



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Assessment Documentation

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history

Aldgate House is an excellent example of a substantial and highly detailed Federation Queen Anne residence, built during the gold boom period.

Aldgate House & Stables, East Fremantle is representative of the development of the East Fremantle area during the 1890s and early 1900s, which comprised predominantly wealthy Fremantle citizens and businessmen who established homes on large river facing lots, with ample room for gardens, tennis courts, and orchards. It is a reminder of a period when the East Fremantle area was a highly desirable residential location.

The Stables building demonstrates an era in which wealthy individuals travelled by personal horse and coach and were required to construct and maintain premises for staff and animals. The building is indicative of a way of life no longer practiced.

11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage

The hand-painted and highly decorative interior treatment, in the form of murals, friezes and stencils of Aldgate House are rare for being intact and well-conserved interior decorative elements.

Aldgate House & Stables, East Fremantle is a rare extant example of a substantial residence with its original associated stables building in situ.

11(c) Potential to yield information that will contribute to an understanding of Western Australia's history;

Given the rarity and extent of the interior hand-painted decoration, Aldgate House has the potential to yield information as a valuable source for further study. Analysis of the colours and materials may also be instructive.

11(d) Its importance in demonstrating the characteristics of a broader class of places;

Aldgate House & Stables, East Fremantle is representative of a former way of life typical of the social structure of wealthy citizens in Perth suburbs during the 1890s and early 1900s. Together with its surviving neighbours, it is a reminder of the wealth and matrix of the locale.

Aldgate House is representative of substantial and highly decorative residences built on large river facing lots, during the gold boom period, for the more affluent citizens of East Fremantle.

The Stables building is representative of the style of functional building constructed to provide staff accommodation and housing for a horse and coach and is indicative of a way of life prior to motorised transport.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Aldgate House & Stables, East Fremantle has been highly valued by the community of East Fremantle and the wider community of Western Australia, and Australia, for social, cultural, and aesthetic reasons, as demonstrated by its inclusion in the Municipal Inventory of the Town of East Fremantle, its Classification by the National Trust of Western Australia and its entry in the Register of the National Estate.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

Aldgate House is a fine and substantial example of a Federation Queen Anne residence, built on a prominent and elevated location with orchestrated views overlooking the Swan River.

¹ 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.

The elevated siting of Aldgate House, with a small formal setting to its street front, of terraced gardens, broad stone steps and Italianate balustrading, enhance the aesthetic qualities of the place.

The form of the Stables building contributes to the Staton Road streetscape and contributes to the sense of place of the East Fremantle community.

11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;

Aldgate House & Stables, East Fremantle is significant for its association with Paul Strelitz, for whom the place was originally constructed in c.1897. Strelitz was a prominent migrant businessman and local politician who together with his brother Richard established the Strelitz Brothers: Merchants and Shipping Agents of Fremantle and Kalgoorlie, a highly successful and influential international trading company.

Aldgate House & Stables, East Fremantle has associations with well-known local Fremantle caterer Ernest R. Evans and the Evans family, who owned the property from 1925 until 1993.

11(h) Its importance in demonstrating a high degree of creative or technical achievement;

Aldgate House exhibits creative and design excellence for its interior hand-painted ceiling murals, friezes and stencils.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Aldgate House & Stables, East Fremantle is overall in excellent condition. Both the House and Stables continue to be in use and well maintained.

Setting

The grounds are generally in good condition, with well-maintained lawns, garden beds and mature and young trees. The front brick wall and wrought iron gates are in good condition, as is much of the garden brick paving and masonry/limestone steps.

The curved masonry steps to the front of the House are cracked in places and in need of repair. Some areas of the limestone retaining wall near the entry gates shows signs of cracking, most likely caused by the roots of the adjacent mature tree.

The 1995 assessment of the landscape concluded it was in poor condition and, apart from the early plantings of Japanese pepper trees, minimal plantings survived from the original concept. The construction of new residences in the area formerly taken up by garden and driveway (which is not included within the curtilage of the place) has reduced the effect of the approach to the residence from Aldgate Place.

Aldgate House

Aldgate House is in excellent condition.

The building underwent considerable interior and exterior conservation works in 2016, addressing damp issues, lowering the external ground levels, extensive limestone repairs, and repair of sagging ceilings in some rooms. A rear extension was also added in 2016, reconfiguration of some internal rooms and relocating kitchen and bathroom facilities. Skylights were added to some internal rooms, the cellar was floored with tiles and wall inscription preserved.

Stables

Overall, the Stables is in good condition, it is well maintained and in use. Some areas of the exterior walls show indication of rising damp, including the eastern elevation abutting an area of grass, and the interior rendered western wall of the garage.

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

Setting

The original grand setting of *Aldgate House & Stables, East Fremantle* has been lost with its subdivision and the construction of multiple dwellings on the original land. The expansive westerly views towards the Swan River and Ocean are now only partially visible from the House and are not visible from the Stables.

Aldgate House

The external fabric of the residence is generally intact. New joinery and replacement of interior joinery is evident in some locations. Other minor alterations to the exterior fabric have been undertaken, including conservation work to remove accretions and reveal original fabric. Overall, Aldgate retains a moderate degree of integrity.

Alterations to internal spaces and details of the residence are minimal and therefore, the interior of the place retains a high degree of integrity.

Stables

Change to the exterior form and material of the Stables building from Staton Road appears to have been minimal. However, alterations to the internal spaces of the Stables during the conversion of the place to a residence were considerable and therefore the interior is likely to exhibit low integrity.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

Setting

The original setting of *Aldgate House & Stables, East Fremantle* has little authenticity.

The subdivision and construction of multiple dwellings on the original site has made it difficult to understand the original intention of the site as a grand residence with stables. The two buildings are no longer linked physically or

through ownership, which further impacts the authenticity and relationship of the two parts of the place.

Aldgate House

Aldgate House has a high degree of authenticity

The residence maintains its original use as a residence. Works that have been carried out to the building since the 1990s (conservation works, internal modification and expansion) have sought to maintain the original appearance and intent, while enabling continued residential use.

Stables

The Stables has low to medium authenticity.

Although the original form of the Stables building can be understood, it is no longer used to stable horses and is currently in use as a garage and guest residence. Some original openings have been filled in, and some original fabric removed to accommodate its change of use.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by the Department of Planning, Lands and Heritage, in June 2021, with amendments and/or additions by the Heritage Council and the Department.

13.1 DOCUMENTARY EVIDENCE

Aldgate House & Stables, East Fremantle comprises Aldgate House, a substantial single-storey, limestone and brick Federation Queen Anne style residence and adjacent brick and limestone former Stables building, both constructed in c.1897.

Early history of East Fremantle

The Fremantle area is located within the Aboriginal cultural region of Beeliar. To the Whadjuk people, Fremantle is a place of ceremonies, significance, cultural practice and trading.² Before the arrival of European settlers in 1829, the area now known as East Fremantle was known as Niergarup 'the place where the pelicans are located', and was an important place for the Beeliar cultural group, led by Midgegooro and Yagan, who used the area as a ceremonial and camping ground.³

With the foundation of the Swan River Colony in 1829, the townsite of Fremantle was declared and settlement by colonists started to occur. Aboriginal groups continued to meet and camp in the East Fremantle area until the 1890s, when as a consequence of the gold rush, it began to rapidly develop into a residential area and Noongar people were further pushed out of the area.⁴

In 1897 the Municipality of East Fremantle was declared, and the Fremantle elite who had acquired wealth through their commercial enterprises began to move into the East Fremantle area, to take advantage of the higher ground and also the proximity to the Swan River. By the late 1890s, East Fremantle had become 'THE place in which to live ...the most exclusive residential area in the whole of the Fremantle district.'⁵ Most of the residences were home to business and professional men and their families, often built on spacious blocks of land, with ample room for gardens, tennis courts, and orchards.⁶ *Aldgate House & Stables, East Fremantle* was one of these such houses.

² 'Aboriginal history', City of Fremantle. Sourced from <https://www.fremantle.wa.gov.au/council/about-city-fremantle/aboriginal-history> Accessed on 13 January 2021.

³ Museum of Perth/Town of East Fremantle, undated, *Streets of East Freo*, 'History of East Fremantle', Source: <https://www.streetsofeastfreo.com/history-of-east-fremantle>, Accessed 13 January 2021.

⁴ Museum of Perth/Town of East Fremantle, undated, *Streets of East Freo*, 'History of East Fremantle', Source: <https://www.streetsofeastfreo.com/history-of-east-fremantle>, Accessed September 2020.

⁵ Lee, Jack This is East Fremantle (The story of a town and its people) (Publication Printers, West Perth, November 1979) p. 1., cited in Heritage Council of Western Australia, State Register Assessment Documentation for P805 Woodlawn (2001), p. 4.

⁶ Lee, Jack This is East Fremantle (The story of a town and its people) (Publication Printers, West Perth, November 1979) p. 1., cited in Heritage Council of Western Australia, State Register Assessment Documentation for P805 Woodlawn (2001), p. 4.

Aldgate House & Stables, East Fremantle was constructed in c.1897⁷ for the prominent and successful shipping merchant Paul Strelitz.⁸

Paul Strelitz & Strelitz Brothers

Paul Strelitz originally from Germany, arrived in Western Australia in 1893⁹ with his brother Richard, after spending some time in Victoria in the early 1890s. The brothers rapidly became well known in local politics and influential in international trade and diplomacy.¹⁰ In 1894 they established the firm Strelitz Brothers: Merchants and Shipping Agents of Fremantle and Kalgoorlie and by 1897 they had expanded their business with the construction of the *Strelitz Buildings* (P00963 RHP) in Mouat Street in Fremantle, and also three buildings in Hay, Murray and William Streets in Perth.¹¹

Paul Strelitz became naturalised in 1897¹² and was an inaugural member of the East Fremantle Council in 1897.¹³ In 1904, he was selected for the consulship of Western Australia by the Netherlands Government.¹⁴ He was the President of the Fremantle Rowing Club for many years, and was involved in many charitable organisations.¹⁵

Aldgate House & Stables (c.1897)

In December 1896, Paul and Richard Strelitz together purchased the landholding in East Fremantle where *Aldgate House & Stables* would later be constructed.¹⁶

-
- ⁷ The Western Australian Directory [Wise's] record the first year of occupation of the property to be 1898 by Paul Strelitz. The property was owned by the Strelitz Bros (Paul and Richard) since 1896, but they are recorded as residing at other addresses. Certificate of Title Vol XCVI. Fol 96. The Western Australian Directory [Wise's] 1898, sourced from <https://www.slwa.wa.gov.au/pdf/battye/pods/1899/0096.pdf> Accessed on 18 January 2021. Research included as Appendix 3 of 'Conservation Plan for Aldgate East Fremantle', by Richard Tunbridge (1994).
- ⁸ Certificate of Title Vol XCVI. Fol 96.
- ⁹ Battye, J., S., (ed) *The Cyclopaedia of Western Australia* Vol 1, 1912, pp. 595-596., cited in 'Aldgate Conservation Plan' by Considine and Griffiths Architects Pty Ltd, (1995),, p 1.
- ¹⁰ Museum of Perth/Town of East Fremantle, undated, *Streets of East Freo*, 'Richard & Paul Strelitz' Source: <https://www.streetsofeastfreo.com/strelitzbrothers>, Accessed 18 September 2020. For further detail about the Strelitz Brothers see: Heritage Council of Western Australia, State Register Assessment Documentation for P963 Strelitz Buildings (1994).
- ¹¹ Twentieth Century Impressions of Western Australia, (P.W.H. Thiel & Co., 1901), pp. 507-508., Heritage Council of Western Australia, State Register Assessment Documentation for P963 Strelitz Buildings (1994), p. 2, *West Australian Mining, Building and Engineering Journal*, 25 November 1911, p. 19., cited in Heritage Council of Western Australia, State Register Assessment Documentation for P963 Strelitz Buildings (1994), p.3.
- ¹² 'Germans in WA – May Mennicken – Coley', in 'Conservation Plan for Aldgate East Fremantle', by Richard Tunbridge (1994), p.9.
- ¹³ Lee, J. *This is East Fremantle: The story of a town and its people*, (Town of East Fremantle, 1979), pp. 4, 213., cited in Heritage Council of Western Australia, State Register Assessment Documentation for P963 Strelitz Buildings (1994), p. 2
- ¹⁴ Battye, J. S. (ed) *The Cyclopaedia of Western Australia*. Vol I, 1912. pp. 595-596., cited in Heritage Council of Western Australia, State Register Assessment Documentation for P963 Strelitz Buildings (1994), p. 2
- ¹⁵ 'Conservation Plan for Aldgate East Fremantle', by Richard Tunbridge (1994), p.9.
- ¹⁶ Certificate of Title Vol XCVI. Fol 96.

Records show that Paul Strelitz, his wife Rosalie and their children resided at the Preston Point Road property for the first time in 1898,¹⁷ which leads to the conclusion that the residence was likely constructed in c.1897.

It is unclear whether the Stables building was also erected in c.1897, as the earliest record of the site showing structures dates to 1911,¹⁸ but considering the similarities in construction materials, and the necessity for Strelitz to have readily accessible transportation for his businesses in Fremantle and Perth, it is thought likely that the buildings were constructed at a similar date.

There are no records to absolutely confirm the date of construction, or records that identify the architect or builder of the House or Stables.

There is some speculation as to whether some parts of the residence may date to earlier than 1897 and Strelitz's ownership.¹⁹ There is an inscription carved into the walls of the house's cellar which reads - 'Donovan', 'Johannsen', and '1892'.²⁰ Although there was no recorded development on this land prior to 1897, there is potential that the cellar walls were put down before the rest of the house was built and prior to Strelitz purchasing the land in 1896. There is also potential that the inscription is not authentic and was added later.²¹

The House was constructed on the highest point of the block, set back from the street boundary, enabling uninterrupted views looking west across the Swan River and towards the Ocean. The Stables was constructed to the rear north east corner of the block, allowing discreet access to the property. Originally the property included extensive grounds, running from Preston Point Road in the west back to Victoria Road (now Staton Road) in the east with a boundary wall to the front, and terraced front lawns that included a pavilion on the upper level, as well as a fernery and an additional expansive rear lawn.²²

The residence retained its original large block size until subdivision occurred in 1994/5. The Stables also became separated from the House at this time.

-
- 17 The Western Australian Directory [Wise's] 1898, sourced from
<https://www.slwa.wa.gov.au/pdf/battye/pods/1899/0096.pdf> & 1897
<https://www.slwa.wa.gov.au/pdf/battye/pods/1897/0096.pdf> Accessed on 18 January 2021.
 n.b. The 1898 Post Office Directory indicates that Richard Strelitz also resided in East Fremantle at this time, at 'River View' off Preston Point Road.
- 18 J.M.W.S.S & D.D. Sewer Plan 1911, reproduced in 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995).
- 19 Both the 1994 and 1995 Conservation Plans and Register of the National Estate (RNE) entry (1982) for the property speculated on the authenticity of the inscription. The RNE entry explains 'There is hearsay evidence supplied by Mr Evans that a Mr Alexander owned the property before the Strelitz brothers, he may have started to build a house by then. According to Erickson's Dictionary the name of one of those appearing in the inscription may be that of a stonemason. An intervening title document may resolve the issue in the future'. Sourced from Australian Heritage Database 'Aldgate and Grounds' at http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=place_name%3Daldgate%3Blist_code%3DRNE%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=10461 Accessed on 13 January 2021.
- 20 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995). p 2.
- 21 'Aldgate, East Fremantle – Assessment of Significance', by R McK. Campbell & I.H. van Bremen (1994), p. 4.
- 22 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.5. and 'Figure 3 - Site Plan 1911', in 'Conservation Plan for Aldgate East Fremantle', by Richard Tunbridge (1994), p.9.

The single-storey Aldgate House is a substantial sized residence. Constructed of limestone and brick with a corrugated iron roof, its aesthetic qualities are notable and it is considered to be a very fine example of the Federation Queen Anne style. The interior of the residence is set out in a 'U-shape', with cellar beneath a central room, with very high standard of interior decoration. Physical evidence suggests that the original building was likely to have comprised the six western rooms, with rear of the house ending in line with the cellar and room above.²³ The building has had some alterations and additions over the years, mainly to the rear of the house, and most recently in 2017 with the relocation of the kitchen and bathroom facilities.

The Stables is a simple single-storey building, constructed of limestone with a corrugated iron roof. The 'L-shaped' building runs down the original north and east perimeter of the site boundaries, and is thought to have originally included large rooms for stabling horses, a carriage store as well as residential space for staff.

The Strelitz brothers were early adopters of motor vehicles, with Paul Strelitz owning a motor car by 1908 and his brother, Richard playing a key role in the establishment of the automotive industry in Western Australia.²⁴ It is thought that the Stables building was later used as a garage, or possibly as a mechanics workshop, as in the mid-1990s it had a concrete floor with an inspection pit.

As a Stables, the building is reflective of the era in which wealthy individuals depended on horses and coaches for transport and were required to construct and maintain premises for staff and animals. The building is indicative of a way of life no longer practiced as motor vehicles had replaced horse drawn transport from the 1940s.

In 1910, *Aldgate House & Stables* was sold out of the Strelitz family ownership.²⁵

The Strelitz brothers left Western Australia for New South Wales in around 1917.²⁶ Some histories report that Paul and Richard were interned as an 'enemy aliens' during World War I,²⁷ however this has since proven to be untrue.²⁸

At some time before 1911, the original six roomed House had been extended to the east with an additional room added to both the north and south wing.²⁹ Between 1912 and 1915, works to the residence included the construction of an

-
- 23 Measured floor plans of the building show the central room (present Guest Room 1), adjacent bathroom to the south, and Dining Room to the north to have thick walls – thicker than other internal walls and of a similar depth to other original external walls - suggesting that they were originally external walls.
- 24 Richard Strelitz established and was the inaugural President of the Automobile Club of Western Australia (now the RAC) in 1905. Museum of Perth/Town of East Fremantle, undated, Streets of East Freo, 'Richard & Paul Strelitz', Source: <https://www.streetsofeastfreo.com/strelitzbrothers>, Accessed 25 January 2021.
- 25 Certificate of Title Vol XCVI. Fol 96.
- 26 Museum of Perth/Town of East Fremantle, undated, Streets of East Freo, 'History of East Fremantle', Source: <https://www.streetsof-eastfremantle.com/history-of-east-fremantle>, Accessed 13 January 2021.
- 27 Heritage Council of Western Australia, State Register Assessment Documentation for P963 Strelitz Buildings (1994), p.3.
- 28 Appendices in 'Conservation Plan for Aldgate East Fremantle', by Richard Tunbridge (1994), p.9.
- 29 J.M.W.S.S & D.D. Sewer Plan 1911, reproduced in 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), and 'Existing Floor Plan of Residence' in 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995).

internal water closet to the rear of the house, removal of a rear verandah and connection to the main sewer.³⁰

In 1925 the property was sold to Ernest R. Evans, a well-known local Fremantle caterer.³¹ *Aldgate House & Stables, East Fremantle* remained in the Evans family until 1993.³²

During this 68 year period, a series of alterations and additions were undertaken to the residence, including extension of the front verandah, removal of some interior walls, opening of internal doorways, relocation of the kitchen, upgrade of the bathroom, a number of the internal friezes and murals were over-painted and some walls were papered.³³ The Stables building was also altered during this time to be converted into a residence with the stable bays being the living space and a kitchen installed.³⁴

Aerial imagery of the East Fremantle area dating from the 1950s onwards show the increased densification of the suburb from this time and continuing throughout the late Twentieth Century. Large residences were demolished and replaced with smaller residential units, constructed in close proximity to one another, and without the large expanses of grounds once common in the suburb.³⁵ During the 1970s additional buildings were constructed to the rear of the property facing Staton Road³⁶ – possibly extending the floor space of the Stables as a residential building - however these appear to have all been demolished by mid-1995.³⁷

In the 1970s and 1980s the cultural heritage significance of *Aldgate House & Stables, East Fremantle* started to be recognised with its Classification by the National Trust of Western Australia in 1979 and entry in the Register of the National Estate in 1982. Both of these heritage listings recognised both the house and its setting (grounds) as significant.

In 1993, the property was sold.³⁸ In 1994 the new owners proposed to subdivide the site, and as a condition of its approval, a Conservation Plan was required.³⁹ In July 1994, 'Conservation Plan for Aldgate East Fremantle' by Richard Tunbridge was complete.

30 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.13.

31 Certificate of Title Vol XCVI. Fol 96. Museum of Perth/Town of East Fremantle, undated, Streets of East Freo, '7 Aldgate Place', Source: <https://www.streetsofeastfreo.com/eastfreohouses/7aldgateplace?rq=evans> Accessed 18 January 2021. Although coincidental, Ernest Redmund Evans appears to be unrelated to the George Evans that bought the *Strelitz Building* in 1920.

32 'Conservation Plan for Aldgate East Fremantle', by Richard Tunbridge (1994), 3.

33 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.13.

34 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.14.

35 Perth Historic Imagery, sourced from DPLH InQuery Platform <https://maps.dplh.wa.gov.au/InQuery/Index.html?viewer=InQuery#> Accessed on 18 January 2021.

36 Perth Historic Imagery dated 1974, 1977, 1979, sourced from DPLH InQuery Platform <https://maps.dplh.wa.gov.au/InQuery/Index.html?viewer=InQuery#> Accessed on 18 January 2021.

37 Perth Historic Imagery dated 1995, sourced from DPLH InQuery Platform <https://maps.dplh.wa.gov.au/InQuery/Index.html?viewer=InQuery#> Accessed on 18 January 2021.

38 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.3.

39 Correspondence from Town of East Fremantle to Heritage Council of Western Australia, dated 11 August 1994.

In 1994/95 a series of conservation works were undertaken to the House and Stables based on the 1994 Conservation Plan.⁴⁰

In 1995 a second Conservation Plan was prepared for the same owners by Considine and Griffiths Architects, which provided greater guidance about the future development potential of the site.

In 1995 both the House and Stables were unoccupied.⁴¹

In 1995 a subdivision was approved and the property divided into five lots.⁴² The owners retained ownership of Aldgate House on a large lot in the centre of the subdivision, and sold the remaining four lots including the Stables. By this time, the Stables was known as 'old cottage'. A new roadway (Aldgate Road) was created to provide access to Aldgate House off Preston Point Road, as the residence no longer had street front access.⁴³

Aldgate House 1995-2021

In late 1995 Aldgate House was sold to new ownership.⁴⁴

In 1996 'Aldgate House', not including the Stables or grounds, was included in the State Register of Heritage Places. The registration covered the 1794m² area which comprised the House and its immediate surrounding area only.

In 1997 conservation works were carried out to Aldgate House, funded with assistance from the Heritage Council's Heritage Grant Program.⁴⁵

By 2000, subsequent to the subdivision, five two-storey residential units had been constructed on the land between Aldgate House and Point Preston Road. As a consequence, Aldgate House no longer has a strong street presence and is now only partially visible from the road.⁴⁶

By 2000, a carport had been added to the north west corner of the Aldgate House block (adjacent to the new two-storey residential development), and in 2001 a large Pool House had been constructed to the northern perimeter of the lot. Some large mature trees were retained to the rear (east) and north boundary.⁴⁷

In 2011/2012 Aldgate House received further funding under the Heritage Council's Heritage Grant Program for the restoration of some of the original and rare elaborately hand-painted ceilings, murals, friezes and stencils.⁴⁸

40 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.9-11.

41 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.3.

42 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.3.

43 Proposed Subdivision plan for Lots 86 & 87 of Swan Location 219 R19-2, dated 27 July 1994.

44 Correspondence from J.B. Miocevic to Heritage Council of Western Australia, dated 15 December 1995. Tenure History from DPLH InQuery Platform, reporting transfer in 09/09/1995. Accessed on 19 January 2021.

45 'Aldgate House 28 Preston Point Road East Fremantle Western Australia, Application for Assistance under the Heritage Grants Program', July 1997.

46 Perth Historic Imagery dated 2000, sourced from DPLH InQuery Platform <https://maps.dplh.wa.gov.au/InQuery/Index.html?viewer=InQuery#> Accessed on 19 January 2021.

47 Perth Historic Imagery dated 2000, 2001, sourced from DPLH InQuery Platform <https://maps.dplh.wa.gov.au/InQuery/Index.html?viewer=InQuery#> Accessed on 19 January 2021.

48 'Aldgate, East Fremantle (1892)', in *Heritage Council of Western Australia Annual Report 2011/12*, p.31 sourced from

In 2016, Aldgate House was purchased by its current owners.⁴⁹

In 2017, the House underwent considerable interior and exterior conservation works, addressing damp issues, lowering the external ground levels, undertaking limestone repairs, and repairing sagging ceilings in some rooms. A rear extension was also added, some internal rooms were reconfigured and kitchen and bathroom facilities were relocated. Skylights were added to some internal rooms, the cellar was floored with tiles and wall inscription preserved.

In 2021, Aldgate House continues to be used as a private residence.

Stables 1994-2021

The Stables building was sold in 1994.⁵⁰ In the 1995 Conservation Plan, the condition of the building was reported to be poor to fair, mainly due to the building being vacant.⁵¹

By 2000 a two-storey residence had been constructed to the western portion of the lot, sited in between the Stables and Aldgate House and interrupting the visual link between the two buildings.⁵²

In 2003 the Stables was purchased by its current owners.

Substantial conservation works have been undertaken by the current owners, including the removal of exterior render, construction of a new verandah to the west and south elevations, filling-in of some openings including the external doorway facing Staton Road, and part removal of an external (now internal) wall to create a kitchen bench. Kitchen and bathroom/laundry services were also introduced.⁵³

In 2021 the building is in use, as a car garage and guest residence, and is in good condition.

13.2 PHYSICAL EVIDENCE

The physical evidence is based on a physical inspection of *Aldgate House & Stables, East Fremantle* undertaken by the Department of Planning, Lands and Heritage in March & June 2021, and description of physical evidence in 'Aldgate, East Fremantle – Assessment of Significance' by R. McK. Campbell and I.H. van Bremen (draft 1994) and 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995).

Aldgate House & Stables, East Fremantle comprises Aldgate House, a substantial single-storey, limestone and brick Federation Queen Anne style residence, with adjacent brick and limestone former Stables building, both constructed in c.1897.

Originally Aldgate House and Stables were located on the same large land parcel, which stretched from Preston Point Road in the west to Staton Road (then Victoria Road) in the east. Following subdivision in 1994/5, the House and Stables came

[https://www.parliament.wa.gov.au/publications/tables/papers.nsf/displaypaper/3815259a828be3b854fd93db48257a7f000ddb19/\\$file/5259.pdf](https://www.parliament.wa.gov.au/publications/tables/papers.nsf/displaypaper/3815259a828be3b854fd93db48257a7f000ddb19/$file/5259.pdf) Accessed on 19 January 2021.

49 Tenure History from DPLH InQuiry Platform, Accessed on 19 January 2021.

50 Tenure History from DPLH InQuiry Platform, Accessed on 19 January 2021.

51 'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.15.

52 Perth Historic Imagery dated 2000, sourced from DPLH InQuiry Platform <https://maps.dplh.wa.gov.au/InQuiry/Index.html?viewer=InQuiry#> Accessed on 19 January 2021.

53 Details of conservation works provided by owner during site visit 16 June 2021.

under separate ownership, both on smaller lots, and their original setting was replaced with new residential development.

Along the original front boundary of Preston Point Road, parts of the original brick and iron boundary wall remains. It includes a plaque about the origins of the name 'Aldgate':

ALDGATE

"ALDGATE" WAS ONE OF THE OLDEST CITY OF LONDON CASTLED GATES. IT WAS BUILT BY THE ROMANS IN 367 A.D., AND ALSO MARKED THE ENTRANCE TO THE ROYAL RESIDENCE NEAR THE TOWER OF LONDON.

"ALDGATE" HOUSE, AT THE TOP OF THIS 'PLACE' WAS BUILT ABOUT 1880 AND RESTORED 1995.

THE FORGED IRON ENTRY GATES WERE MADE IN LONDON AND SHIPPED TO THEIR PRESENT PLACE HERE DURING 1890'S.

THE STONWORK USED ON THE ENTRY COTTAGES WAS TAKEN FROM A DRAWING OF THE STONE USED ON "ALDGATE" IN LONDON, WHICH WAS DEMOLISHED DURING THE 14th CENTURY.

Aldgate House - Setting

Aldgate House is sited on the highest point of the block, set back from Preston Point Road, and accessed down a laneway (Aldgate Place). Narrow view of the House from the street are visible between the two-storey townhouses on either side of Aldgate Place. Glimpses of the Swan River from the House are still possible from key rooms, such as the study and front verandah.

The House is sited on a 1794m² block, with a Carport (c.2000) and Pool House (c.2001) to the north of the lot. The Carport and Pool House were built with similar construction materials to the House – red brick, limestone with red corrugated iron roof – and have no heritage significance.

A brick and masonry wall with cast iron railings mark the western boundary of the site, with decorative wrought iron gates for pedestrian and vehicular access. This wall and gate was originally located along Preston Point Road, marking the front boundary of the site, but was relocated in 1994/95 as part of the subdivision.

A brick paved driveway provides access to the Carport. A raised garden bed with limestone retaining wall wraps around the primary facades (north and west) of the House and marks where a terraced bank was originally located. Two sets of curving stone steps provide access from the lower level to the upper terrace. The western-most steps are original (or of early construction) – shown in early photographs⁵⁴ – with white masonry balustrading. Some masonry risers are cracked and in need of repair. The upper terrace includes a small formal garden area, with lawns, garden beds, roses and paving. Historic aerials suggests this area was paved/bitumised and used for car parking through the mid-Twentieth

54

Photograph by Stuart Gore (undated), copy provided by owner.

Century.⁵⁵ Curved masonry balustrading runs along the terrace edge, and is original or early.

Aldgate House - Exterior

Aldgate House is a single-storey residence constructed of random rubble limestone cavity walls with red fair faced brickwork to the principal facades (west and north), and topped with a complex red corrugated iron roof. The building is a very fine example of the Federation Queen Anne style.

The west and north facades display the finest architectural and decorative treatments of the building. The north-west corner and north facade incorporate prominent projecting bays with the formal entrance doorway located in between. Both bays are topped with gables with pointed timber finial and feature a curvilinear decorative vent – each of different design - in the gable end. A corrugated iron verandah protects the north and west facades, and incorporates decorative cast iron filigree with stop-chamfered timber posts. The brickwork of both principal facades is tuck-pointed with rendered quoins and plinth. The windows are two-pane double hung sashes with rendered reveals and sills. The verandah flooring is tessellated tiles, with some areas in need of repair.

The timber painted front door has a central lead and stained glass panel with the words 'ALDGATE' and an image of a rose incorporated within it. The door is surrounded by sidelights and fanlights also with rose stained glass elements.

The south elevation and rear section of the north elevation are less decorative than the principal façades, with exposed limestone walling and brick quoins to windows and corners. The southern elevation closely faces southern boundary of the lot, with brick paving around its perimeter. Facing the Pool House, the northern elevation incorporates an original chimney breast that has been partially demolished and adapted into a doorway to allow access into the building (into present Dining Room).

The rear (east) section of the House has experienced the most alteration. Most recently in 2017 with the addition of a brick pier and timber framed sliding glass doored extension, relocation of kitchen services, demolition of 1912-1915 W.C. (more recently used as a bathroom), and some demolition and reconfiguration of southern laundry, W.C. and bathroom.⁵⁶

Aldgate House - Interior

The interior of the residence is set out in a 'U-shape', with cellar beneath a central room, and overall exhibits a very high standard of interior decoration.

The entry hall features a tessellated tile floor, a decorative mural frieze below the cornice and a semi-circular arched niche with female statue holding a light fitting.

The original sections of the building include lath and plaster ceilings, decorative ceiling roses, ceiling vents and cornices, timber skirting and floorboards. The rooms largely retain their impressive size and original layout. All retain their original

⁵⁵ Perth Historic Imagery, sourced from Landgate Map Viewer <https://map-viewer-plus.app.landgate.wa.gov.au/index.html> Accessed on 3 March 2021.

⁵⁶ Preliminary Floor Plans 'Existing Floor Plan A1.01', 'Floor Plans A3.02', 'Proposed Elevation North A3.06', 'Proposed Elevation West & South A3.04', by Griffiths Architects 2017.

ceiling height, with some rooms (such as the central room, hallway, and pantry) having had skylights installed in 2017 to improve the natural light. Four (of five) original chimneys places are extant, though some of the mantles have been replaced (such as the timber mantle in the lounge), the fifth chimney was partially demolished and adapted into an external doorway (pre.1994) leading from the dining room.

The master bedroom, dressing & sitting room and entry hallway retain highly decorative ceiling murals with friezes below the cornices. The paintings depict a range of images including landscape scenes, crests, nautical scenes, floral patterns, and angels. Stencils of each pattern were prepared and recorded in 1995 to enable the accurate recreation or repair of the artwork if required in the future.⁵⁷

The rear (east) section of the building incorporates a large open plan kitchen and living area with a staircase behind that leads down to the cellar basement. The kitchen and living room incorporates plasterboard ceilings and jarrah flooring salvaged from Hale School in 1925 and reprofiled into tongue and groove. The stone walls were originally external walls and are painted. The new extension walling is largely timber framed sliding glass doors with brick piers.

Bathroom and laundry facilities are located in the south east section of the building. These rooms were reconfigured and refitted in 2017, and contain modern fixtures and fittings.

Some of the interior door furniture, bronze and brass light fittings are original. Original window glass remains extant on the southern elevation.

In 2021, the House is in excellent condition. It is occupied and continues to be used as a residence.

Stables – Setting

The former Stables building is an 'L-shaped' building that is sited on the north east corner of its 555m² lot. It shares the lot with a two-storey residence that is located on the south west section of the site. The access is from Staton Road, and there is shared brick driveway between the two buildings.

The two-storey residence (c.2000) has no heritage significance.

Stables – Exterior

The Stables is a simple single-storey building, constructed of random rubble limestone with a corrugated iron roof. Its street front elevations (Staton Road and unnamed laneway) do not address the street, and are without doors or windows on either elevation. The building previously had a street facing door on its Staton Road elevation, but this has been filled. The building incorporates high level vents below the eaves. Some of the external masonry incorporates new limestone stonework, these additions were made with similar materials and treatments to the existing fabric but are detectable on close inspection.

The building comprises two wings – south and west – which form an 'L-shape'. The different roof pitches between the two wings suggest that they may have originally been two separate buildings, later joined together. Brick paving abuts the

⁵⁷

'Aldgate Conservation Plan' by Considine and Griffiths Architects (1995), p.8. Copies also held by owners in 2021.

building on its south and west elevations where it faces a courtyard, grass abuts the building's eastern elevation.

The building is currently used as a garage and guest residence.

Its main facades face the south and west, with a separate bullnosed verandah with corrugated iron roof providing shelter. The Stables has a variety of openings – garage access, windows and doors that are largely inconsistent in size and arrangement, which suggests either different construction dates or that they may be later alterations. Brick quoining surrounds openings, including the open garage.

Some areas of the exterior walls show indications of rising damp, including the eastern elevation abutting an area of grass, and the interior rendered western wall of the garage.

Stables – Interior

Internally, the Stables comprises four rooms, which are not inter-connected and are only accessible from the south or west verandah. These rooms are a garage and kitchen/living space (southern wing) and storage and bathroom (western wing). Most rooms have exposed limestone walling with timber ceiling boards and tiled flooring. The garage has a concrete floor, and the store room has timber floorboards.

The bathroom has modern shower, toilet and sink fittings. There are some period light switches in the building, although these are thought to be added later in line with the character of the place rather than be original. The kitchen fittings are modern. A variety of window and door joinery arrangements are incorporated, all which appear to be in good condition, protected from the weather.

In 2021, the Stables appears to be in good condition, and continues to be in use.

13. 3 COMPARATIVE INFORMATION

Principal Australian Historic Theme(s)

- 8.12 Living in and round Australian homes
- 8.13 Living in cities and suburbs

Heritage Council of Western Australia Theme(s)

- 104 Land allocation and subdivision
- 107 Settlements
- 222 Demographic Development
- 603 Local heroes and battlers

Comparative Analysis

Aldgate House & Stables, East Fremantle is a fine example of Federation Queen Anne style of architecture common in Perth's suburbs during the 1890s and 1900s. It has rarity value for retaining both its original House and Stables building. The place is also associated with Paul Strelitz, who along with his brother Richard, established a trading company and was influential in international trade, diplomacy and local politics in Perth and Fremantle.

Federation Queen Anne style residences

A search for single-storey residences constructed in the Federation Queen Anne style with a similar construction date (between 1880 and 1910) in the Perth Metropolitan region area returns 19 entries in the Historic Heritage database, including a small number of places very comparable to *Aldgate House & Stables, East Fremantle*, such as:

- P803 *Knocknagow* (RHP), East Fremantle (1899) – located in very close proximity to Aldgate House on Preston Point Road, the residence is considered significant for its elevated and prominent siting, being a fine example of a Federation Queen Anne style bungalow, and for its landmark tall belvedere. The place also includes the single storey stables (comprising coach house, stables and livery).⁵⁸
- P805 *Woodlawn* (RHP), East Fremantle (1898) – also located close to Aldgate House, the residence is recognised for being a fine and substantial Federation Queen Anne style bungalow that employs all the characteristic design devices of the style.

Aldgate House & Stables, East Fremantle is one of a small number of extant substantial and finely detailed Federation Queen Anne residences, built on large, river facing lots in East Fremantle during the gold boom period. It is representative of a former way of life typical of the social structure of wealthy citizens in Perth suburbs during the 1890s and early 1900s, built on an elevated location with orchestrated views overlooking the Swan River, it is a reminder of a period when the East Fremantle area was a highly desirable residential location.

Interior murals, friezes and stencils

It is difficult to search the Historic Heritage database for residences with highly crafted interior decoration, and therefore a definitive number of comparable places cannot be identified.

Some places that are included in the State Register that have been identified as having aesthetically significant interiors include:

- P24857 *House, 2 Hill Terrace Mosman Park* (RHP) (1934) – A two-storey residence designed by Reginald Summerhayes in the Inter-War Old English architectural style. The Statement of Significance for the place describes its ‘high quality... interior decoration, including half-timber ceilings, exposed brick walls, ornate timber doors and decorative brick fireplaces’.
- P799 *Ferniehurst* (RHP), East Fremantle (c.1925-26) – A single-storey residence in the Federation Bungalow Style. The Statement of Significance describes ‘[it] retains large sections of the original and early... interior finishes and is one of a decreasing number of places in the metropolitan area that provide such authentic physical evidence of the period’, and also ‘the place has many fine features including fine plaster detailing to arches, cornices, wall vents, and ceiling roses, a variety of fireplaces and surrounds, and original faux bois internal joinery’.

⁵⁸ Heritage Council of Western Australia, State Register Assessment Documentation for P803 Knocknagow (2001), p.10.

- P8035 *Annesley* (RHP), Mount Lawley (1914) – A single-storey Federation Queen Anne residence with highly ornamental and decorative interior. The interior is not described in the Statement of Significance but is detailed in the physical evidence.
- P2080 *Colwyn, Claremont* (RHP) (1911) – A two-storey residence in the Federation Queen Anne style, the Statement of Significance describes that it ‘retain[s] most internal features, particularly its outstanding timber work of the highest quality’ and ‘[it] illustrates the highest quality of building and accommodation erected in Claremont’.
- P13705 *Mattie Furphy’s House* (RHP), Swanbourne (1907-09) – A relocated single-storey timber residence, the Statement of Significance describes ‘the place is a rare and excellent surviving example of a domestic home decoratively fit out in the style of the Arts and Crafts Movement’. Its interior is associated with the Artist Sarah Martha (Mattie) Furphy who was responsible for the artistic fit out.

Although some examples of other aesthetically significant interiors have been identified, these are just a small number of those places included in the State Register or Historic Heritage database. In general, even if the interior of a heritage place is considered significant, alterations and modernisation of internal spaces may result in the loss of significant fabric in order to preference continued use or adaptive reuse over preservation of intact interiors. For these reasons, the interior decoration of Aldgate House is considered both significant and rare as being intact.

Stables

A search for stables included in the State Register that are considered to be a primary element that contribute to the cultural heritage significance of the place produces 23 results, the majority of which are located outside of the Metropolitan area. Of those nine places located in the Metropolitan region some are related to the horse racing industry or used for commercial stabling. The below examples are comparable to *Aldgate House & Stables, East Fremantle* as places that stabled horses used for personal/individual transportation:

- P533 *Azelia Ley Homestead* (RHP), Hamilton Hill – Constructed in the early 1900s, the stables (for coach horses) is a single roomed limestone building.⁵⁹
- P2494 *Spring Park* (RHP), Henley Brook – Includes a brick stables that is considered a very fine example of a Victoria Georgian style farm building, and contains a rare example of timber cheese block flooring.
- P803 *Knocknagow* (RHP), East Fremantle (1899) – Also noted above. The stables is a single-storey limestone building with brick quoins.
- P2044 *Claremont Police Station, Lock-Up & Stables* (RHP), Cottesloe (1896) – The Lockup & Stables were one building, constructed of limestone, and has since been converted into a small residence.

⁵⁹

Heritage Council of Western Australia, State Register of Heritage Places Assessment Documentation for P533 Azelia Ley Homestead [Manning Estate, Hamilton Hill] (2012), pp. 7, 20, 21.

- P3299 *Aston Clinic Stables* (RHP), West Perth (c.1900) – A long rectangular brick building, its associated grand residential building has since been demolished and original setting lost. The building is no longer used to stable horses.

While there are other examples of stables building on the State Register, few have been considered as a key part of the cultural heritage significance of a place, and even fewer are associated with an extant substantial residence, demonstrating the wealth and prominence of original owner. As such, *Aldgate House & Stables, East Fremantle* is a rare extant example of a substantial residence with its original associated stables building.

Paul Strelitz

Aldgate House & Stables, East Fremantle was built for Paul Strelitz. A search of the Historic Heritage database for other places associated with Strelitz include places associated with the business the Strelitz Brothers Merchants and Shipping Agents:

- P963 *Strelitz Buildings* (RHP), Mouat Street, Fremantle (1897) – a large two-storey commercial building originally constructed for the Strelitz Brothers. The building was an office and warehouse for the business from the 1890s to 1920s.⁶⁰
- P21315 Former Strelitz Brothers Warehouse (RHP as part of *West End, Fremantle*), Mouat Street, Fremantle (c.1900) – located adjacent to *Strelitz Buildings* (RHP) a large single-storey brick warehouse constructed for the Strelitz Brothers.
- P970 Seppelts Warehouse, (RHP as part of *West End, Fremantle*) Pakenham Street, Fremantle (c.1908) – Two-storey façade (c.1908) with 1984 office building behind, originally built as a warehouse for the Strelitz Brothers for their Vacuum Oil Company.
- P22392 Warehouses, Marine Terrace, Fremantle – A selection of warehouses dating from 1899, 1904, 1906, 1955. Strelitz Brothers were responsible for the 1904 sections, although these may no longer be extant.

There are also a number of other places associated with Paul Strelitz's brother Richard.

While the above examples adequately demonstrate the importance of Paul (and Richard) Strelitz's commercial activities in Fremantle during the gold rush period, as a residential property, *Aldgate House & Stables, East Fremantle* reflects the prosperity and importance of position achieved by Paul Strelitz as a result of those activities.

Aldgate House & Stables, East Fremantle is reflective of the success of Paul Strelitz's business interests, and visually demonstrates his prosperity particularly in the gold boom period and by a migrant businessman.

⁶⁰

Although Richard and Paul Strelitz had already left Western Australia, they did not sell the property until the 1920s.

13. 4 KEY REFERENCES

13. 5 FURTHER RESEARCH

Further research, archaeological investigation and/or scientific testing may be able to determine whether the inscription '1892' in the cellar walls is authentic, and whether this section of Aldgate House predates the rest.

Further research may be able to confirm when the Stables building was first used as a car garage.