



REGISTER OF HERITAGE PLACES- ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1. AESTHETIC VALUE

Windsor Hall demonstrates the expressive Federation Free Style, exhibiting details characteristic of the public architecture of H. J. Prockter. (Criterion 1.1)

Windsor Hall is an unusual building which makes an important contribution to the streetscape of Queens Crescent, and defines the northern termination of Alvan Street, Mount Lawley. (Criterion 1.3)

11.2. HISTORIC VALUE

Windsor Hall was one of the first residences built in the Mount Lawley Estate and its construction helped to establish the visual and social character of the area. (Criterion 2.2)

Windsor Hall has historic value as the home of Richard Haynes, a prominent lawyer and politician in Western Australia at the end of the nineteenth century. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Windsor Hall contributes to the Mount Lawley community's sense of place as it is representative of the suburb's establishment in the early 1900s. As one of the first residences built in the neighbourhood *Windsor Hall* helped to establish the standard of housing and the social status of Mount Lawley, as a suburb of comfortable affluence for the more wealthy citizens of Perth. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Built in a period when large residences were generally in the Queen Anne style, *Windsor Hall* is a rare residential example of H. J. Prockter's expressive interpretation of the Federation Free Style. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Windsor Hall is representative of the large residences built on the higher ground of the Mount Lawley estate in the early 1900s, which influenced the suburb's future visual and social character. (Criterion 6.2)

12.3 CONDITION

Following repair work carried out in 1993, *Windsor Hall* is in sound condition.

12.4 INTEGRITY

Although the repair work carried out in 1993 was not guided by a conservation plan, the work largely involved removal of later introduced fabric. The retained layout of rooms and its continued use as a residence ensures that *Windsor Hall* retains a high degree of integrity.

12.5 AUTHENTICITY

Apart from recent (1993) repairs to the house and gardens, the house has all of its original features, including some fixtures and fittings. The upper level bathroom and toilet are 1928 additions which were modernised in 1993. *Windsor Hall* retains a high degree of authenticity.

13. SUPPORTING INFORMATION

13.1 DOCUMENTARY EVIDENCE

Windsor Hall is an imposing brick and iron, two-storey residence designed, in 1903, by the architect H. J. Prockter, in the Federation Free Style. The land on which *Windsor Hall* stands was bought in September 1903 by solicitor Richard Septimus Haynes and his wife Marion who, until her death in 1905, was listed as the sole owner of the property.³²

Richard Haynes was a prominent member of the Perth community at the turn of the century. He arrived from NSW in 1885, established his own legal practice, and soon was appointed a Queens Counsel. Haynes was active in state and local politics: a Perth City Councillor from 1886 to 1894 where, according to historian Tom Stannage, he was viewed as a radical politician;³³ MLC for Geraldton from 1896 to 1902; Mayor of North Perth from 1901 to 1904; a member of the Perth Road Board; and, Consul for Norway from 1906 to 1914. He was also the first Chairman of the local Board of Health, and used his legal skills to draft legislation.³⁴

Haynes chose one of the larger lots on the crest of newly subdivided Mount Lawley Estate No. 1 for his residence and plans for a suitably impressive residence were drawn up by Prockter. The house was completed, in February

³² Certificate of Title, DOLA, Vol 283, Fol 151

³³ Stannage, C.T. *The People of Perth. A Social History of Western Australia's Capital City* (Perth, 1979) p. 270.

³⁴ Easton, L. A. *The City of Stirling*, (UWA Press, Nedlands, 1971) p.39; Erickson, R (ed), *Bicentennial Dictionary of West Australians*, Vol 2, p. 1418.

1904, by builder Mr W. Basing of Short Street, Perth.³⁵ A contemporary description, soon after the completion of the house, illustrates the high regard in which the building, and area, was held:

A fine two storey residence of brick with verandahs and balcony has just been built at Mt Lawley for Mr R. S. Haynes, on plans drawn by Mr H. J. Procktor (sic). The site and general finish of the building make it one of the finest in the district. A large number of really fine and nicely designed residences have been built at Mt Lawley during the past few months. Indeed it seems to be a very popular residential suburb of the capital.³⁶

The architectural details of *Windsor Hall* are characteristic of the public buildings designed by Prockter, in particular the *College of Pharmacy*, Melbourne (1894, since demolished) and *North Perth Town Hall* (1902). *Windsor Hall* was one of the first houses built in Queens Crescent, and set the standard for later substantial homes in the surrounding area.³⁷

Henry James Prockter was an English trained architect who emigrated to Tasmania in the 1880s. He then moved to Melbourne, where he worked in a number of firms, before establishing his own practice during the building boom of the late 1880s. The development of his idiosyncratic architectural style is evident in the numerous buildings he designed in Melbourne. Following the downturn in the building industry in Victoria in the early 1890s Prockter arrived in Perth, in 1896, establishing his architectural practice, as well as taking up an appointment as Secretary to the Roads Board Association. It was probable that through this position Prockter established his professional relationship with Haynes, who was Chairman of the Roads Board Association. Prockter designed *North Perth Town Hall* (1902), during the period Haynes was Mayor of North Perth.

Haynes died in 1922, and the house changed hands a number of times. In 1928, *Windsor Hall* was purchased by Norman Stanley Craven, who was known in the community as a wealthy businessman with horse racing interests.³⁸ Craven adapted the ground floor rooms to suit his needs, and divided the upper floor rooms into two rental flats. The flats were rented from 1928 until the early 1950s.

In early 1942, the Kellow family, who were residing in *Windsor Hall* relocated to Kalgoorlie in order to make the house available to the Australian Army. The Army occupied the house until the end of World War II, in 1945. The house was used as an Officers' Club, and the small room adjacent to the lower level bedroom was temporarily converted into a bar.³⁹ The names of Captain R. L. Rankine and Captain K. D. J. Coventry are still evident in the wardrobe shelves of the bedroom on the ground floor level. Once the rent restrictions, introduced after the war, were lifted the Kellow family were able to remove the sitting tenants and return to *Windsor Hall*.⁴⁰

35 *Western Australian Mining, Building and Engineering Journal*, 6 Feb 1904, p. 18.

36 *ibid.*; Metropolitan Water and Sewerage Supply and Drainage Dept, Field Book 1639 p. 66.

37 *Wise's Post Offices Directories*, 1904

38 Erikson, p. 1.

39 *ibid.*

40 Interview between Ms Summers and Kelly Aris on 10 June, 1994, at Windsor Hall.

Ownership of the house was transferred to Mrs Stephen Martin Kellow, in 1951, and then to her husband, in 1989.⁴¹

The house is currently occupied by Ms Summers, daughter of the Kellows. Ms Summers carried out extensive repair work to the house, in 1993, after the death of her father.

13.2 PHYSICAL EVIDENCE

Windsor Hall is an imposing two storey residence in Queens Crescent, Mount Lawley constructed, in 1903, in the Federation Free Style. The building addresses the intersection of Queens Crescent and Alvan Street. The building remains a residential property, and the gardens still retain the formal arrangement depicted in a 1916 survey.

The house is raised on a high base, which gives it prominence within the garden setting, and is approached by a large staircase with a solid stone balustrade. The south west corner of the house is truncated by a circular bay window and capped by a pyramidal roof above the balcony roof. An ornamental frieze surrounds the underside of the pyramidal roof.

The facade of the south east wing is stark in detail. A pressed metal ornamental band is applied to the rendered wall, beneath the large arched upper window, and the facade is topped by an unusual baroque gable.

A frieze of horizontal timber boarding emphasises the horizontal line of the upper verandah, while a skirt of arched cast iron tracery marks the line of the eaves. Both lower and upper verandahs feature slender turned oregon columns, and slim timber balusters.

The front entrance opens into a rectangular vestibule which has a timber panelled dado. The parlour is off to the west, the dining room to the north and a stairwell to the east.

The parlour has an ornate fireplace and, set beyond an arch, a large south facing bay window, containing five tall double hung windows.

Double sliding doors with unusual convex glass panes link the dining room and the front parlour. This large rectangular room features an oregon panelled dado, and a large fireplace at the northern end of the room. In 1927, the fireplace was converted to gas heating. There is decorative plaster work to the ceiling and above the fireplace. There is a window to the west and a doorway leading to the kitchen on the east.

A short passage from the vestibule runs to the east which provides access to a large south facing bedroom and continues behind the dogleg of the staircase to the kitchen and servants area at the rear of the house.

The rear of the house contains the original kitchen at the eastern end. In 1928, the kitchen was converted to a sitting room. The walls were papered and the original oven area enclosed with bookshelves. The kitchen was relocated on the back verandah, and accessed from the sitting room (original kitchen).⁴² The 1928 kitchen was modernised in the 1950s. A small room which opens off

⁴¹ *ibid.*

⁴² Ms Summers, Letter to HCWA, 14 September 1994.

the original kitchen has been used as a bedroom since the conversion. The floor of this room is tiled, which suggests it may have originally been a scullery, although no plumbing is evident. The rear verandah, which continues round the house from the front, was enclosed for security purposes in the 1960s.⁴³ The security of the enclosed verandah was upgraded in 1993.

In the 1920s, the verandah on the west elevation of the ground floor was enclosed to create a sleepout. The sleepout was upgraded in 1993, and a new window and window awning installed.

From the vestibule an oregon dogleg staircase, with turned newels and balusters, leads to the first floor. A stained glass window lights the first floor landing. The main bathroom is situated at the first floor landing.

In 1928, the first floor rooms were converted into two flats, with two bathrooms and a toilet added to the rear balcony. An external stair was built to allow tenants access to the flats. In 1993, the two flats were converted to one, the two kitchens replaced with a single modern kitchen, and one of the bathrooms and the toilet were modernised. A new doorway was created to allow access from the single flat to the front verandah. The second bathroom is used for storage and has not been upgraded. The south facing bedroom and dressing room east of the hallway remains unchanged, and are used by the owner.

There is a cellar under the house which is accessed from the eastern facade.

The rear of the property rises sharply. A high retaining wall was built, into which a wash house and three stables were incorporated. One of the stables was later converted to house the Army's Chinese cook. The original stable doors were changed from timber to metal in the 1950s and upgraded in 1993. The stables are now used as storage areas.

The rear, elevated portion of the property was originally landscaped. In 1927, a tennis court was laid and in the 1940s external lighting erected by the Army. However, it is no longer evident. The court was accessed via a timber stair which was replaced with a metal spiral stair, circa 1990.

The condition of the house, prior to 1993, was moderate. In 1945, minor repair work was carried out by the departing Army. Furniture and the main staircase were polished; some interior walls and ceilings were painted; and the boundary fence, one kitchen cupboard, some door furniture and some window frames were replaced. No further work was done until 1993.

In 1993, repair work was carried out including: new timber flooring to the verandah and balcony; damaged verandah columns were replaced with replicas; the original corrugated iron roof was replaced by colourbond sheeting; gutters replaced; external window grills installed; security screens to entry and side doors installed; the exterior walls to the converted flat on the upper level painted; a concrete strip laid to the east elevation, replacing a garden bed, to help prevent water penetration; and the hot water system to the main bathroom replaced. Some repair work was carried out to the ceilings in the living room and kitchen at the lower level. The ceiling to the bedroom on the ground floor remains in original condition.

⁴³ *ibid.*

During the refurbishments, the original water tank was found to be still in the roof space.

The property retains the original right of carriage on the eastern side and windmill rights to the rear of the property to the north.

13.3 REFERENCES
