



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.

11.1 AESTHETIC VALUE*

Halliday House is significant in exhibiting the characteristics of a fine Federation Queen Anne style residence. (Criterion 1.1)

Halliday House is significant as a familiar landmark at the peak of the hill in King William Street, Bayswater. (Criterion 1.2)

Halliday House, with its richly landscaped gardens contributes to the aesthetic qualities of the cultural landscape. This contribution is enhanced by the restoration work to the place implemented in the latter half of the 1980s, together with the substantial plantings carried out in the 1980s and early 1990s. (Criterion 1.3)

11.2. HISTORIC VALUE

Halliday House is significant for its construction as one of the first brick and iron residences, and one of the most substantial residences, constructed in Bayswater in the early 1890s, in the early years of the Western Australian Gold Boom, when the district was predominantly agricultural. (Criterion 2.1)

Halliday House is significant for its close association with the Halliday family for more than 90 years. The place was built by the Halliday family, well known Western Australian builders, for Henry Thomas Halliday and his wife, Edith, and subsequently owned and/or occupied by the members of the Halliday family from 1893 to 1984. Henry Thomas Halliday (d. 1914) was a prominent member of the community of Bayswater, active in the Baptist Church, a well-known builder in the district, and first Chairman of the Bayswater Roads Board. He is commemorated in Bayswater by Halliday Street (1914) and Halliday Park (1944). (Criterion 2.3)

The gardens were restored and re-planted by prominent botanist, Dr Kingsely Dixon, who owned the property from 1984 to 1992. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

11. 4. SOCIAL VALUE

Halliday House is highly valued by the community and the City of Bayswater, for social, cultural, and aesthetic associations, as evidenced by its purchase by the City, its use by the Bayswater Historical Society, its inclusion in the Municipal Inventory, and its use in recent years as a popular venue for weddings and photographs. (Criterion 4.1)

Halliday House contributes to the community's sense of place through its association with the Halliday family, its part in the history of the City of Bayswater, and its qualities as a minor landmark in the district. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Halliday House is representative of substantial Federation Queen Anne style architecture applied to a residence and it is also representative of a small number of substantial masonry construction residences built in the early stages of the suburbanisation of Bayswater. Notwithstanding the changes wrought on the place during the passage of years and in the restoration work of the 1980s, it remains a fine example of a Federation Queen Anne style residence. Further, the restoration works carried out on the place in the 1980s is representative of a shift in attitudes towards restoration, evidenced by a lightness of touch when compared to similar works carried out in the previous decade. (Criterion 6.1)

12. 3 CONDITION

The garden and setting are basically maintained, but there does not appear to be any replacement planting programme. The fabric of the place is basically maintained and the cumulative maintenance that has taken place has only moderately impinged on the heritage values of the place. Overall the place is in fair to good condition.

12. 4 INTEGRITY

Halliday House is now used as a local history museum, a meeting place and a place for local groups to visit or to utilise for their interests where security and suitability permits. The original intent is readily apparent and the current uses are compatible. There is a need for a programme of regular maintenance. Overall the place retains a moderate degree of authenticity.

12. 5 AUTHENTICITY

Halliday House was built in stages and has undergone a number of changes through time. The conservation works of the 1980s and 1990s involved the replacement of a good deal of fabric, sometimes replacing like with like and sometimes putting back more elaborate features than those they replaced. On balance, however, the plan and spaces are authentic and the changes relate mostly to materials and fittings. The cellar and the pantry are the least changed elements in the whole house. Overall the place retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled Robin Chinnery, Historian. The physical evidence has been compiled Philip Griffiths Architect. Additional information has been supplied by the Bayswater Historical Society.

13.1 DOCUMENTARY EVIDENCE

Halliday House is single-storey brick and iron residence, built in the Federation Queen Anne style (1893). The place was built by the Halliday family, prominent local builders, and was the residence of Henry Thomas Halliday. The residence comprises 11 rooms, with verandahs on all sides. Also on site are the brick and iron water closet (c. 1893), a separate brick and iron garage and laundry (1950s) and another garage (1980s). In 1999, the place is the headquarters of the Bayswater Historical Society.

In 1829, the Swan River Colony was established, and Surveyor General John Septimus Roe began the surveys necessary to determine land grants. He surveyed the areas along the upper reaches of the Swan and Canning Rivers, which were divided into so called 'ribbon grants', such that each had access to some river frontage. By October 1829, European settlers had taken up much of the land along the Swan River.¹ In the 1830s, those who took up the grants, which would comprise the future City of Bayswater, concentrated their activities along the banks of the Swan River. However, the vicissitudes, which they experienced, discouraged others from endeavouring to establish themselves in the district. By the 1840s, much of the land in the district was held by absentee landowners, which continued to be the pattern through to the late nineteenth century.

In March 1881, the Fremantle to Guildford line of the Eastern Railway opened to traffic.² Its route traversed the original 'ribbon grants', which fronted the Swan River in the future City of Bayswater. Initially, there was little impact on development of the district, with the exception of the purchase of Location W by Frederick Stone, who established a flower nursery at the property, which he named 'Albert Park.'³

In mid 1885, optimism about the prospects of gold discoveries in the Kimberley and an increase in the funds available for public works, led to an upsurge of activity in the real estate market in Perth, and a number of subdivisions. Stephen Henry Parker, who held Power of Attorney, placed on the market Swan Location U, part of the estate of William Henry Drake of Bayswater, London, who had died in 1884.⁴ Passed in at auction at £600, the land was subsequently purchased by Joseph Rogers, a real estate agent and auctioneer, who recognised the possibilities afforded by the land's location in proximity to the railway route between Fremantle and Guildford.⁵ In July 1885, five acre blocks at 'The Bayswater Estate' were advertised for sale in *The Inquirer* and the *Daily News*.⁶ The Estate had a single road surveyed running through it from south to north, named King William Street south of the

¹ May, Catherine *Changes They've Seen: The City and People of Bayswater 1827-1997*, City of Bayswater, 1997, p. 8.

² Crowley, F. K. *Australia's Western Third: A History of Western Australia from the first settlements to modern times*, Macmillan & Co. Ltd., London, 1960, p. 75.

³ May, op.cit., p. 32.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

railway line, and Coode Street to the north.⁷ Many of those who purchased the lots were speculators including a considerable number of absentee owners who were resident in the Eastern Colonies; however, there were some purchasers who bought five or ten acres, moved to the district, and began to establish nurseries, gardens, and dairy farms. On 17 June 1886, John Fitzherbert Langdon, Chemist of Perth, purchased portions 18 and 19 of Swan Location U, ten acres in total, 'together with a right of carriage way over the several roads and streets' to the Swan River.⁸

By 1888, a railway siding had been erected at Bayswater, and Henry Walkenden had established the W. A. Brick Co. at Location T, on land leased from the Whatley family.⁹ On 17 February 1888, James Alexander Halliday, Builder, of Perth, purchased portions 18 and 19 of Swan Location U, and the right of carriage way to the Swan River from John Fitzherbert Langdon.¹⁰

James Alexander Halliday (b. 1835, England) had arrived at the Swan River Colony with his parents per the *Palestine* on 28 April 1853. James Alexander Halliday became a carpenter, and then a builder, like his father, Alexander, whose work included the Deanery, the Cloisters, Government House, and the Pensioner Barracks at the top of St. George's Terrace. In 1865, James Alexander Halliday married Sarah Jane Arnold, and their eldest child, Henry Thomas, was born on 15 October 1867. Henry Thomas Halliday followed in the footsteps of his father and grandfather, becoming a carpenter, and later a builder.

In the late 1880s and early 1890s, as Bayswater developed in a gradual manner, largely as an agricultural area with gardens, orchards, and dairying, a sense of community was growing. The need for some facilities in the district was recognised, and Frederick Stone and other residents sought to have a school erected at Bayswater.¹¹ In 1892, gold was discovered at Coolgardie. The Western Australian gold boom began, and speculation in land increased.

On 23 November 1892, Henry Thomas Halliday married Edith Stone of Perth.¹² Edith and Henry Halliday lived for a period at the Halliday's Polwarth Cottages in James Street, Perth. In 1893, the construction of a house was commenced on land owned by James Alexander Halliday at portions 18 and 19, Swan Location U, in King William Street, Bayswater.¹³ The house is reputed to have been built by Henry Thomas Halliday. However, given that he was working in the family business at this period, and that in the *Wise's Post Office Directories* of the 1890s he is listed as a carpenter, and Alex Halliday is listed as a builder, it seems more probable that the place was built by the various members of the Halliday family who were engaged in the family building business.¹⁴

The timber for construction of *Halliday House* was transported by rail from Fremantle to the siding at Bayswater, from whence it was taken by a horse

7 Ibid, p. 34.

8 Certificate of Title, portions 18 and 19 of Swan Location U, Vol. XVIII Fol. 269, 17 June 1886.

9 May, op. cit., p. 36.

10 Certificate of Title, portions 18 and 19 of Swan Location U, Vol. XVIII Fol. 269, 17 February 1888.

11 May, op. cit., p. 41.

12 Lock, Phyllis *About Time: Halliday Family History 1808 Onwards*, Compiled 1979-83, limited edition, p.126.

13 Ibid, p.26.

14 *Wise's Post Office Directory* 1894-5 to 1900.

drawn cart to the building site.¹⁵ It is likely that the bricks used in the work were from one of the local manufacturers, as brickworks were already established in the area by this period. Most of the buildings built in Bayswater at this period were constructed of corrugated iron and/or timber weatherboard, with a few residences built of brick and iron by the more affluent.

It is believed that the north side of *Halliday House* was constructed in the first building stage of the place.¹⁶ In the first three rooms, jarrah timber floors were built, and in some rooms, tiled fireplaces were fitted, all of which are extant in 1999.¹⁷ The long hallway from the front entry led through an arch to a rear vestibule, from which a small kitchen opened.¹⁸ There were decorative leadlights at the front and rear entries, of which the rear remains extant, whilst that at the front was replaced with new work modelled on that of the rear in the restoration works of the 1980s.¹⁹ A brick and iron w.c. was built in the rear yard. Decorative Tessellated tiles were laid as a path to the front door, and as the floor in the w.c., which are extant in 1999.²⁰ An outhouse 'about ten paces from the rear door' comprised a laundry and bathroom.²¹ These were demolished in the works of the 1980s.

On 23 August 1893, Edith and Henry Thomas Halliday's first child, Stoughton Henry Halliday, was born.²² As they required more living space than was available to them at Polwarth Cottages, Henry and Edith and their infant son took up occupation of *Halliday House*, although the house at Bayswater was not yet completed.²³ *Halliday House* was named 'Leighton', after the birthplace of Edith Halliday, Leighton Buzzard in Bedfordshire, England.²⁴ A brass plate bearing the name was fitted to the brick wall by the front entry, and remains extant in 1999.²⁵

It has not been possible to ascertain the date(s) at which *Halliday House* was completed. The second stage of the building required doorways to be cut from the hallway to the new rooms constructed on the south.²⁶ The works included a cellar (to keep cool the dairy produce from the Halliday's cow), with access via stairs from the pantry, which opened from a large new kitchen.²⁷ Timber verandahs were constructed on all four sides of *Halliday House*; however, concrete replaced them at an unknown later date.

In 1894, the first school at Bayswater opened in a one-room timber weatherboard building, which Alexander Halliday had contracted to build.²⁸

15 Lock, op. cit., p. 26.

16 'Halliday House' Bayswater Historical Society.

17 Robin Chinnery and Philip Griffiths, site visit, 12 August 1999.

18 Ibid.

19 'Halliday House', op. cit.; Robin Chinnery and Philip Griffiths, site visit, 12 August 1999. Note: The Bayswater Historical Society is uncertain whether the front door originally had leadlights. Members are still trying to find out.

20 'Halliday House', op. cit.

21 Ibid.

22 Lock, op. cit., p. 26.

23 Ibid.

24 'Halliday House' op. cit.

25 Ibid.; Robin Chinnery and Philip Griffiths, site visit, 12 August 1999.

26 'Halliday House', op. cit.

27 Lock, op. cit., p. 26; 'Halliday House' op. cit.; Robin Chinnery and Philip Griffiths, site visit, 12 August 1999.

28 May, op. cit., p. 41. Note: The Bayswater Historical Society advise that conflicting information exists concerning the identity of the contractor for Bayswater Primary School.

He did not complete it, so the final stages of construction were carried out by Bayswater resident, William Leonard Smeed.²⁹

On 15 October 1894, *Halliday House* was transferred by endorsement from James Alexander Halliday to Henry Thomas Halliday, Builder, of Perth, together with the right of carriageway to the river, and subject to the mortgage of 1890.³⁰ On 20 February 1895, Henry and Edith Halliday's second child, Ermentrude Sarah, was born.³¹

On 19 April 1895, the place was further mortgaged by Henry Thomas Halliday to Mary Moore, for an additional loan of £75.³² On 4 September 1895, *Halliday House*, subject to the mortgages of 1890 and 1895, was transferred by endorsement together with the right of carriageway to Edith Halliday, wife of Henry Thomas Halliday.³³ The mortgages were discharged on that date, and re-mortgage of the place to Rosina Sarah Martin, married woman of Canning, for the loan of £300, was registered.³⁴ The sum obtained indicates the increase in value of the property following the construction of the house, and also the increase in values of land in the district in the mid 1890s, during the Western Australian gold boom.

In 1896, *Halliday House* was the first indoor meeting place for the Baptist congregation at Bayswater, which met outdoors at the olive tree in Slade Street.³⁵ Henry Halliday, assisted by members of the congregation, built the timber weatherboard Baptist Church constructed in 1896, the first church built in Bayswater, and the first Baptist church built in Western Australia.³⁶ He remained a member of this church from this period, serving in various capacities through to his death in 1914.³⁷

On 24 October 1896, Henry and Edith Halliday's second son, Rudel, was born at *Halliday House*.³⁸ He was to reside at *Halliday House* through much of the twentieth century to 1984.

On 9 February 1897, the mortgage of 1895 on *Halliday House* was discharged, and the mortgage of the place to Sarah Jane Barr to secure £400 was registered on the same day.³⁹ The increase in the amount secured is indicative of the continuation of the land boom in the wake of the gold boom in Western Australia in this period.

In 1897, Henry Thomas Halliday played an active part in the formation of the first Bayswater Roads Board, and he became the first Chairman of the Board

Bunney, Jacque *Ringling True: A History of the Bayswater Primary School* p.7 suggests the builder was James A. Halliday. Alexander and James A Halliday may well be the same person.

29

Ibid.

30

Certificate of Title, portions 18 and 19 of Swan Location U, Vol. XVIII Fol. 269, 15 October 1894.

31

'Halliday House', op. cit.

32

Certificate of Title, portions 18 and 19 of Swan Location U, Vol. XVIII Fol. 269, 19 April 1895.

33

Ibid., 4 September 1895.

34

Ibid.

35

May, , op cit., p. 46.

36

Ibid, pp. 46-7

37

Obituary for Henry Thomas Halliday, newspaper cutting, no details, in collection at Bayswater Historical Society.

38

'Halliday House', op.cit.

39

Certificate of Title, portions 18 and 19 of Swan Location U, Vol. XVIII Fol. 269, 9 February 1897.

at its first meeting on 7 June 1897, held at the home of Edward Browne.⁴⁰ Subsequent meetings were held at the Baptist Church, of which Henry Thomas Halliday was a prominent member.⁴¹ He offered to the Board the lot, which he owned adjacent to the Baptist Church, and following acceptance of his offer, Mr. McKosky erected a hall in 1898.⁴² It served as the Roads Board Office from its completion in late 1898, through to the opening of the new Roads Board Office in Murray Street in 1907.⁴³ Henry Thomas Halliday served as the Chairman of the Bayswater Roads Board to his resignation on 20 December 1899, and thereafter he maintained a continuing active interest in the Roads Board and the community, including a period as Councilor for the South Ward from June 1905.⁴⁴

In 1898, when the Bayswater Roads Board struck a rate for the first time, and *Halliday House* was recorded with an annual value of £30.⁴⁵

Further development took place in Bayswater around the turn of the century. The *West Australian Year Book 1898-9* included a description of Bayswater:

About halfway between Perth and Guildford is the growing hamlet of Bayswater, the centre of a large area of excellent gardening land. A new railway station has been built, and at Falkirk siding, a mile distant, a large foundry especially established for the manufacture of 'seamless' pipes, which are being used in the Coolgardie Water Scheme, has been started.⁴⁶

The new railway station at Bayswater gave ready access to transport to Perth. By 1900, there were two brickworks, a fellmongery, and a slaughterhouse in operation.⁴⁷ At *Halliday House*, Henry Thomas Halliday, contractor as he was described in the Electoral Rolls, and his family continued to reside, with *Halliday House* and garden established on two five acre lots, which extended from King William Street at the east to Leake Street at the west.⁴⁸ *Halliday House* was adjoined on the north by Henry Bell's lot fronting King William Street and Perth-Guildford Road, and Edward Browne's dairy and house fronting Perth-Guildford Road and Leake Street.⁴⁹ On the south, Halliday's lot was adjoined by Turner's house and garden, to the south of which was located Isaac Skipper's sub-divided lot.⁵⁰ Three more children were born to Henry and Edith Halliday between 1900 and 1902; however, of their six children, two died in infancy.⁵¹

The construction of Midland Railway Workshops, which opened in 1905, gave further impetus to residential development in Bayswater, and in the period to World War One, Bayswater experienced rapid growth. The caption on a postcard of Bayswater in this period reflects the transition from late nineteenth century agricultural uses to residential uses of land in the district in

40 May, op cit., p. 136.

41 Ibid.; Sewell, Margaret *Bayswater and 75 Years*, Shire of Bayswater, 1972, p. 7.

42 May, op cit., p. 136.

43 Bayswater Roads Board Minutes 1897-1907. PROWA AN 144/1 Cons. 1030 Items 1-7.

44 Lock, op cit., p. 28, and p. 31.

45 Bayswater Roads Board Rate Book 1898. PROWA AN 144/1 Acc. 1030 Item 52.

46 *Western Australian Year Book 1898-9* (Government Printer, 1900) p. 129.

47 May, op cit., p. 53.

48 Ibid.

49 Ibid.

50 Ibid.

51 'Halliday House', op. cit.

the early twentieth century: 'This is one of Perth's finest residential suburbs, its floral beauties being unsurpassed.'⁵²

Portions 18 and 19 of Swan Location U, the ten acres upon which *Halliday House* was situated, was transferred to the ownership of Edith Halliday in 1902.⁵³

Henry Thomas Halliday benefited from the upsurge in building in Bayswater. In August 1904, Halliday had 'undertaken to complete six brick cottages near the railway line within three months.'⁵⁴ Among the buildings he constructed in 1905, were the architect designed Webster's Building in King William Street (the present Inglis' Bayswater Pharmacy), and two brick villas in King William Street, built on land which he owned at that period, and of which one remained extant in 1997.⁵⁵

In late June 1912, Henry Thomas Halliday complained to the Bayswater Roads Board about a hillock of sand in front of *Halliday House*, and inquired whether the Board would assist with its removal to provide a level approach to the front door.⁵⁶ On 31 August 1913, Henry Thomas Halliday was given permission by the Bayswater Roads Board to construct an approach from King William Street to his property at *Halliday House*, the work to be carried out under the supervision of the Board's Foreman.⁵⁷ In May 1914, the Roads Board recommended the removal of 'Halliday's Hump' for about one and a half chains in front of *Halliday House*, and the work was implemented later in the year, by cutting away the hump to a depth of 'about 15 inches' along about half chain of the made road.⁵⁸

After the sudden death of Henry Thomas Halliday on 20 June 1914, his widow, Edith, continued to live at *Halliday House* with their family.⁵⁹ Henry Thomas Halliday's contribution to the early development of Bayswater was commemorated in 1944, in the naming of Halliday Park, Bayswater.⁶⁰

Stoughton Halliday, who had joined his father in the building business, completed the work on six houses, which the business had in hand at the date of his father's death, following which the business was dissolved. Edith Halliday continued to reside at *Halliday House*, taking in lodgers, mostly schoolteachers, in order to supplement the family income as she raised her family. Following the marriage of Stoughton Halliday to Florence May Pybus in January 1920, they lived for a period at *Halliday House*, and subsequently Edith Halliday rented out half of the house to tenants.⁶¹

In 1929, the ten acres of land upon which the house stood was subdivided. This created present-day Halliday and Sutherland streets and 40 lots which

52 Postcard Bayswater overlooking the Railway Station. BL 752B.

53 Certificates of Title Volume 18, Folio 269 and Volume 236, Folio 183.

54 C. R. James, Headmaster, Bayswater School, quoted in May, Catherine op cit., p. 56.

55 Ibid, pp. 58-59.

56 Bayswater Roads Board Works and Finance Committee Minutes Book ,1912-15. PROWA AN 144/1 Acc. 1030, Item 56, 27 June 1912.

57 Bayswater Roads Board Minutes, 1911-13. PROWA AN 144/1 Acc. 1030 Item 9, 31 August 1913.

58 Bayswater Roads Board Minutes, 1913-14. PROWA AN 144/1 Acc. 1030 Item 10, 4 May, 8 June, and 10 August 1914.

59 Lock, Phyllis op cit., p. 32.

60 Lock, op cit., p. 32; 'Halliday House' op. cit.

61 'Halliday House' op. cit.

were sold off during the 1930s. *Halliday House*, situated on one of the larger lots in the subdivision, Lot 5, was retained by Edith Halliday.⁶²

In May 1935, Edith Halliday moved from *Halliday House* to 'Briaroleigh', Bassendean, where she died on 21 September 1935, following which her estate was divided equally between her four surviving children.⁶³

A photograph (Figure 3), taken during the inter-war period, shows *Halliday House* with a painted roof, no chimney pots to the chimneys, timber verandahs, and an open timber fence, with a single gate to the tiled path to the front entry, and no plantings evident in the front garden.⁶⁴ A second photograph (Figure 4) shows the fence painted white with the posts painted a darker, contrasting colour, with a pair of galvanised wire gates to the driveway.⁶⁵ The place had been divided into two residences internally, and in the front garden, a timber fence had been erected to the south of the front door to divide the front yard.⁶⁶

In 1936, Rudel Halliday, the second son of Henry Thomas and Edith Halliday, purchased the shares in *Halliday House* from his siblings.⁶⁷ Rudel divided the house into two separate residences by sealing up the doors from the hallway to the southern side of the house. The place was rented out for the next twenty years, as he and his family continued to reside elsewhere in Bayswater, at South Crescent (later renamed Whatley Crescent).⁶⁸ *Halliday House* was rated as two houses during the period it was tenanted from 1936 to 1955.⁶⁹

In 1955, Rudel and Grace Halliday took up residence at *Halliday House*.⁷⁰ Presumably, it was at this time that the hall doorways were re-opened. Rudel re-established a large vegetable garden and flower gardens at *Halliday House*.⁷¹ On 16 April 1956, application was made for a building licence to construct a laundry and garage at *Halliday House*.⁷² This work was implemented and the brick and iron garage and laundry was constructed to the south of the house, and it remains extant in 1999.⁷³ It is probable that Rudel Halliday carried out this and other works dating from the 1950s, in his semi-retirement from the building industry.

A photograph, c. 1972 (Figure 5), in *Bayswater and 75 Years*, shows *Halliday House*, 'beautifully preserved', during this period, in which it was occupied by

62 Certificates of Title Volume 236, Folio 183 and Volume 1020, Folio 925; DOLA Plan 5233 approved 29/11/1929; Bayswater Road Board Rate Books 1930-31, and 1940-41. PROWA An 144/3, Acc. 1851, Items 66 and 96.

63 Lock, op cit., p. 58.

64 Photograph, c. 1935, in *Eastern Suburbs Reporter* 21 January 1992.

65 In May, op cit., p. 43. Note: the caption states the photograph was 'probably taken in the 1920s'; however, it post-dates the aforementioned photograph, as indicated by the unpainted fence, and established plantings in the former.

66 Ibid.

67 Certificate of Title portion of Swan Location U, part of Lot 5 on plan 5233, Vol. 1049 Fol. 955, 28 August 1936.

68 Lock, op cit., p. 58; Bayswater Road Board Rate Books 1940-41, 1945-46, and 1950-51, PROWA AN 144/3 Acc. 1851 Items 96, 111, and 126; and 'Halliday House' op.cit.

69 Bayswater Road Board Rate Books 1940-41, 1945-46, and 1950-51. PROWA AN 144/3 Acc. 1851 Items 96, 111, and 126.

70 'Halliday House' op. cit.

71 Lock, op cit., p. 85.

72 Database, Building Licences, City of Bayswater, 114 King William Street, 16 April 1956.

73 Robin Chinnery and Philip Griffiths, site visit, 12 August 1999.

Rudel and Grace Halliday. The roof is painted, low brick walls divide the levels of the northern section of the front garden, a low, 1950s, and ironwork fence is at the front boundary to the verge, with twin gates of similar design to the driveway.⁷⁴ The front garden is grassed, with a pencil pine at either side of the path to the front entrance, and an umbrella tree beside the front steps, and simple, sparse, plantings by the house and the driveway.⁷⁵

In the latter period of Rudel and Grace Halliday's residence of the place, they occupied only a portion of *Halliday House*, as there was more accommodation in the large house than they required for their needs and she was in ill health.⁷⁶ On 27 March 1981, Grace Halliday died, following which Rudel Halliday continued to reside at *Halliday House*.⁷⁷

In late 1981, *Halliday House* was assessed by the National Trust of Australia (W. A.), and subsequently the exterior of the place was classified on 2 March 1982.⁷⁸

By 1984, *Halliday House* had become too much for the elderly Rudel Halliday to manage. The garden had become overgrown in recent years. The Halliday family offered to sell *Halliday House* to the City of Bayswater for \$110,000; however, although the City of Bayswater had hoped to purchase it, the delay in organising the purchase saw the place sold at auction to Lionel Johnson, accountant, and Kingsley Dixon, botanist, to whom it was transferred on 6 September 1984.⁷⁹ At this date, the fowl yard and water tanks were extant in the rear yard, and some of the earlier plantings, including vegetables, were growing wild in the garden.⁸⁰

In the latter half of the 1980s, Lionel Johnson and Kingsley Dixon carried out extensive work to restore *Halliday House*.⁸¹ A number of fittings were replaced in these works. The current leadlights at the front entry, crafted by Ian Dixon of Colonial Stained Glass Works, Jolimont, were modelled on original leadlights retained at the rear entry.⁸² Some of the mantelpieces to the seven fireplaces may have been replaced, and those in the two kitchens were re-painted.⁸³ Floor timbers were repaired and/or replaced where necessary, including New Zealand kauri pine floorboards.⁸⁴ French windows in the dining room were replaced, as were a number of window frames, doors, architraves, skirting boards, and light fittings, to replace damaged and/or worn earlier fittings, some of which were unsympathetic replacements.⁸⁵ Nine of the 11 ceilings were replaced.⁸⁶ The second, larger,

74 Sewell, op cit., p. 10.

75 Ibid.

76 'Halliday House' op. cit.

77 Lock, op cit., p. 85.

78 National Trust of Australia (W. A.) House 114 King William Street, Bayswater, 2 March 1982.

79 *West Advertiser* 4 July, and 8 August 1984; 'Halliday House' op. cit.; and Certificate of Title portion of Swan Location U, part of Lot 5 on plan 5233, Vol. 1049 Fol. 955, 6 September 1984.

80 'Halliday House' op. cit.

81 ibid.

82 ibid.

83 ibid.; Robin Chinnery and Philip Griffiths, site visit, 12 August 1999. Note: The Bayswater Historical Society is endeavouring to find out whether any of the mantelpieces were replaced at this time.

84 Robin Chinnery and Philip Griffiths, site visit, 12 August 1999.

85 'Halliday House' op.cit.; Robin Chinnery and Philip Griffiths, site visit, 12 August 1999. Note: The Bayswater Historical Society is endeavouring to find out whether the place had French windows prior to Kingsley Dixon's work.

kitchen was re-modelled with 100-year-old Baltic pine, and a skylight fitted to provide more natural light.⁸⁷

In the grounds, water tanks and the fowl yard were removed, the laundry/bathroom demolished, and the yard levelled by a bobcat, to enable the rear yard to be landscaped and re-planted.⁸⁸ The majority of the present plantings in the grounds date from the period in the 1980s and early 1990s, when the place was in the ownership of Lionel Johnson and Kingsley Dixon. Dr Kingsley Dixon, a leading botanist, is well known for his work with Western Australian indigenous plants.⁸⁹

Halliday House was included in the Swan Heritage Trail, a Bicentennial project, and a plaque placed at the place. The plaque records the place as the home of Henry Thomas Halliday, first Chairman of the Bayswater Road Board, and states erroneously that 'early meetings were held in this house', which was based on misinformation included in *Bayswater and 75 Years* (1972).⁹⁰

In April 1990, *Halliday House* was advertised for sale at a price of \$349,000.⁹¹ However, it was not sold at this time.

On 26 January 1992, the Bayswater Historical Society organised to open *Halliday House* to the public on Australia Day, to 'mark the centenary' of its construction, and the completion of its restoration by Kingsley Dixon and Lionel Johnson, at a cost of \$100,000.⁹²

On 29 September 1992, the City of Bayswater purchased *Halliday House* at a cost of \$299,000, as part of its project to preserve some of the places, which were significant in the history, and heritage of the city.⁹³ Subsequently, the City of Bayswater called for expressions of interest for the use of *Halliday House* by individuals or community groups.⁹⁴ The successful applicant for use of *Halliday House* was the Bayswater Historical Society, which has operated from the place since 1993, opening it to the public, and being responsible for regular cleaning, whilst the Council is responsible for 'a deep clean twice a year', and for the overall maintenance of the place.⁹⁵ In recent years, *Halliday House* has become a popular venue for weddings and photographs in the gardens.⁹⁶

In November 1994, it was proposed that two flagpoles be erected at *Halliday House*, and this work was implemented prior to Australia Day in 1995.⁹⁷

86 *Eastern Suburbs Reporter* 21 January 1992.

87 'Halliday House' op. cit; Robin Chinnery and Philip Griffiths, site visit, 12 August 1999.

88 One tank remains, though not in a useable condition.

89 See Victoria Laurie, 'Man of Flowers' in *Perth Weekly*, 22-28 September 1999, p. 5. In 1999, Dr Dixon is Director of Plant Science at Kings Park.

90 Robin Chinnery and Philip Griffiths, site visit, 12 August 1999.

91 *The West Australian* 28 April 1990.

92 *Eastern Suburbs Reporter* 21 January 1992. Note: it is possible that construction of the place commenced in 1892; however, it was August 1893, when Henry Thomas and Edith Halliday took up occupation, at which date the place was still incomplete.

93 Certificate of Title portion of Swan Location U, part of Lot 5 on plan 5233, Vol. 1049 Fol. 955, 29 September 1992; and *Eastern Suburbs Reporter* 29 September 1992, p. 3.

94 Registration of Interest 'Use of Halliday House by Individuals or Community Groups' City of Bayswater File Halliday House.

95 'Halliday House', op. cit.

96 'Halliday House', op. cit.

97 City of Bayswater 114 King William Street, Halliday House, 22 November 1994.

In April 1996, *Halliday House* was included in the Municipal Inventory for the City of Bayswater.⁹⁸

A ramp for wheelchair access was added to the verandah in the late 1990s.⁹⁹

In 1999, *Halliday House* is used as a local history museum (being gradually furnished as a heritage home), a meeting place and a place for groups to visit or to utilise for their interests where security and suitability permits.

13. 2 PHYSICAL EVIDENCE

Halliday House is a single-story brick and iron residence, built in the Federation Queen Anne style residence (1893). The residence comprises 11 rooms, with verandahs on all four sides and retains evidence of having been used as two dwellings. Outbuildings on the site comprise a brick and iron w.c. (c. 1893), and a separate brick and iron garage and laundry (1950s), and a later garage (1980s).

Halliday House is located in King William Street, a suburban street, which links Guildford Road and the Swan River. The land is elevated and *Halliday House* is sited on one of the highest points in the vicinity. The road reserve is broad and has a wide bitumenised carriageway and narrow grassed verges. *Halliday House* is sited on a corner lot. Sutherland Street is the side street, which has grassed verges and no pavements alongside the *Halliday House* lot.

Halliday House is sited deep within its lot and takes advantage of the corner site, making use of north-eastern aspect and corridor views to the river down the street to the south-east. The lot has a close board picket fence along the Sutherland Street boundary and a low brick wall on the King William Street boundary, which is topped with a wrought iron fence, fabricated in a design motif that was popular during the mid and late 1950s. There is a bitumenised driveway along the north-east boundary, edged by a bed of azaleas. The front garden has two small brick retained terraces, and the low walls are covered with dense foliage which give them the appearance of boxed hedges. The garden is divided into halves by a tessellated tile path, which links the front gate and entry steps. It has low brick enclosing walls. The tiles are deeply stained with water borne iron. The path terminates at a sweeping staircase, which leads up to the verandah from the garden. The staircase is flanked by garden beds of mixed exotic plants and creepers, which cover the verandah's dwarf wall and extend up the height of the verandah posts to the eaves.

The south-eastern lawn has a lozenge shaped rose bed in its centre and a jacaranda tree brings the lawns area to a visual stop, separating front and side gardens. The close-boarded picket fence has a row of closely planted weeping mulberry trees along much of its length. The remainder of the space between the house and the picket fence is taken up with lawn, paving, and azaleas.

There is a freestanding brick construction garage (1956) accessed off Sutherland Street, with an attached laundry, both of which are currently used for storage. Attached to the north-east side of the laundry there is a climbing frame with a mature grapevine growing over the frame. Along the remainder of the boundary there are plantings of bamboo, conifers and a lime tree.

⁹⁸ Municipal Inventory, City of Bayswater, 16 April 1996.

⁹⁹ Information provided by N Dawlings and J True of the Bayswater Historical Society on 5 January 2000.

There is a single leaf brick construction water closet in the south-east corner of the garden, though the fabric indicates that it was originally designed for night soil collection. It has a gabled iron roof, a tessellated tile floor that matches the front path, rendered walls, picket topped door, timber vents in both gables, and a modern pan and cistern.

There is a metal construction garden shed in the south-east corner of the garden. The remainder of the rear garden is planted in the Paradise style, with a stretch of lawn surrounded by rich plantings of bamboo, palms, azaleas, and the like. There is a small pond set at a lower level than the surrounding garden and the area is densely landscaped. A new brick garage has been constructed in the south-west corner of the garden, and this element is partly screened by a lattice construction timber screen and planting.

Most of the plantings would appear to be post 1980 by their level of maturity.

The house is designed in the Federation Queen Anne style, and its outbuildings are simply designed utilitarian structures. The house is planned around a central corridor with rooms arranged more or less symmetrically around the corridor axis. The plan has a complete perimeter verandah.

The front elevation is asymmetrically arranged, with a central front door, paired double hung sash windows and a cant planned bay window which faces due east. The front door has stained glass leadlighting, and the hopper light over the door features the former name of the house, 'Leighton'.

The masonry to the front of the house is Flemish bond brickwork with black tuck pointing and stucco sills. Upper wall areas on the front elevation are finished in a roughcast stucco render. The side and rear elevation, on the other hand, are stucco and finished with ruled ashlar lines. The verandah is approached with a flight of steps, which sweep down to the garden below with low curved balustrade walls. The verandah floors have been replaced with concrete, and the finish of the concrete indicates that the replacement was an incremental process. In the section of replacement material at the top of the stairs, immediately outside the front door, a 'Croix Patee', similar to a Maltese cross has been inscribed in the floor. On the north-west elevation, a small concrete ramp has been installed. The verandahs are supported on square timber posts and metal post brackets and the verandah roof timbers are machine milled. This material appears to be substantially, if not all, replacement material.

The roof is hipped and gabled with decorative treatments in the gables made up of timber fretwork and pressed metal. The roof cladding is corrugated galvanized iron painted silver. A feature of the roofscape is four sets of tall brick construction flues.

The front side and rear elevations have original single pane double hung sash windows. Rooms 4 and 11 have replacement timber framed window and door assemblies.

The accommodation of *Halliday House* includes an entrance hall, corridor, and rear vestibule, ten rooms, and a cellar.

Room 1, the entry hall and corridor, runs the full length of the house, terminating at the rear vestibule. It has a Kauri pine floor, deep moulded skirtings with quad moulds, plastered walls, run plaster picture rails and run plaster cornices. The ceiling is lath and plaster. The doors to the rooms are four panel format and appear to have been painted and subsequently stripped. The front door is panelled and glazed with stained glass leadlights and the vestibule doors are glazed and panelled. Just beyond the mid-point of

the corridor, there is an arch, which springs from engaged piers and archivaults. The front five rooms (Rooms 2-6) are located forward of the arch and the detailing of these rooms is more elaborate than the rear rooms (Rooms 7-11).

Rooms 2 and 3, presently used for display purposes, are awkwardly proportioned rectangular rooms, with Room 3 having the diagonally set bay window. Rooms 2 and 3 have 5" (125mm) polished jarrah floors, moulded skirtings with quad mouldings, plastered walls, timber picture rails, run plaster cornices and lath and plaster ceilings. Each room has an open hearth fireplace, which is tiled out, and each has a timber surround and mantle. The patterns of each surround differs.

Room 4 is the most capacious room in the house and has similar floor and wall treatments to rooms 2 and 3. However, the fireplace and surround are far more elaborate. The surround and mantle are elaborately carved in a richly decorative manner. The ceiling has been modified to include a cupola shaped centre piece with a glass or crystal chandelier hung from its centre.¹⁰⁰ It would appear that a window on the outside or south-east wall, has been removed and replaced with a large combined window and door assembly in the 1980s. The window brings a wash of light into the room and affords a view over a secluded section of the garden. The room is set up as a dining room for interpretive purposes.

Room 5 overlooks the front garden and has a pair of single pane double hung sash windows. The room has carpeted timber floors, moulded skirtings with quad moulds, plastered walls, plaster wall vents, timber picture rail, a plaster ceiling, which could be replacement material, and a relatively recent reproduction ceiling rose. There is a fireplace with a blue tiled firebox and elaborate timber surround. A feature of this room and a number of the remaining rooms is the unusual Bakelite push button light switches. The room has display screens and a display table of photograph albums.

Room 6 has 6" (150mm) polished jarrah boards, moulded skirtings, which differ in profile to other rooms, a replacement ceiling in plasterboard, together with replacement mouldings and ceiling rose. It has a complete fireplace and surround, with yet another different style of timber surround. The room contains a presentation gown display.¹⁰¹

The kitchen (Room 7) has been modernised within its original space. It has timber floors, high lightly moulded skirtings with quad mouldings, plastered walls with an incised dado and recently applied dado stenciling. A door way has been blocked off, which led into Room 9. There is a modern cast iron range built into the existing kitchen fireplace, and is built in with modern face brickwork. There are replacement kitchen cupboards and fittings. The room remains in use as a kitchen and workroom.

The pantry or scullery (Room 8) has 5" (125mm) polished jarrah floor boards, a small profiled skirting, lath and plaster ceiling without cornices and shelving bracketed off the walls. There is a staircase with turned balusters and a moulded handrail, which leads off to the cellar. The cellar extends under Rooms 8 and 9, and has a concrete floor, rough rendered and painted walls, no soffit lining and two windows, which once gave light and ventilation to the room. However, the replacement of the verandah floor with concrete has cut

¹⁰⁰ The Bayswater Historical Society believes the chandelier came from Claude de Bernales' home in Cottesloe and has suggested that it is more likely to be crystal than glass.

¹⁰¹ Advice received from the Bayswater Historical Society on 5 January 2000.

both these windows off from the exterior. There is some evidence of damp in the room.

Room 9 was once connected to room 7, but has been isolated and is now used as a bathroom. It has a rubber stud finished floor finish applied over the timber floor. The skirtings are tiled and there are tiled splashbacks to fittings. The room has a modern bath, basin, shower, and water closet pan. Wall tiles are white with black pointing. The wall vents in this room are elaborate and have a large proportion of open area, suggesting that this room may have been used for a larder.

Room 10 is a small space and is plainly treated. It has 4" (100mm) polished jarrah floors, moulded skirtings with quad moulds, a replacement plasterboard ceiling and rose, and has no fireplace. The room is set up as a bedroom for interpretive purposes.¹⁰²

Room 11 is used for storage and photocopying. It has a carpeted floor over the timber boards, a new ceiling, cornices and rose. The rear window has been removed and replaced with a pair of plain timber framed glazed doors, which would appear to be from the 1970s. There is a chimney breast in the corner and the hearth has a small cast iron range built into it, the remaining evidence that the room was once used as a separate kitchen.

Alterations throughout include paint stripping to joinery, the replacement of some floor boards, ceilings, cornices and ceiling roses, two new external opening treatments and replacement fittings, together with replacement fences, verandah material, and planting. The laundry, garage, brick store, and metal framed and clad shed are also later additions.

The grounds are generally in fair condition, though there is evidence of plant material loss and poor maintenance in some areas. The external water closet is in poor condition, the laundry and garage in fair condition and the exterior of the house is in fair to good condition. The interior of the house is generally in good condition. Overall, the place is reasonably well maintained and is kept in a presentable state.

13.3 COMPARATIVE INFORMATION

James Alexander Halliday, and his sons, including Henry Thomas Halliday and Alexander Halliday, followed in a family tradition as builders in a family business. From the late 1880s, when James Alexander Halliday purchased land at Bayswater, the Halliday family was associated with the development of Bayswater, as builders, as residents, and as active participants in the life of the community. As builders, they played a considerable part in the development of the built environment of the district. Among the buildings in whose construction they were involved, were the first Bayswater School, the first Baptist Church, numerous residences, and Webster's Building.

The Municipal Inventory for the City of Bayswater lists only two other brick and iron single storey residences constructed in the late nineteenth to early twentieth century, at 31 Beechboro Road, Bayswater, and at 298 Drake Street, Bayswater. The house type is fairly common and the style occurs across the inner metropolitan area. The place is comparatively large and substantial in its local context, but falls within the median for its type on a metropolitan area comparative scale.

¹⁰² Advice received from the Bayswater Historical Society on 5 January 2000.

13.4 REFERENCES

National Trust Assessment, 2 March 1982.

13.5 FURTHER RESEARCH

Unfortunately, the Perth Roads Board records for the period at which the place was constructed appear to be no longer extant. Further research may reveal additional information and details of the design and construction of *Halliday House*.

Any works undertaken at the place may provide the opportunity for archaeological research, which may be of value in the conservation of the place.