



HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Permanent Entry

1. **Data Base No.** 2906
2. **Name** *Warwick* (1898)
3. **Description of elements included in this entry**
Warwick (house), associated buildings and the land on which they stand, being Fremantle Town Lots 762 and 763 in C/T 1252/450.
4. **Local Government Area** City of Fremantle
5. **Location** 79 Solomon Street, Fremantle
6. **Owner** M. Lees and L. L. Warner
7. **Statement of Significance of Place (Assessment in Detail)**

DOCUMENTARY EVIDENCE

The building known as *Warwick* was constructed as a large domestic villa in 1898 for Charles Hudson, a prominent Fremantle merchant, on Lots 762/763 in Mary Street. (Mary Street was renamed Solomon Street in 1951-52.) Hudson acquired the land from James Lilly for the sum of £180, and constructed the villa.

Charles Hudson, the son of Burra merchant William Hudson, was educated in South Australia. He came to Western Australia in 1884, joined the firm of William Sandover, hardware merchants, and became a partner in 1890. Hudson retired from the partnership in 1901, and established an insurance business in Fremantle, eventually becoming a manager and local director of the A.M.P. Society.

In 1903, Hudson was appointed one of the inaugural Commissioners of the Fremantle Harbour Trust, a position he held until his term ended in 1906. The State Government re-appointed him in 1907, and he remained on the Commission until the Trust was reconstituted in 1912. Hudson also served on the Fremantle Hospital Board of Management, was a member of the Royal Agricultural Society and president of the Fremantle Bowling Club. He married Elizabeth Snook of Fremantle and had a family of five sons and four daughters.

The villa which Hudson built in Mary Street was representative of his status as prominent local businessman, and demonstrates the architectural grandeur of houses constructed in metropolitan Perth during the goldrush. *Warwick* is unusual in that it is one of four large villas constructed in Mary Street, an eastern part of

Fremantle.¹ All four villas are on elevated lots, which command substantial views over Fremantle, and as far as Rottnest and Carnac Islands. All four villas belonged to prominent members of the Fremantle community: William Letchford (Lot 734), John Bateman (Lot 759), Henry Atwell (Lot 761), and Charles Hudson (Lot 762). *Warwick* remained Hudson's residence until his death in March 1949, at the age of 84.

The 1900 rate book noted the place had a total of five residents (three males and two females), and in 1902/3 the property description was amended to read 'dwelling and stables'. In 1917 Hudson purchased the neighbouring Lots 763 and 764 from H.J. Higham. Lot 763 immediately south of the villa was subsequently noted in the rate books as a 'garden'.

Like many large turn of the century houses, the function of *Warwick* changed from being a family residence to other purposes. In 1949, after Hudson's death, the property was acquired by the Fremantle Hospital for the sum of £6,650, and was converted to use as nurses' quarters. It was given the name *Warwick* at the request of Matron Olive Jones, who held the position of Matron of Fremantle Hospital from 1943 until her retirement in 1962.²

On the 29th April, 1963, the property was formally vested in the Fremantle Hospital Board, however on 16th May, 1990, the property reverted to the Crown, under the Ministry of Works.³ In 1992, the land was subdivided to create lots for *Warwick* and the adjoining house, *Atwell*, and to provide a separate entitlement to the remaining land.

The property was classified by the National Trust of Australia (WA) in 1990. It has also been entered in the Register of the National Estate by the Australian Heritage Commission. The Heritage Council carried out an assessment of both houses and a schedule of conditions for the conservation of significance was prepared, to be agreed to by any future owner and incorporated into an Heritage Agreement.

PHYSICAL EVIDENCE

Warwick is a late nineteenth century domestic villa situated on a half acre block at 79 Solomon Street. It is built of stone, brick, terra-cotta tile and iron in the Federation Queen Anne style.⁴

The lot forms part of a prominent limestone ridge which runs parallel with Solomon Street and slopes steeply to the west from Solomon Street to the rear boundary. The extensive views from the site, over Fremantle and Gage Roads, and the steeply sloping landform determined the location of the villa on the site, and the planning and design of the villa itself. The house is sited close to the street boundary, to take advantage of the views and a basement floor has been incorporated on the western half of the building making use of the sloping terrain. The Solomon Street facade of

¹ Shaw, B., Richards, O., McAllister, P. et. al. *Report for the Heritage Council of W.A.: Warwick, 79 Solomon Street Fremantle; Atwell, 77 Solomon Street, Fremantle; Bundi Kudja, 96 Hampton Road, Fremantle. (HCWA 1992) p14*

² *Fremantle Rate Books, Minutes of the Hospital Board of Management*

³ Title details

⁴ Apperley, 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) p 132-35

Warwick is single storey and the rear elevation double storey as a result. The lower storey incorporates a basement. The property is bounded by limestone walls and mature trees.

The villa is built of limestone blocks with red brick quoining around door and window openings. The roof is of terracotta marseilles tiles. There is a fine pressed metal dome above an octagonal turret on the north western corner. The dome is a visual landmark from the street, from a distance and from down the hill towards the city. Chimneys are typical of the period with elaborate corbelling.

The original verandah remains on all sides of the villa with concrete replacing the original timber floor on the eastern elevation. The verandah has chamfered posts, balustrades and timber decoration which are in original condition. The iron verandah roofing has been replaced but the timber rafters are original.⁵ A flight of steps originally leading the southern entrance door has been removed and an abluton block created in the infilled verandah.

The west elevation, with views to Fremantle Harbour, has the same verandah detailing along with five main doorways with lead lighting at both levels. The windows are double hung and are full height to the western elevation. Supports beneath the verandah at ground level on this side have been replaced with brick piers.

Internally, most rooms are accessed by an internal passage. Formal living areas are on the northern side with bedrooms on the south. The original parlour is on the west and includes the octagonal turret. This room also has a jarrah fireplace of some merit with original ceramic tiles. The room probably used as the original dining room is adjacent. Opening off this room is a smaller room which has no access from the hallway direct but opens into another room. This room may have been used for serving meals, but its use is uncertain. All the bedrooms contained fireplaces.

The lower floor includes a storage room and cellar with original bars to the window. Two bedrooms and a sitting room with pressed metal ceilings and tessellated tiling to the entry floor originally provided servant accommodation.

The main drive and pedestrian access to the site is off Solomon Street. It is assumed that there was also a formal entry off Solomon Street.⁶ There is indications that a small gable originally existed over the entrance door on the southern elevation.

The design of the house and the location of a stone out-building on the north-east boundary of approximately the same age on the street frontage suggests that this access was originally a service entry. The function of the out building is not clear, It may have been a stable, however its location in such close proximity to the house suggests that it may have had some other service function. This building as part of the overall complex of buildings on the site and as part of the former domestic functions of the property. There were also other out-buildings, constructed of galvanised iron, which extended the full length of the western boundary. These buildings no longer exist. There was also a large tank stand on the south-east corner

⁵ Shaw, B., Richards, O., McAllister, P. *et. al.* *op.cit.* p20

⁶ *loc.cit.*

of the site and a well, or bore, and windmill. The tank stand and windmill no longer exist, and it is not known if the well, or bore, has been filled in.⁷

Part of the modern nurses' quarter building now occupies a portion of the block along the south boundary and there are Cyclone wire mesh security fences along the boundary, dividing the former garden area.⁸ The adjoining site on the south boundary, lot 763, which had been developed as a garden and had formed part of the setting of the house is now completely built over by the former nurse's quarters building and none of the former garden features remain.

A new brick addition to the south eastern corner of the building detracts from the general appearance of the south and east elevations, but the remainder of the building design is strong and cohesive.

A full and detailed assessment of the current physical condition of the building can be found in a 1992 Conservation Report prepared for the Heritage Council of WA by Shaw, Richard and McAllister *et.al.* in 1992.⁹

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.

1. AESTHETIC VALUE

Warwick is a good example of a Fremantle Federation Queen Ann villa, dating from the gold boom years of the 1890's. The significance of the building is increased by the high level of remaining original detail, both internally and externally. The views from the upper level verandahs and the view of the villa itself from the surrounding area are an important aspect of the design.

The building has significance as a landmark in the City of Fremantle due to its elevated site and orientation, which is enhanced by the Norfolk pines flanking the house on the western elevation.

Warwick, together with *Atwell*, demonstrates the preference of the mercantile and professional elite for elevated sites, which was typical of the period.

2. HISTORIC VALUE

Warwick has significance as a an example of a grand home, exhibiting in its design the affluence which accompanied the gold boom of the 1890's.

Warwick has significance for its association with original owner Charles Hudson, a prominent figure within the Fremantle community for over fifty years. Hudson was involved with the Fremantle Harbour Trust, the Fremantle Hospital Board and other business and community organisations.

⁷ *ibid.* p16

⁸ *loc.cit.*

⁹ see Shaw, B., Richards, O., McAllister, P. *et. al.* *op.cit.*

3. SCIENTIFIC VALUE

4. SOCIAL VALUE

Warwick has social significance as the residence of Charles Hudson, a leading figure in the community, whose business and social interests had a significant effect upon the development and administration of Fremantle.

Warwick also has some social significance as a former nurse' quarters associated with Fremantle Hospital.

5. RARITY

Warwick, and its neighbour *Atwell*, are the only two remaining large late-nineteenth century villas on large blocks, in Solomon Street.

The intact nature of the building interior is rare and increases the architectural integrity of the property.

6. REPRESENTATIVENESS

Warwick demonstrates the domestic life of the successful mercantile class at the turn of the century. The design, orientation and the landscaping of the property are typical of the period, as is the extant associated out-building, which provides evidence of the original lifestyle and activities conducted on the site.

CONDITION

For a detailed report on the condition of the place refer to: Shaw, B., Richards, O., McAllister, P. *et. al.* *Report for the Heritage Council of W.A.: Warwick, 79 Solomon Street Fremantle; Atwell, 77 Solomon Street, Fremantle; Bundi Kudja, 96 Hampton Road, Fremantle.* (HCWA 1992)

INTEGRITY

Although the house has been used for a number of purposes it is again being used as residence, and retains a high degree of integrity.

AUTHENTICITY

Warwick has a high degree of authenticity for been altered and added to, it remains substantially as it was. Much of the external and internal fabric is still present.

7. STATEMENT OF SIGNIFICANCE

Warwick has cultural significance for the following:

it is a fine example of a Fremantle Federation Queen Ann villa, dating from the turn of the century.

it is a significant landmark in the City of Fremantle

the place has a long association with Charles Hudson, the original owner, and a prominent figure within the Fremantle business community for over fifty years.

The design, orientation and the landscaping of the property are typical of the period, and demonstrate the domestic life of a successful mercantile class at the turn of the century.

8. Register of Heritage Places

Interim Entry 24/03/1992

Permanent Entry 10/06/1994

9. Conservation Order

10. Heritage Agreement

11. References

National Trust Assessment Exposition

Australian Heritage Commission Data Sheet?

Shaw, B., Richards, O., McAllister, P. *et. al.* *Report for the Heritage Council of W.A.: Warwick, 79 Solomon Street Fremantle; Atwell, 77 Solomon Street, Fremantle; Bundi Kudja, 96 Hampton Road, Fremantle.* (HCWA 1992)