



**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)

- 2.4.2 Migrating to seek opportunity
- 4.5 Making settlements
- 8.12 Living in and around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 602 Early settlers
- 407 Cultural activities

11.1 AESTHETIC VALUE*

Patrick Taylor Cottage is aesthetically important as an example of a simple vernacular residence adapted to suit changing needs in housing. (Criterion 1.1)

11.2. HISTORIC VALUE

Patrick Taylor Cottage is an important example of an early housing type. Dating from c. 1832/33, it is located on one of the earliest subdivisions in the town of Albany and is one of the oldest residences in Western Australia. (Criterion 2.2)

Patrick Taylor Cottage is associated with the Taylor family, who owned it from 1835 until the 1950s and were responsible for the majority of changes to the house over the years. (Criterion 2.3)

Patrick Taylor Cottage demonstrates the types of construction methods used by the colonists in the first twenty years of European settlement and the plan form

* 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 National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

which developed around the earliest rooms once the colonist had become established. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

Patrick Taylor Cottage is important as a rare surviving example of a cottage with a two-roomed central core constructed of wattle and daub, with a shingle roof, dating from the first decade of European settlement in Western Australia. It has the potential to contribute to an understanding of early construction methods and adaptation over time to meet increased accommodation needs. (Criterion 3.1)

11. 4. SOCIAL VALUE

Having been one of Albany's main museums and tourist attractions since the mid-1960s, *Patrick Taylor Cottage* is highly valued by the community for its cultural and educational roles. (Criterion 4.1)

As one of the oldest residences in Albany and Western Australia, *Patrick Taylor Cottage* contributes to the community's sense of place. It is a reminder of the establishment of both the town and the state. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Notwithstanding later additions in a variety of materials, *Patrick Taylor Cottage* is the earliest known example of a wattle and daub residential construction still extant in Western Australia. (Criterion 5.1)

Patrick Taylor Cottage is extremely rare as a residence built prior to 1835 in Western Australia. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Patrick Taylor Cottage is representative of a construction technique that has all but disappeared in Australia. It is a fine example of a colonial cottage adapted over time to meet subsequent requirements. (Criterion 6.1.)

12. 3 CONDITION

The condition of the place is generally good. It appears well maintained and has recently been painted internally.

The current management of the place shows awareness of its heritage significance, and the fabric, on the whole, has been developed in a manner consistent with the general character of the place.

12. 4 INTEGRITY

Patrick Taylor Cottage has a moderate degree of integrity. The use of the cottage as a house museum is compatible with its original intention as a place of residence.

12. 5 AUTHENTICITY

Overall, *Patrick Taylor Cottage* demonstrates a moderate to high degree of authenticity.

Most of the west wall and the western half of the north wall of the central core are constructed of wattle and daub, although the original timber roof shingles have been overlaid with corrugated iron.

Whilst there appear to have been a number of modifications to the place, a substantial amount of fabric appears to date from the early history of the place. Two rooms (the bedroom and small room on the north-west corner) retain early 160 mm wide jarrah floorboards, with saw marks and early hand made nails. The laundry floorboards are also wide and appear early. There are some early floorboards with hand made nails in the south-west room that appear to be oak. The door between the parlour and dining room is an early 6 pane colonial door, and the doors to the north-west room and kitchen are constructed of three wide planks of timber that also appear original or early. The architraves to the parlour and main bedroom doors are lightly moulded and appear early.

The changes in the building reflect the growth and adaptation by subsequent users and contribute to its authenticity.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Jacqui Sherriff, Historian and Lynne Farrow, Architect in July 2008, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Patrick Taylor Cottage is a single storey rendered and painted house of mixed construction, with a medium pitched hipped corrugated iron roof, in the Vernacular style, constructed c.1832/33.

On 25 December 1826, Major Edmund Lockyer and a party of troops and convicts established a penal outpost of the New South Wales government at King George Sound. Fredericks Town, proclaimed on 21 January 1827, was named in honour of His Royal Highness, the Duke of York. The penal settlement that operated there until 1831 was a 'holding station, a foothold on an otherwise barren coast'. The small settlement clustered around the perimeter of the parade ground on flat, cleared ground at the foot of Mount Melville. By July 1827, there were 10 buildings. There was very little physical development in the following three years, mainly because the tiny penal settlement was under threat of closure.¹

On 7 March 1831, King George Sound and its region was officially proclaimed part of the Swan River Colony. The New South Wales government handed over about 15 neglected buildings and one convict, Thomas Newell, who had asked to stay in Western Australia.²

The small settlement struggled, though there was some interest amongst Perth settlers in 1831/32, when Governor Stirling spent the summer at the Sound, staying at Government Farm (which had been established by Superintendent Sleeman in 1829). He considered moving the settlement closer to Oyster Harbour (east) but did not carry the plan through. However, he did rename the settlement 'Albany', one of the titles of Frederick, Duke of York and Albany.³

In April 1831, Dr Alexander Collie arrived in Albany as the Government Resident, with the duties of both magistrate and local government administrator. With him on board the *Sulphur* were two families and two single men, all of whom had their

¹ Donald Garden, *Albany: A Panorama of the Sound from 1827*, Thomas Nelson (Australia) Limited, West Melbourne, 1977, pp. 21-25.

² Garden, p. 36.

³ Garden, pp. 38-39.

passage paid by the Government, as they could not support themselves in Perth.⁴ The Geake family bought a lot to the east of the Old Gaol, where Digory Geake built Albany's first hotel. The other family comprised 30-year-old John Morely, and his wife Mary. They initially leased a house that had previously been used by the Commandant of the penal settlement.⁵ From December 1831, Morley was the Assistant Government Commissariat Officer and he periodically held the position of pilot from 1834, before being officially appointed in 1838. In 1835, he returned to India where he had previously worked for the East India Company and returned with 12 Indian servants.⁶

Raphael Clint commenced a survey of the town in 1831, starting with a small area around the parade ground. By August of that year, four settlers had taken up land. From November 1831, Surveyor-General Roe and Assistant Surveyor Ommanney continued to peg out the town and district.⁷ Lot 2 (or S?) was granted to John Lawrence Morley on 29 March 1832.

When Captain Sir Richard Spencer arrived in Albany to take up the post of Resident Magistrate in September 1833, he found only the old New South Wales houses and three 'miserable houses', of which only two were occupied by George Cheyne and the Geake family.⁸ Presumably, the other house belonged to the Morley family, who had been living at Strawberry Farm not long after their arrival at the Sound. As the Morleys surrendered the lease on the Farm on 1 October 1833, it is likely that by this time, the two roomed wattled and daub cottage on their town allotment had been completed.⁹

A number of new settlers arrived in Albany between 1834 and 1837. The population rose to about 170 and the number of houses jumped from 3 to 45. This was partly the result of Governor Stirling's trip to England between 1832 and 1834, where he not only attempted to counter the colony's bad reputation, but also stimulated interest. New migration schemes were launched and Stirling was responsible for personally enticing some individuals to migrate to Albany.¹⁰

A visitor to Albany around this time (1834) described the whole colony in Plantagenet Province as consisting of

... 60 people, including 20 solders, who have a hard life. There is nothing in the wide world for them to do, and instead of being employed in some useful task, their one object is to get enough money together to get drunk ... Mr Cheyne has been here the longest ... His occupation seems to be that of a merchant or retailer ... Sir Richard [Spencer] and his family make up a third of the population, 21 persons, and he, together with Mr [Alfred] Hillman ... is the only one who really cultivates the soil and can be called a settler. Apart from these, the settlement comprises Mr Liddleton the doctor, Mr Morley, the Superintendent of Stores, and a very few tradesmen. When one considers how far from home these few individuals are ... one must in all honesty admire their courage.¹¹

4 Garden, p. 41.

5 This has sometimes led to confusion regarding the date of construction of Patrick Taylor's cottage. Some sources claim that the house dates to 1826/27 and was originally the Commandant's house.

6 Garden, p. 41.

7 Garden, p. 39.

8 Garden, p.50.

9 CSO 52/12.3.38 and Spencer Letters, 26.10.1833, as cited in Garden, p. 49.

10 CSO 52/12.3.37 as cited in Garden, p. 45.

11 Baron Carl Hugel, 5 January 1834, as quoted in D R G Sellick (comp), *First Impressions: Albany, Traveller's Tales 1791-1901*, Western Australian Museum, Perth, 1997, pp. 73-74.

When Stirling arrived back in the colony in August 1834, on board the *James Pattison* were 10 male saloon passengers who disembarked at Albany. Despite being men of some wealth, only three stayed – Peter Belches, Thomas Brooker Sherratt and Patrick Taylor.¹²

Patrick Taylor was a 27-year-old Scotsman, who had been born in 1807 and was orphaned at a young age. He was educated in England, where, it has been suggested, he was an acquaintance of Stirling's. Although wealthy, he was not of robust health and it appears that he might have migrated to Albany for health reasons as much as anything.¹³

Soon after his arrival, Patrick Taylor purchased John Morley's property for £205. By this time, Surveyor Hillman had resurveyed Albany, and the original lots were subdivided into two.¹⁴ Patrick Taylor also bought farmland in the interior and in 1837 (the year of his marriage), he bought a block on the eastern bank of the Lower Kalgan River, which he called Candyup (also known as Glen Candy).

In 1837, Patrick Taylor married Mary Yates Bussell, who had migrated to Western Australia on the same ship as Patrick. They made their home at Candyup and had six children between 1838 and 1848. Tragedy struck the Taylor family in 1840. Patrick's agent in Scotland absconded with a large part of his fortune and he was forced to sell up much of his Australian property and return to Scotland to sort things out. On his return to Australia, Taylor was 'much changed ... no longer wealthy but broken in spirit and increasingly bitter and anti-social.'¹⁵

To cope with this change in circumstances, Taylor sold his cottage in Albany and leased Candyup for a period of three years. On 14 October 1840, Taylor's interest and titles of Lots S44 and S45 were transferred to John Randall Phillips for £250. However, Taylor did not end his interest in the property there, for in November 1843, he accepted Phillips' mortgage of £150 on the property, and in August 1845, Lots S44 and S45 were transferred back to Taylor from Phillips for £350.¹⁶

In December 1846, the *Perth Gazette* advertised that the premises currently occupied by Mr J R Phillips 'consisting of two terrace allotments with a cottage of seven rooms together with a two stall stable, detached store and other outhouses, also a good garden', was available for sale or lease.¹⁷ As Patrick Taylor was cited as the local contact, this advertisement confirms that Patrick Taylor still owned the cottage in question at this time. It also shows that the cottage had been extended from two to seven rooms sometime between 1832/33 and 1846. The difference between the sale and purchase price for the cottage between 1840 and 1845 suggests that the cottage was expanded during these years.

Patrick Taylor retired to Candyup and the change in his financial circumstances had an adverse affect on his mental health. Reverend Wollaston commented in 1848 that Mr Taylor was

12 Garden, pp. 51, 59.

13 E O G Shann, *Cattle Chosen: The story of the first group settlement in Western Australia 1829 to 1841*, Facsimile Edition, UWA Press, 1978 (Oxford University Press, 1928).

14 Lot 2 (or S) became S44 and S45.

15 Garden, pp 99-100.

16 'Albany Police Precinct Conservation Plan', prepared for the Department of Contract Services on behalf of the Police Department by Donaldson Smith & Hooke, September 1996.

17 *Perth Gazette*, 26 December 1846.

.... a great hyperchondriac - great pity for in other aspects he is a fine character for truth, integrity and piety with well-informed mind cultivated by reading. Yet he fancies he is not well enough to come to Church, although he goes about his garden, and works a great deal in the house having no servant. Has met with great reversal and I suspect this has something to do with his seclusion. Alas human pride!¹⁸

Patrick Taylor died at Candyup in 1877 and his wife, Mary, and their second son Campbell (1842-1901) jointly inherited both the cottage and the holding at Lower Kalgan. Mary bequeathed half of her title for the cottage to her daughter, Catherine Louisa (b. 1839). When Mary died in 1887, Campbell and Catherine became joint owners. It seems that Catherine moved into the cottage c. 1880. In 1883, Mrs Walpole visited Albany and recorded in her diary that she took a riding lesson from a lady who

... lives in a little house, so small that it is almost lost in its own beautiful garden ... She is a great rider herself. She lives with an invalid mother and they have been here many years. Mr Taylor was one of the first settlers in Albany; his son is now living on a station called Candyup 25 miles away.¹⁹

Campbell Taylor tragically died in 1901 when his horse and sulky overturned in the Thomas River. Catherine continued to live in the cottage alone until her death in 1913. Ownership then passed to Dr Robert Fairbairn, her nephew. Dr Fairbairn is not recorded in the Post Office directories as living in Albany at this time. One source claims that Miss Selby Lowndes lived in the cottage and that her brother, 'Dryblower Murphy' often visited her there. It has also been said that Dryblower wrote some of his poetry there.²⁰

In about 1930, Dr F J Ingoldby moved into the cottage. Dr Ingoldby practiced in Albany from c. 1921 until his death in the cottage on 4 September 1940.²¹ The cottage was then leased to other tenants before Dr Fairbairn sold it to Elder Smith & Co in 1954. The cottage was later exchanged for land closer to the railway station owned by the Public Works Department. The old cottage was of interest to the State Government as it was located close to the police station site.²²

In about 1962, after the State Government leased the cottage for several years, the Albany Town Council condemned it as being unfit for habitation. The newly formed Albany Historical Society raised concerns about the historical significance of the cottage (which was by then being called 'Patrick Taylor Cottage') and the Government agreed to enter a lease agreement for *Patrick Taylor Cottage*. It was initially thought that *Patrick Taylor Cottage* would provide an office for the Society and accommodation for historical records. It was hoped that the cottage might sometimes be open for inspection.²³

18 As quoted in Garden, p. 99.

19 Margaret Walpole, 27 November 1883, as quoted in Sellick, pp. 161-62.

20 J Domiceli, 'Albany Police Precinct Conservation Plan: Reserve 29419', Donaldson, Smith & Hooke, 1996.

21 *Wises Post Office Directories*, 1920-1945.

22 The Albany Police Lockup and Quarters was built in 1908 on part Lots S44 and S45, facing Stirling Terrace. By the 1960s, the accommodation was outdated and plans for a new station were drawn up. One of the proposals involved demolition of Patrick Taylor Cottage. In the end, a new two storey police station was built on Stirling Terrace in 1967/8. Circa 2000, this building was demolished to make way for the new justice complex.

23 *Albany Advertiser*, 27 November 1962, p. 8.

In 1963, the Albany Historical Society made a public plea for donations for their museum collection – ‘books, furniture, kitchen utensils, in fact any items used last century in Western Australia’. They also received some ‘valuable relics from the Taylor estate’ through Rica Erickson of Bolgart. It was noted that *Patrick Taylor Cottage* itself required very little work on it and once the ground was tidied up and the artefacts installed, it could be opened to the public.²⁴

Patrick Taylor Cottage opened as Albany’s first local museum in early 1964. Initially, it was open two afternoons a week and had seven rooms containing a variety of items ‘from an early type cinema projector to a display of quaint laundry irons’.²⁵ Although the cottage was operating as a local museum, its future was still not assured. In August 1965, the State Government determined not to demolish it to make way for a new police station and residence.²⁶

The opening of *Patrick Taylor Cottage* as a local museum coincided with a general increase in interest in history in the 1960s. In metropolitan and regional centres across the country, local museums were becoming part of the cultural landscape. In Albany, the National Trust (WA) opened the Old Farm at Strawberry Hill to visitors in 1966 and the Albany Historical Society also began opening the old convict depot and gaol to visitors in 1969. By this time, *Patrick Taylor Cottage* was considered to be the largest local history museum outside the Perth metropolitan area.²⁷

In 1967, the cottage adjacent to *Patrick Taylor Cottage* that was once the storeroom for Sunny-West Co-op Dairies was demolished. In the same year, tenders closed for the construction of a new police station and outbuildings on the site. In November 1968, Lot S40 of reserve 29419 was gazetted as a Police reserve. Shortly after, a police house was built adjacent to Patrick Taylor Cottage, followed by a new police station and lock up fronting Stirling Terrace.²⁸ The police station was demolished c.2000 to make way for a new justice complex, and since 2005 the former police house has served as the administration quarters for the Albany Historical Society.

Extensive alterations and additions to *Patrick Taylor Cottage* have taken place over the years, but the original two roomed wattle and daub cottage walls and the original shingle roof remain. The later additions comprised mud brick, wood fired brick and framed weatherboard.

In 2008, *Patrick Taylor Cottage* continues in use as a local museum.

13.2 PHYSICAL EVIDENCE

Patrick Taylor Cottage comprises a single storey rendered and painted house of mixed construction, with a medium pitched hipped corrugated iron roof, in the vernacular style, constructed pre 1832.

Patrick Taylor Cottage is located at no. 37 (Lot 301, Reserve 49041) Duke Street, Albany, an area of 2,230 sq. metres. Duke Street, located in the central area of

24 *Albany Advertiser*, 7 June 1963, p. 18.

25 *Albany Advertiser*, 5 May 1964, p. 2.

26 *Albany Advertiser*, 16 August 1965, p. 1.

27 *Albany Advertiser*, 9 January 1967.

28 ‘Albany Police Precinct Conservation Plan: Reserve 29419’, Donaldson, Smith & Hooke, 1996.

the Albany townsite, is an area that contains a large number of heritage places dating from the early settlement of the town.²⁹

The front (north) boundary is 40.36 metres wide, and a small painted brick house (a former police residence dating from c. 1960s) is located in the eastern corner of the Lot. The site slopes down moderately (1 in 10) from the front boundary with a slightly steeper bank in front of the north façade of the cottage. The house is sited towards the rear of the Lot, positioned centrally to the side boundaries and set at approximately 20⁰ to the boundaries.

A 5.2 metre easement has been taken along the west boundary to allow access to a tall steel radio tower near the west corner, which is located within Lot 300 to the south. There are plans to remove a section of linkmesh fencing running down the centre of the Lot.

A 1.2 metre wide concrete slab path leads down the centre of the Lot from Duke Street and turns east to slope down an embankment in front of the north façade, and returns down the east façade to the front verandah.³⁰

The areas to the east and south of the house have been landscaped with lawn and flowerbeds. The remains of an olive tree are extant in the centre of the eastern garden. Other plants of note in this area include a tall palm tree to the north of the olive tree and a fig tree close to the south fence. The western side of the Lot is largely unlandscaped however two medium sized trees, a eucalypt and a deciduous are extant near the front boundary.

Fencing is varied, with a stepped red face brick wall and cyclone fencing to the east boundary, colorbonded steel to the south boundary, which follows the boundary to step around the fig tree and the parapet wall of a painted concrete tilt up office building to the west boundary.

Patrick Taylor Cottage is a single storey rendered house of mixed construction with a steeply pitched hipped corrugated iron roof in the vernacular style of the colonial era³¹. The form of the place comprises a central core of wattle and daub construction comprising two moderately sized rooms surrounded by a 2.4 metre wide verandah, which has been enclosed for the full length of the side (north and south) and rear (west) façades with rendered and painted brickwork.

At the rear, on the west façade, a gabled kitchen structure has been constructed against the chimney breast of the room on the south-west verandah enclosure. The gabled roof appears to pitch off the wall plate of the central core, with a box gutter where the two roof planes meet. A painted jarrah weatherboard and corrugated iron laundry attached to the north of the kitchen butts into the external plane of the west verandah enclosure.

There are 5 tall brick chimneys, one in the middle of the central core, one between the kitchen verandah enclosure, one on the south wall of the kitchen,

29 The house originally sat on two lots, (S44 and S45) that spanned between Duke Street and Stirling Terrace. With the construction of a new Justice Complex in Albany, the southern half of the two lots has been excised into that development, and the remaining land amalgamated to become Lot 301.

30 The north façade, which is the side of the house, faces Duke Street. The front façade, which faces east, is likely to have originally been approached from Stirling Terrace, and the easterly aspect of the front verandah would have given a view of the jetty, important to the early inhabitants of Albany.

31 While styles are usually taken from Apperly, Richard, Irving, Robert, Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* Angus & Robertson, North Ryde, 1989, Patrick Taylor Cottage does not conform to an identified style.

and two against the west wall. The fireplaces of the three external chimneys protrude from the external wall face. The tops of the chimney are relatively plain, with two rows of corbelled brick work and a steel cowl.

The east façade is the formal front of the house. The verandah is open, apart from a small enclosure at either end. The enclosure at the north end forms a wind break into the present entrance hall. A timber enclosure at the south end contains the toilet and is used as a store room. The east wall of the house is clad with a rough concrete pebbledash finish. There are two sets of French doors which appear to have been introduced; the northern set (into the parlour) has a small window on either side with obscure glazing and applied diamond leadlight (dating possibly from the 1950s). The verandah floor is concrete, laid on granite rubble. The verandah roof pitches down steeply to a wall plate height of 1.9 metres. Some of the rafters are partially rough hewn and the shingles of the earlier roof can be seen above the rafters.

The north and south side walls, which enclose the verandah, are constructed of rendered and painted brick with casement windows.

The internal layout of the place comprises the two medium sized (4.1 x 4.2 metres) rooms of the internal core, the parlour to the north and the main bedroom to the south, which share a back to back fireplace. The rooms surrounding the core consist of the entrance on the north-east corner, a box room to the west of the entrance, a room on the north-west corner (possibly a bedroom), a dining room in the centre of the west wall, a small room that doglegs around the south-west corner and a small room in the centre of the south verandah.

The kitchen is accessed from the dining room, and an unlined jarrah framed laundry is accessed from the north wall of the kitchen.

The ceilings in the two central rooms are 3000 mm high, with the parlour ceiling lathe and plaster and the bedroom ceiling a series of roughly joined panels. The ceilings to the rooms of the verandah enclosure follow the roof line over and rake steeply from a height of 3 metres down to 1.8 metres. They are lined with painted pine lining boards laid lengthwise. The kitchen ceiling also rakes.

Floors are generally jarrah. Two rooms (the bedroom and small room on the north-west corner) retain early 160 mm wide jarrah floorboards, with saw marks and early hand made nails. The laundry floorboards are also wide and appear early. There are some early floorboards with hand made nails in the south-west room that appear to be oak. Elsewhere the floors are 120 or 130 mm machined jarrah.

Most of the west wall and the western half of the north wall of the central core are constructed of wattle and daub. The east, south and southern section of the west wall of the central core are constructed of timber framing and are lined with a hard sheet, possibly asbestos cement. Brick walls are plastered and painted.

Both the parlour and bedroom have French doors on the east walls, with additional small fixed panes of obscure diamond lead light on either side of the parlour doors.

Doors types are varied. The door between the parlour and dining room is an early 6 panel colonial door, and the doors to the north-west room and kitchen are constructed of three wide planks of timber that also appear original or early. Some of the other panelled doors appear to date from the early twentieth century.

The architraves to the parlour and main bedroom doors are lightly moulded and appear early. Other architraves are flat and appear introduced. Skirtings are flat or quad. Most of the fireplaces have simple painted timber mantle shelves and surrounds.

The condition of the place is generally good. It appears well maintained and has recently been painted internally.

While there appear to have been a number of modifications to the place, the general form and a substantial amount of fabric appear to date from the early history of the place. There is no evidence of previous houses and outbuildings that existed to the east and south of the cottage.

13.3 COMPARATIVE INFORMATION

Residences/homesteads constructed prior to 1837.

The comparative information for this place examines places constructed prior to 1837. This was considered the most appropriate cut off date for comparing early colonial buildings to *Patrick Taylor Cottage*, as there was no great change in building practices after the convicts arrived. By the 1840s, the colony had become economically stable, and the colonists fully understood the capabilities of the materials they were working with. Any changes in building practices were a gradual process and would only have become noticeable around the 1860s.³²

The Heritage Council of Western Australia's database lists 60 places built prior to 1837. Of these places, 19 are described as single storey residences or homesteads, and 10 of these places are on the Register;

P00032 *Strawberry Hill Farm & Gardens* (1836) – an example of a country gentleman's residence and estate with associated ancillary buildings;

P01132 *Maddington Homestead* (1836) – a two storey rendered and painted mud brick building, which has a corrugated iron roof and verandah;

P01485 *Hall's Cottage* (1833) – a five-room single storey building constructed of stone in the Old Colonial Georgian style;

P01843 *Buckland Homestead and Farm Buildings* (1836) – comprises a double and single storey granite and iron homestead designed in the Victorian Georgian style with two attached single storey cottages (c.1836; 1844), and a single storey stone and corrugated iron workers' cottage (c.1840-1874) in the vernacular style;

P02411 *Tranby House* (1836) - the place is the earliest extant residence in the inner metropolitan area. It is of brick and tile construction in the Vernacular style;

P02493 *Haddrill's House* (1833) – a single storey residence of adobe construction in the Old Colonial Georgian style;

P02495 *Oakover* (1835) – a homestead complex which comprises a Victorian Georgian house, a mud brick barn and associated outbuildings;

P02498 *Houghton Homestead*, (1834) – comprises a Vernacular homestead constructed from materials available on the site - bricks made from local clay, and sheoak roofing shingles;

³² Bush, Fiona, Information provided by e-mail to Susan Barratt, HCWA staff, 8 Sep 2008.

P02867 *Balladong Farm Group* (1831) – comprises a farm site, homestead and associated outbuildings of various construction materials including, brick/timber/stone and shingle;

P04112 *Edward's House and Archaeological Sites* (1830) – includes a single storey adobe and corrugated iron roof building, in the Vernacular style.

Other residences or homesteads on the database that are comparable to *Patrick Taylor Cottage* in terms of construction date are; P03307 Lowlands Homestead (1830) – includes an original house of pug clay construction; P0840 Nairn's House, Byford (1830) – a small rural bungalow, reminiscent of Victorian Georgian style; P14561 Ellen's Brook Estate Homestead (1831), and P03065 Eacott Cottage, Mandurah (1830) - constructed of limestone and shingle, which is in the current assessment program.

Cheyne's Cottage in Albany is also claimed to be one of the oldest remaining dwellings in Western Australia. It is thought the cottage could have been constructed as early as 1832 for George Cheyne and his wife Grace but this has yet to be confirmed. In later years the cottage, with additions, became a coach shed, livery room and stables and has more recently still been used as storage. The walls of the original cottage are made of sun dried brick.

Patrick Taylor Cottage is one of the earliest extant residences in Western Australia and one of the oldest in Albany.

Wattle and daub residences

While once relatively common, examples of wattle and daub construction are now very rare in Western Australia. Wattle and daub was a technique familiar to most English farmers and was used in almost every coastal settlement on Western Australia's south-west coast. In his study of vernacular colonial cottages in Western Australia, Ian Boersma used *Patrick Taylor Cottage* as one of his case studies for wattle and daub construction:

'Patrick Taylor Cottage' makes an interesting case study of the technique, its two roomed core retaining a high degree of integrity ... there is considerable evidence to suggest that a verandah formed part of the original construction. These verandahs have been enclosed on three sides, probably within only a few years of the initial construction, and it is in the external window return of such an enclosed side that the method of construction is most visible. Bush poles, averaging 80mm diameters from vertical supports at corners and apertures. A neat wickerwork of approximately 10mm diameter 'wattle' is nailed to both external and internal sides of the hole and rendered over with what appears to be a lime-based sandy grey mixture. Windows and doors are then framed using an unconventional assortment of planks and mouldings, hiding the untidy wattle terminations.³³

There are 28 places on the Heritage Council's database containing elements of wattle and daub construction, of which 22 are residences. All were built prior to c.1880, with the exception of a cottage built at Mount Magnet in the 1930s. Five of these residences are on the Register of Heritage Places;

P00115 *Ellensbook Farmhouse* (1855) - Constructed partly of wattle-and-daub, and partly of vertical laths and battens, this place has been altered and extended, and is partly sheathed in weatherboard and corrugated iron;

P00344 *Leschenault Homestead* (c.1846) - comprises the original wattle and daub weatherboard clad cottage, with brick chimney. The cottage was built of

³³ Ian Boersma, 'Construction in the South West: Methods, Materials and Detailing of Vernacular Colonial Cottages, Architectural Dissertation 599, Curtin University of Technology, 1995.

timber studs with clay plastered on to an infill of wattles (wattle and daub), the exterior being clad with pitsawn weatherboards, and the interior papered or white-washed;

P00394 *Sandilands Homestead*, Busselton (c. 1840) - is a single-storey 1840s wattle and daub rural homestead in a vernacular Victorian Georgian style, extended in limestone and timber;

P00426 *Abbey Farm*, Busselton (1860s) - consists of two adjacent single-storey farmhouses in a rural setting. The original house (1864) is designed in a vernacular style. External walls are jarrah planks, and partly wattle and daub. The roof was originally shingled, later sheeted with corrugated iron and has since been re-shingled;

P15513 *Mouchmore's Cottage*, Albany (1850) – a c.1850s single-storey timber framed residence in the Victorian Georgian style with a variety of wall claddings that is a good representative example of wattle and daub construction.

The following five residences which contain elements of wattle and daub construction are in the current assessment program; P02659 Mill Farm, Wandering (1877); P03113 Birchmont Homestead, Coolup (1862); P03757 Runnymede & Florries Cottage Group, Harvey (1870); P05337 Cattle Chosen, Busselton (1840), and P08485 Mead's House, Cardup (1842).

Patrick Taylor Cottage is the earliest known example of wattle and daub residential construction still extant in Western Australia.

13.4 KEY REFERENCES

R Bodycoat, 'Patrick Taylor Cottage Conservation Plan', Duncan Stephen Mercer, 1995.

J Domiceli, 'Albany Police Precinct Conservation Plan: Reserve 29419', Donaldson, Smith & Hooke, 1996.

13.5 FURTHER RESEARCH
