



**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)

- 4.1.2 Making suburbs
- 3.5.3 Developing agricultural industries

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 302 Rural industry & market gardening
- 603 Early settlers
- 606 Famous & infamous people

11.1 AESTHETIC VALUE*

Leithdale presents as an excellent and relatively intact example of a Federation Queen Anne residence. The various features which define this style are prominently featured in this house. They include: the asymmetrical design of the building, the combination of iron lace and timber-work to the verandah area and the use of stucco to enhance the chimney stacks. (Criterion 1.1)

11.2. HISTORIC VALUE

Leithdale has associations with the development of the Darlington area in the late nineteenth century as an agricultural district and in particular with the 1910s and 1920s when the place was a popular tourist destination and weekend retreat for Perth professionals and their families and daytrippers. The latter also influenced the place's use as a convalescent home from 1940/1941 to 1960. (Criterion 2.1 & 2.2)

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Leithdale was constructed for John Allpike in c.1898, after he purchased and developed the 19 acre Darlington property as a vineyard and cellars. Allpike was one of the two first agricultural settlers in the Mundaring district in the 1880s. (Criterion 2.3)

Leithdale was the home of Western Australian author Mary Louisa ('Mollie') Skinner, who, together with business partner Nellie Beakbane, ran a boarding house in the place from 1922 to 1940/1941. Some of the novels and stories published by Skinner include *The Fifth Sparrow*, *Letters of a V.A.D.*, *The Boy from the Bush*, *Black Swans*, *The Hand and Men are We*; the latter four of which were written while she lived at *Leithdale*. (Criterion 2.3)

Leithdale and Mollie Skinner are arguably best known for their association with famous author D. H. Lawrence, who stayed at the house with his wife for a fortnight in 1922. Skinner and Lawrence collaborated on the novel *The Boy from the Bush* which was published in 1923/1924. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Leithdale is valued by the local community for its contribution to the built environment of the Darlington area and for its historic associations with John Allpike, Mollie Skinner and D. H. Lawrence, and as a result contributes to this community's sense of place. This is evidenced by its inclusion in the Shire of Mundaring's Municipal Inventory. (Criterion 4.1 & 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Leithdale is an excellent representative example of a Federation Queen Anne residence which has been used for a variety of purposes over the years including: family home, boarding house, convalescent home and finally back to a private residence. (Criterion 6.1)

12. 3 CONDITION

Leithdale underwent extensive restoration and reconstruction works in the 1980s. More recently, the home has undergone further extensive maintenance works and re-painting of the interior. The place is in excellent condition.

12. 4 INTEGRITY

It is not known how much of the new ballroom/playroom at rear of the house conforms to the original design. However, the design of the main portion of the house remains unaltered and the original intent is very clear. The new addition has not impaired the original layout of the house. The house

continues to be used as a private residence. *Leithdale* has a high degree of integrity.

12. 5 AUTHENTICITY

Over the years some of the original fabric has been removed from *Leithdale*. This has included the removal of chimney pieces to all but two of the rooms and the removal of original lathe and plaster ceilings and ceiling roses. New fabric includes the construction of a new addition at the rear of the building, the reconstruction of the verandah around the bay window at the front of the house and the replacement of the corrugated iron roof with zincalume. However, a high proportion of the remaining fabric is original and remains intact, and therefore *Leithdale* has a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Kris Bizzaca, Historian. The physical evidence has been compiled by Fiona Bush, Heritage Consultant.

13.1 DOCUMENTARY EVIDENCE

Leithdale comprises a single storey stone and iron residence built in c.1898, designed in Federation Queen Anne style, and a stone dairy. Both buildings were constructed by John Allpike for himself and his family's use.

Dr Alfred Waylen was the first European to purchase land in Darlington. Waylen purchased three 50 acre blocks in 1883 (Lots 951, 952 and 953) on which he established a vineyard. By March 1886, Waylen had planted 24 acres with vines, fenced a 30 acre paddock (four acres of which were cleared) and built a four room cottage and stable. He named the vineyard 'Darlington'.

¹

Alfred Robert Waylen was born in Western Australia in 1833. He received his medical education in England and, on his return to Western Australia, established a medical practice in Guildford where he served as medical officer for the Guildford Convict Depot (1859 - 1872). Between 1872 and 1895 he was Western Australia's Colonial Surgeon and principal medical officer.² Waylen established a vineyard on his Guildford property 'Garden Hill' in 1859. By 1860, Waylen, together with Dr John Ferguson, William Harris, Joseph Hardey and John Wall Hardey, had become one of the leading wine producers in the colony.³ He married Elizabeth Hardey in 1862. She died in 1885 and Waylen re-married Sir Luke Leake's widow, Lady Louisa in 1887.⁴

The second stage of the Eastern Railway, between Guildford and Chidlow's Wells (Chidlow) was completed in 1884. After the line was opened, the area close to Waylen's vineyard was surveyed and sub-divided into twenty-one suburban lots. The lots lay on either side of the railway line and did not initially attract much attention although Waylen purchased Lot 71 in 1886⁵ Waylen's vines flourished in 1886, Waylen decided to enlarge his business by advertising for share holders in his enterprise. The Hon. Josceline G.H. Amherst, Governor Broome's private secretary, answered the advertisement and became Waylen's partner. The two men agreed that Waylen would continue to look after the Guildford vineyard, while Amherst would manage the Darlington operation. Amherst built a house, 'Holmesdale,' on a portion of Lot 71 which had been given to him by Waylen.⁶

In 1889, a railway siding was established to serve the vineyard and was called 'Darlington Vineyard'. In 1902, it was shortened to Darlington. Land sales in Darlington finally took off in the 1890s and a number of orchards were

¹ *West Australian*, 31/3/1886; Tuckfield, T., 'Darlington from the beginning', Mundaring and Hills Historical Society, Darlington file, n.d., p.3.

² Erickson, R., *The Bicentennial Dictionary of Western Australians pre 1829 - 1888*, Vol. 4, UWA Press, Nedlands, 1988, p. 3235; Bourke, M., *On the Swan: a history of the Swan District of Western Australia*, UWA Press, Nedlands, 1987, p. 198.

³ Bourke, op. cit., pp. 211 - 212.

⁴ Erickson, op. cit., p. 3235.

⁵ Elliot, I., *Mundaring: a history of the Shire, Shire of Mundaring*, Mundaring, 1983, pp. 40, 192 - 194.

⁶ Elliot, pp 193 - 194.

established: W.E. Victor and his father built 'The Glen' on Swan Location 35 and Thomas Cockshutt, 'Bellair' on Swan Location 33.⁷

It was also during this period that *Leithdale* was constructed. The land on which the place is located was purchased by John Allpike in May 1894.⁸ Allpike was born on the Swan River Colony in 1847. By his early twenties, he was a storekeeper and accountant in Guildford, and later became manager of Padbury's and Loton's stores in this town.⁹ Allpike established a vineyard on his approximately 19 acre lot in Darlington, prior to this he had gained some experience growing vines on a property he had developed in Mundaring in the 1880s.¹⁰

John Allpike went on to construct a substantial stone residence for himself and his family on the Darlington land, which became known as *Leithdale*. (It should be noted that the both the vineyard and the house were known by this name.) The first time that either Allpike or *Leithdale* were recorded in the Darlington entry of *Wise Post Office Directories* is in 1898; indicating that the place was built at approximately this time.¹¹

Allpike also had a stone wine cellar built to the east of *Leithdale* (now, due to subdivision, part of an adjoining property) and a cottage (now 'Flagstaff') for the manager of the vineyard, which was located to the rear of the house (this cottage also sits on an adjoining property due to subdivision).¹²

On 11 June 1899, John Allpike died and in July probate of his will was granted to executor William George Johnson.¹³ Allpike's widow remained at *Leithdale* for at least a year before it was occupied by the Growse family.¹⁴ In 1903, Johnson leased the property to Edgar Howard Gliddon at a yearly rental of £130.¹⁵ By c.1905, the Gliddon Brothers had given up the lease and architect Ernest C. Giles was listed at the *Leithdale* address.¹⁶

It was while *Leithdale* was tenanted by Mr. Vickery K. Jones, a very religious man, that the place was used for church services, including those conducted for the local Anglican parish.¹⁷ In his history of Mundaring, Ian Elliot writes 'that it is said that the front sitting room was actually consecrated' during this period (early 1900s).¹⁸

In 1912, Jones allowed the Education Department the opportunity to temporarily operate a school from one of the rooms in *Leithdale*. This school started on 28 May under head teacher Miss Hogan, who boarded at the

⁷ Elliot, op. cit., p. 196; Tuckfield, op. cit., p. 7.

⁸ Crown Grant 36, T10, 12/5/1894.

⁹ Erickson, R., *The Bicentennial Dictionary of Western Australians pre 1829 - 1888*, Vol. 1, UWA Press, Nedlands, 1988, p. 34.

¹⁰ Elliot, op. cit., p. 196; Certificate of Title, Vol. 56, Fol. 161.

¹¹ *Wise's Post Office Directory*, 1898.

¹² Banner, N., 'Leithdale House – A History', manuscript, 1993, p. 3 – 5; Elliot, op. cit., p. 197.

¹³ Certificate of Title, Vol. 56, Fol. 161.

¹⁴ *Wise's Post Office Directories*, 1901 – 1903.

¹⁵ Certificate of Title, Vol. 56, Fol. 161.

¹⁶ *Wise's Post Office Directories*, 1904 – 1906.

¹⁷ Bruce Callow & Associates with Ian Elliot, 'Shire of Mundaring Municipal Inventory', prepared for the Shire of Mundaring, 1997, Site No. 126; Wiltshire, op. cit., p. 47; 'The Anglican Parish of Mundaring in the Diocese of Perth', A collection of newspaper cuttings, photographs and historical notes brought together by Rev'd Fr E. W. Doncaster for the Centenary of Local Government in Mundaring in the Year of Our Lord 2003, n.p; Tuckfield, op. cit., p. 7, cited in Elliot, op. cit., p. 197.

¹⁸ Tuckfield, op. cit., p. 7, cited in Elliot, op. cit., p. 197.

residence. On 28 October 1913, the students were relocated to a timber classroom that had been constructed for use as a school.¹⁹

On 12 December 1913, the *Leithdale* property was transferred into the ownership of George Lukin, Henry Cooke and Constance Gull as tenants in common.²⁰ From this time, the land was subdivided into smaller land lots.²¹

In the 1910s and 1920s, the subdivision of the larger land holdings like the Hillsden Estate, which was located in close proximity to the railway line, and the growing popularity of Darlington as a retreat for Perth's professionals led to an increase in population.²² Darlington became an area which was attractive as a weekend retreat or a haven for city workers. The proximity of the railway line made commuting fairly easy and during the 1920s, many of the large, older homes, such as *Leithdale*, operated as guest houses.²³

In 1918, Kathleen Scown, married woman of Darlington was registered as the proprietor of *Leithdale*.²⁴ It was her husband, John H. Scown, who was responsible for the conversion of *Leithdale* to a boarding house in 1919. He continued to operate the place as such until 1922 when the management of the boarding house was taken over by its new owners.²⁵

On 19 January 1922, Mary Louisa (Mollie) Skinner and Ellen Beakbane became the owners of *Leithdale*.²⁶ Born in 1876, Mollie Skinner was the daughter of an English Captain of the Royal Irish Regiment and a member of the prominent Leake family. She later trained as a nurse and, after serving in various military and medical nursing services during World War One, returned to Western Australia where she was a matron at Jardee Hospital.²⁷

In c.1920, Mollie Skinner rented a house in Kalamunda, which she opened as a convalescent home. On hearing that she was to be evicted, Nellie Beakbane, a Quaker nurse who was staying at the home, offered to go into partnership with Miss Skinner. Miss Beakbane provided the money for the venture 'in return for my [Skinner's] goodwill'. The pair purchased *Leithdale* and operated it as a boarding house during the spring and autumn months²⁸. Miss Beakbane managed the boarding house with the help of a cook and housemaid, and Miss Skinner ran the outside and did the household's washing. Miss Skinner worked alongside 'an old Irishman named Martin', who was responsible for the dairy and for driving the horse and phaeton to the railway station for the guests.²⁹

Miss Skinner and *Leithdale* are arguably best known for their association with famous author D. H. Lawrence. In her autobiography, Miss Skinner writes:

¹⁹ Tuckfield, op. cit., p. 7, cited in Elliot, op. cit., p. 197.

²⁰ Certificate of Title, Vol. 56, Fol. 161.

²¹ See Certificate of Title, Vol. 575, Fol. 153; Certificate of Title, Vol. 662; Fol. 84.

²² Elliot, op. cit., pp. 200 – 201; Wiltshire, T., *A Place in the Hills: Darlington's First Fifty Years*, Trea Wiltshire, Western Australia, 1997, p. 41;

²³ Elliot, op. cit., pp. 200 - 201.

²⁴ Certificate of Title, Vol. 685, Fol. 147.

²⁵ Elliot, op. cit., p. 197.

²⁶ Certificate of Title, Vol. 685, Fol. 147. It is interesting to note that Skinner and Beakbane mortgaged the property to former owner, Kathleen Scown, for £1,000.

²⁷ Skinner, M. L., *The Fifth Sparrow: an autobiography*, Sydney University Press, 1972, foreword & p. 108.

²⁸ The place did not get many visitors during the summer months due to the hot weather, and the popularity of vacationing at the beach. (See *The Fifth Sparrow*, op. cit., pp. 117 & 163.)

²⁹ All information & quotations from *The Fifth Sparrow*, op. cit., pp. 109 & 110.

That's how it was – all settled in - until in May 1922 Mrs Jenkins ('Pussy' to her friends) rang to ask if we could 'accommodate' (hateful word) her shipboard acquaintances, Mr and Mrs D. H. Lawrence, he a famous writer and she a German countess.

Inwardly I rebelled. Why should I chore for a famous author and his high-falutin' wife whom Pussy, with her glamour and charm, had taken under her wing? (I couldn't stand Pussy at that stage, though later I found her to be rather sweet.) But remembering my 'good will' against my partner's thousands, I told her we had a nice double room in the front of the house, and that the Eustace Cohens were staying with us and they would probably get on well.³⁰

During their two week stay at *Leithdale*, D. H. Lawrence read *Letters of a V.A.D.*, which Miss Skinner had written during World War One. Their mutual interest in writing led to a number of conversations and later the exchanging of letters; one of the results of which was the co-authoring of a published novel entitled *The Boy from the Bush*.³¹ It is interesting to note that the Lawrences enjoyed anonymity whilst at *Leithdale* with the only person knowing of D. H. Lawrence works being Katherine Susannah Pritchard, who was unable to visit the famous author due to her son's illness.³²

Miss Skinner's autobiography provides some details about *Leithdale* during this period. The house had a front and rear verandah, kitchen, bedrooms and a separate wash house and dairy. In c.1924, the place was let out while Miss Skinner and Miss Beakbane travelled. On their return in early 1925, a number of works were undertaken to *Leithdale* to allow it to be reopened as a boarding house. These were completed by Mr. Shepherd and included the removal of a Fig Tree, which had caused damage to the foundations of the house, the removal of a corrugated iron building and its conversion into a new kitchen, and the renovation of the interior of the place.³³

Miss Skinner and Miss Beakbane remained at the property up to 1940/1941.³⁴ During this time, Miss Skinner published *Black Swans* and wrote 'The Hand' and 'Men are We'. She was also a founding member of the WA branch of the Fellowship of Australian Writers.³⁵

Leithdale was taken over by E. A. Wills and Sister Myra Wills for use as a convalescent home in 1940/1941.³⁶ On 16 January 1945, Egbert Atholstone Wills was registered as the owner of the place.³⁷

The Wills family lived in the former manager's cottage and the whole of *Leithdale* functioned as a convalescent home for adults, including ex-servicemen. The main house was located on three acres of garden and orchards with a tennis court located on the western side of the house. The property still carried a dairy herd, which supplied not only the family and residents of the home but was also sold to locals.³⁸

³⁰ *The Fifth Sparrow*, op. cit., p. 110.

³¹ *The Fifth Sparrow*, op. cit., Ch. 17, pp. 124 – 138; Elliot, op. cit., p. 197.

³² *The Fifth Sparrow*, op. cit., p. 116.

³³ *The Fifth Sparrow*, op. cit., pp. 138 – 167.

³⁴ *Wise's Post Office Directory*, 1940/1941.

³⁵ *The Fifth Sparrow*, op. cit., pp. 160 – 161 & foreword.

³⁶ *Wise's Post Office Directories*, 1940/1941 – 1949; Elliot, op. cit., p. 197.

³⁷ Certificate of Title, Vol. 685, Fol. 147.

³⁸ Banner, op. cit., pp. 14 – 18.

In 1959, a new Certificate of Title was issued and shows that approximately 3 acres of land had been sold off by Wills.³⁹ In 1960, *Leithdale* was sold to Dr. Harry Leonard Chester, who used the place as a private residence from 1960 to 1980.⁴⁰ During this time (in the early 1970s), Chester was responsible for the subdivision of the property resulting in the former cottage and wine cellars being located on different lots.⁴¹

Anthony and Gillian Templeman became the owners of *Leithdale* on 27 March 1980 and undertook an extensive restoration and alteration program to the building.⁴² The work was completed by 1983 under the supervision of architect John Pidgeon as chair of the National Trust of Australia's (WA) restoration committee. It comprised: the 'reconstruction' of the ballroom wing to create a large playroom for the Templeman's five children⁴³; the construction of a two bedroom upstairs addition; the reconstruction of the verandah on extant stone foundations, with wrought iron lace to match existing lace⁴⁴; the installation of a third chimney (in the new ballroom); rewiring and new plumbing; and general repair work such as tuckpointing.⁴⁵

Leithdale was put up for sale in 1983; however, it was not until 1990 that the place changed ownership. On 1 May 1990, Simon and Ruth Knowles were registered as the joint owners of the property.⁴⁶ Ruth Knowles was a medical practitioner and used one of the front rooms of the house (reportedly that which accommodated D. H. Lawrence and his wife) as consulting rooms.⁴⁷ The Knowle family added an above ground fibreglass pool to the north-west side of the house in 1994.⁴⁸

In March 1997, Cheryle Vicky Sinclair became the proprietor of *Leithdale*.⁴⁹ Ms Sinclair and her husband have undertaken extensive re-painting of the interior using colours and texture appropriate to the age of the house. Repair work was also carried out on the verandah which necessitate replacing the timber floor boards and the corrugated iron on the roof with zincalume. The bay window at the front of the house, which was original rendered and marked out to resemble ashlar masonry was altered to a 'rough finish'. Further works carried out by the Sinclairs' include extensive repairs to the stone foundations and internal walls of the southern side of the house, construction of a cellar with a concrete floor under the library (room 3), strengthening of the timber roof structure, concreting verandah floors, installation of a new floating timber floor in the ballroom, installation of a bitumised driveway and car park, erection of a number of pergolas and erection of a stone wall at the eastern end of the front boundary.

³⁹ Certificate of Title, Vol. 1227, Fol. 63.

⁴⁰ Ibid; *WA Telephone Directories*, 1960 – 1980.

⁴¹ Certificate of Title, Vol. 1227, Fol. 63; Certificate of Title, Vol. 1357, Fol. 580.

⁴² Certificate of Title, Vol. 1357, Fol. 580; Banner, op. cit., p. 18.

⁴³ The ballroom/playroom was demolished at some stage after it was damaged by a fire (Information supplied to Fiona Bush by the current owner Ms Skinner, during the site inspection on 18 May 2004). It is not known how close the form of the new ballroom/playroom conforms to the original design. The pressed metal in the ceiling came from a demolished convent. (*West Australian*, 30/4/1983.)

⁴⁴ It is not known when this section of the verandah had been removed. (See Banner, op. cit., p. 18.)

⁴⁵ All information about the work from Banner, op. cit., p. 18; *West Australian*, 30/4/1983.

⁴⁶ Certificate of Title, Vol. 1357, Fol. 580; *West Australian*, 30/4/1983.

⁴⁷ Banner, op. cit., pp. 11 & 12, 22.

⁴⁸ Shire of Mundaring Building Licenses, No. 94/946.

⁴⁹ Certificate of Title, Vol. 1357, Fol. 580.

In 1998/99, the new owners installed a below ground pool on the south eastern side of the house and constructed brick and zincalume outbuildings on the north side including a two storey workshop/studio, a four-car garage, and two single storey buildings on either side of the garage.⁵⁰

In May 2004, the place is used as a private residence.

13.2 PHYSICAL EVIDENCE

Leithdale comprises a single storey stone and iron residence built in c.1898, designed in Federation Queen Anne style, and an octagonal stone dairy. Both buildings were constructed by John Allpike for his family's use.

The house is situated in a residential area of Darlington, on a sloping block with a fall to the south-west, on the northern side of Lukin Avenue. A random rubble stone retaining wall ⁵¹runs along the southern boundary of the property with a timber fence to the western boundary and a chain mesh fence to the eastern boundary. There are two driveways, the main entrance is located at the rear of the house, at the eastern end of the block. This entrance leads to a small bitumen parking area directly behind the house and also to a brick garage and shed in the north-east corner of the block. A secondary entrance, marked by double timber gates, is located at the western end of the block and gives access to a short driveway at the front of the house.

A below ground pool, with pool fence, is located off the south-east corner of the house. The area around the pool is covered with brick paving.

Just to the north of the parking area is an octagonal stone building with a steeply pitched hipped roof clad with zincalume. Each edge is faced with bricks and a small window (hopper) on the south-east side is also edged with bricks. The stonework is not as precisely finished as that found on the house. The building is thought to have been the dairy.⁵²

The house is constructed of random rubble stone (granite) walling with brick quoins to the corners and openings. The brickwork has been tuckpointed, while the stonework has been marked out to resemble roughly dressed masonry blocks. There is a uniformity of colour to the stonework on the western(front) and southern facades, while the northern façade uses a combination of light and dark granite, displaying the concept of a public and non-public side of the building. The stonework to a new extension at the rear of the building is of a very high quality and the join between the old and new stonework is not visible. The new brick quoining is also of a very high standard. A bay window at the front of the house is rendered and has been given a rough finish.

The main hipped roof and the verandah are clad with zincalume. The chimney stacks are rendered and have corbelled tops. The central area of the stack has a vermiculated pattern set in a rendered band.

Leithdale is a long, rectangular building with an asymmetrical plan. It features a bay window on the north-west side and has verandahs to all four sides. The verandah carefully follows the line of the bay window. The place is designed in Federation Queen Anne style and is an excellent example of this style.

⁵⁰ Shire of Mundaring Building Licenses and information supplied in letter from Ms Sinclair to HCWA dated 15 September 2004.

⁵¹ The wall and garden paths appear to be recent constructions.

⁵² Information related to Fiona Bush by the current owner, Cheryle Sinclair, 18/5/2004.

The verandah floor is largely timber boards, which are not original. Some sections of the floor are concrete, these can be found on the eastern and northern sides. The verandah roof is supported by stop chamfered timber posts, with cast iron brackets and cast iron valance. The timber balustrade features a crossed geometric pattern. The main front entry, on the western side, is approached via a set of concrete steps flanked by a flaring balustrade. A similar set of steps can also be found towards the middle of the southern side and to the east of these steps a secondary set of concrete steps with a straight balustrade.

New rooms have been constructed within the roof space of the new, rear addition and a dormer window has been centrally placed along the mid line of the rear 'hipped' roof which has been finished with a flat top rather than the more traditional peaked roof.

The interior plan features a central hallway which runs from the front door to the new ballroom/playroom at the rear. Rooms open off on the northern and southern sides of the central hallway. The original four panel front door has retained its original brass door knob, knocker and rim lock (which still operates). It also features side and fan lights glazed with stained and leaded glass. The pattern is geometric with stylised flowers. Timber floors are found throughout the house, together with high timber skirting boards, plaster cornices and original timber joinery to doors and windows. Many of the interior doors have retained their original locks and tin handles.⁵³

The front door opens into a wide foyer which has a high, coved ceiling with plaster cornice and a ceiling rose. An arched opening separates this section of the foyer from the remainder of the hallway. The entry foyer has been painted with a false marble finish including the engaged columns to the archway which have been given a different coloured marble finish. The floor is tessellated tiles which are original. A small lectern in the north-west corner of the foyer was apparently used during the church services which were held in the house during the early years of the twentieth century. It was the wish of Vickery Jones, who allowed his house to be used for church services, that the lectern remain with the house.⁵⁴

Two rooms open off the foyer: the door on the northern side leads into a large reception room, while the door on the southern side leads into a smaller sitting room. The larger room (room 2) has a bay window, fitted with double hung sash windows, at the western end. The room has retained its original white marble chimney piece, with marble kerbing, glazed tiles and cast iron grate.⁵⁵

The smaller sitting room (room 3) has a set of three floor length, double hung sash windows set in the northern wall and a fireplace fitted with a new timber chimney piece in the eastern wall.

⁵³ It should be noted that throughout the house, majority of the ceilings have been replaced with plaster board. The ceiling roses, which are found in all of the rooms, are also new. During the 1920s, all of the original chimney pieces, with the exception of those in rooms 2 and 9, were removed and oil burning stoves inserted into the fireplaces. New timber chimney pieces were inserted during the place's restoration in the 1980s. Information related to Fiona Bush by the current owner, Cheryle Sinclair, 18/5/2004.

⁵⁴ Information related to Fiona Bush by the current owner, Cheryle Sinclair, 18/5/2004.

⁵⁵ Ms Sinclair discovered that the chimney pieces were apparently purchased by Allpike in Italy while he was travelling aboard. She cannot remember exactly where she read this information, but thought that it was a newspaper article of the day commenting on Allpike's return to the colony. Information related to Fiona Bush by the current owner, Cheryle Sinclair, 18/5/2004.

Six rooms open off the remaining section of the hallway, three on each side. Rooms 5 and 7, which lie on the southern side of the hall, have similar details: fairly small rooms with tall, double hung sash windows in the southern wall and fireplaces fitted with new timber chimney pieces. Room 4 has a standard size double hung sash window in the northern wall and a fireplace fitted with a new timber mantle piece in the western wall.

Room 9, which is larger than the other three rooms, is used as the dining room. It also has tall, double hung sash windows in the southern wall and has retained an original black and white marble chimney piece. Unfortunately the marble kerbing, glazed tiles and cast iron grate are missing.

Room 6 functions as the kitchen and the large fireplace indicates that this room was the original kitchen for the house. The room has been fitted out with modern fittings although the joinery to doors and double hung sash windows are original. A door in the south-east corner provides access to the laundry (room 8). This doorway is not original. The laundry has been fitted with modern appliances. A door in the northern wall provides access to the verandah.

A low, squarish archway at the eastern end of the hallway marks the point where the original house and the new extension meet. On the northern side of the hallway is a large toilet/bathroom together with a timber staircase which leads up to two bedrooms on the upper floor. On the southern side of the hallway is the master bedroom with ensuite bathroom.⁵⁶ A large ballroom/playroom lies at the eastern end of the hallway. The pressed metal ceiling in this room was apparently rescued by Mrs Templeman from a convent when it was being demolished.⁵⁷ The room has a timber floor, a fireplace in the northern wall. A door in the eastern wall leads out to the rear verandah.

13.3 COMPARATIVE INFORMATION

The Queen Anne style became a popular architectural style for residences during the end of the nineteenth century and into the pre World War One era. Many very imposing residences remain in Western Australia, such as *Earlsferry* (00128) at Bassendean, *Halliday House* (03260) at Bayswater and *Nulsen Haven* (000140) at Redcliffe. Examples of stone houses built in this style include: *Warden Finerty's House* (0577) at Coolgardie, *Le Fanu* (03306) at Cottelsoe and *Woodlawn* (0805) at East Fremantle.⁵⁸ Due to their size and often their central location, many of these large homes were converted into private hospitals towards the end of the first half of the twentieth century. Examples of this practise include: *Earlsferry* and *Annesley* in Mt Lawley and Moss Street Lodge in Fremantle. Both *Earlsferry* and *Annesley* have since been converted back to private residences.⁵⁹

Close to *Leithdale* is another stone house, *Holmesdale* (1688), which was built by Jocelyn Amherst in c.1890. This house is also Federation Queen Anne, although a much simpler adaptation of the style in comparison to *Leithdale*. There are a number of similarities between *Holmesdale* and

⁵⁶ The upstairs bedrooms, master bedroom and ensuite were not inspected.

⁵⁷ Information related to Fiona Bush by the current owner, Cheryle Sinclair, 18/5/2004.

⁵⁸ All of the houses named have been placed on the Register of Heritage Places.

⁵⁹ HCWA data base.

Leithdale which suggests that the same builder/designer was responsible for the construction of both homes. These similarities include: the style of the stonework (the use of randomly laid granite which has been marked out to resemble randomly laid dressed blocks) and the use of render to the whole of the bay window, which is unusual and the asymmetrical style of the homes.⁶⁰

By the beginning of the nineteenth century, the Mundaring district was developing a reputation as both a healthy area to live in and a holiday destination. Examples of Perth residents establishing holiday homes in the area can be found in Faversham (4546), constructed c.1911 and 27 Hartung Street constructed c.1913 (database no. 8524). Both homes started out as holiday cottages, before their owners decided to make a permanent move to 'the hills'. Guest houses also began to make an appearance during this period. This popularity appears to have peaked around the 1920s and 1930s when a number of guest houses appeared. These houses included: 'Jacoby House' (a timber building constructed c.1916), 'Temuka' (a timber building constructed 1911) and 'Dalry House' (a stone building constructed at the turn of the nineteenth century as a private residence).⁶¹

Leithdale is an excellent example of a Federation Queen Anne residence which has been used for a variety of purposes over its long life. These have included: a boarding house, which was a common practise in the Mundaring district during the 1910s and 1920s and as a convalescent home which was often the fate for large family homes towards the end of the first half of the twentieth century.

13. 4 KEY REFERENCES

No key references.

13. 5 FURTHER RESEARCH

⁶⁰ The presence of the rough finished rendered to the bay window at *Leithdale* is not original. Mark Fitzpatrick, the husband of the current owner, related that the bay window was originally finished with a smooth render which he re-covered as it had cracked. Information related to Fiona Bush, 18/5/2004.

⁶¹ Elliot, op. cit., p. 197.