the ferry across the Peel Inlet, *Hall's Cottage* was a local landmark during the development of Mandurah. Early photographs of *Hall's Cottage* reveal large trees close to the rear of the cottage and also a windmill.

Henry Sutton died on 17 November 1921, and the property was transferred by endorsement to Joseph Cooper on 19 June 1923.<sup>33</sup> From 1925, when the Sutton family vacated the place, *Hall's Cottage* was rented out.

In 1967, maintenance work was carried out and the Junior Farmers organisation used it as their headquarters.

In 1972, the Mandurah Historical Society moved in and, on 29 March 1975, *Hall's Cottage* was officially opened to the public as a district museum.

In 1989, the Port Mandurah Canal development changed the environs of *Hall's Cottage*, and brought a canal within 20m of the building. Site development was undertaken at this time including hand fashioned fencing, and brick paving.

In 1994, *Hall's Cottage* continues to be used by the Historical Society, who open the Museum to the public once a week.

## 13. 2 PHYSICAL EVIDENCE

*Hall's Cottage* is a five-roomed stone cottage with a broken-back roof built in a simplified Old Colonial Georgian style.<sup>34</sup> A well is located in the south-west corner of property.

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<sup>33</sup> No further details of ownership are available.

<sup>34</sup> 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.

The external walls of the cottage are constructed out of 450mm thick squared local limestone blocks set in lime mortar, while the internal walls are more random in nature, and finished roughly plastered over limewash.

170mm x 25mm dressed jarrah floorboards are nailed over floor joists laid closely to the ground and originally these continued out to the verandahs.

The roof is pitched with rough sawn rafters at 450 centres with timber boarding over to form the ground for the original shingle roof.

The ceiling is exposed, and the rafters are simply supported between ridge and walls.

The door and window frames are constructed out of 125mm x 75mm dressed jarrah. Timber window sills project out from the stonework externally. There is a central chimney leading to a fireplace in the bedroom and living rooms.

A verandah is constructed on three sides, with the west elevation enclosed for use as additional bedrooms. Verandah posts are 150mm x 150mm stop chamfered jarrah with a 150mm x 100mm beam over on flat. A similar wall plate has been let into the stonework around the external perimeter of the cottage at height 2,750mm. Hand forged nails are still in evidence on the front verandah where the ceiling boards as a ground for the original shingles have been removed.

It appears that the five-roomed stone cottage was built without a kitchen, bathroom and laundry and these were located along with the servant's quarters in adjacent timber framed buildings. The back room (No. 3) was subsequently turned into a kitchen and then a smoke room for preservation of foods.

### **13. 3 REFERENCES**

Nicholson, R., 'Assessment of Significance of Hall's Cottage, Leighton Road, Mandurah', (for HCWA, June 1992).

National Trust Assessment Exposition, n.d.

Australian Heritage Commission Data Sheet, n.d.