
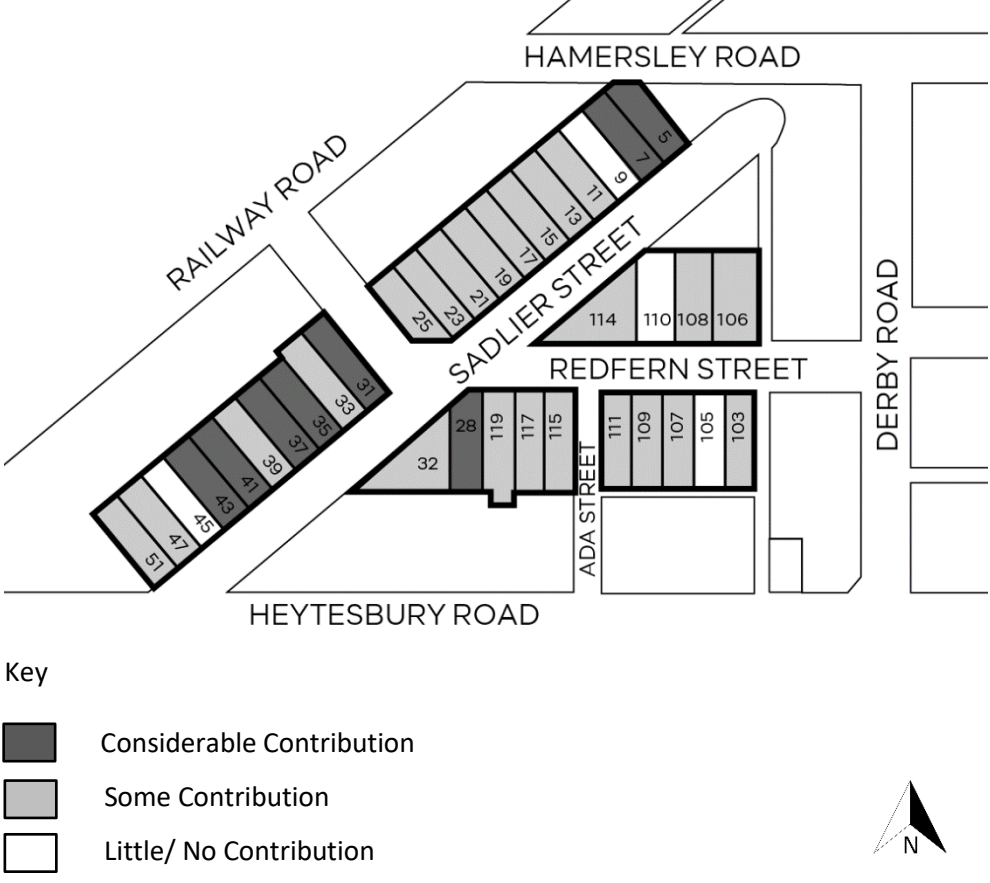


LOCATION INFORMATION	
Name	Sadlier & Redfern Street Heritage Area
Place Number	26270
Location	5-25 & 31-51 Sadlier Street, Subiaco (West side) 28 & 32 Sadlier Street, Subiaco (East side) 106-114 Redfern Street, Subiaco (North side) 103-111 & 115-119 Redfern Street, Subiaco (South side)
Place Type	Precinct or Streetscape
ASSESSMENT OF SIGNIFICANCE	
Map of Area	 <p>Key</p> <p>Existing heritage area boundary</p>
Historical Themes	Demographic Settlement and Mobility: Land allocation and subdivision Transport and Communications: Rail and light rail transport Occupations: Domestic activities People: Early settlers
Historical Notes	<p><i>The following extract has been taken from the Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco, prepared by Hocking Heritage Studio, July 2017.</i></p> <p>During the early years of settlement of the Swan River Colony the majority of the Subiaco area formed part of the Perth Commonage. The original 5 acre lots for Subiaco were part of the wider Perth settlement surveyed in 1883 being designated as Perth Suburban Lots (PSL). The Subiaco Municipal Council was created in 1897 and the area developed rapidly in the late nineteenth and early twentieth century with a strong and active community and pride in its identity as a 'working class suburb'.</p> <p>The discovery of gold in the Kimberley, Murchison and Kalgoorlie regions in the 1880s and 1890s, and the concurrent granting of Responsible Government in 1890 had a huge impact on the development of Subiaco as was the case for the City of Perth and for Western Australia as a whole. The gold boom resulted in a huge</p>

	<p>influx of people coming to Western Australia. Confidence in the future of Western Australia led to a number of wealthy land speculators and developers from the eastern states taking a strong interest in the growth of Perth and its outlying areas such as Subiaco. The substantial growth of the period is reflected in population statistics with numbers leaping from about 100 people in 1895 to approximately 1300 people by mid-1896.</p> <p>The late 1890s through to the 1910s brought about consolidation of the new Subiaco municipality as the rapid development of the gold rushes made way for a period of steady growth. The cultural landscape reflected this with ever-increasing numbers of houses and commercial buildings, and the construction of social, cultural and recreational spaces and local infrastructure.</p> <p>The portion of Subiaco which included Sadlier Street and Redfern Street was subdivided for sale in the early 1890s.</p> <p><u>Sadlier Street</u></p> <p>A plan dated from the mid-1890s confirms that what is now known as Sadlier Street was at that time known as Bronte Street, and was lined by residential subdivisions of Perth Suburban Lots 261, 262 and 263. Redfern Street was also subdivided at this time.</p> <p>However, despite this early subdivision pattern, it was not until 1912 that the first resident was listed for Bronte Street in the Western Australian Post Office Directories, and this was the only house to be listed until c.1922.</p> <p>Based on a preliminary analysis of the residents listed in the Post Office Directories for the period 1920 to 1926, the first residence in Sadlier Street was located at No. 9 (since redeveloped). Three houses were listed in the Post Office Directory in 1922, seven in 1925 and 23 in 1930, by which time Sadlier Street had been almost fully developed (with 19 houses on the north-western side of the street and 4 houses on the south-eastern side).</p> <p>Notices of building permits published in the West Australian during that period indicate that this development in Sadlier Street was at least partly underpinned by the work of local builder/developers including Richard Thompson (who obtained permits for the construction of 2 brick residences in this street in 1926); Walter Lay (3 brick residences, 1926, 1928 & 1929); Thomas Singleton (2 brick residences, 1926 & 1927) and Park Estate Agency (1 brick residence, 1929).</p> <p>The naming of Bronte Street was changed during this period, as recorded in the following newspaper article of November 1926:</p> <p><i>To prevent its confusion with Bronte street, East Perth, Bronte-street, Subiaco, will, in future, be known as Sadlier-street, in honour of Subiaco's V.C.</i></p> <p>When the last Post Office Directory was published in 1949, there were 24 houses listed along Sadlier Street, the last of these having been built in the late 1930s (#47).</p> <p>The last vacant site (#45) was not developed until c.1970 (redeveloped in 2011). In 2015, there are 25 houses listed along Sadlier Street.</p>
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	<p>Redfern Street, (Derby Road to Sadlier Street)</p> <p>As in Sadlier Street, despite subdivision in the 1890s, development was slow in Redfern Street and by 1911 there were still no residents listed in the Western Australian Post Office Directory for the section of Redfern Street between Railway Road and View Street. The first entry appeared in 1912, when Alfred Smith was living to the west of Federal Street (later identified as No.70).</p> <p>Steady development then commenced, with 5 houses listed in 1915, 11 in 1920, 18 in 1925 and 24 in 1930.</p> <p>No further sites were developed in the 1930s or 1940s and in 1949 (the last year in which the Post Office Directories were published) there were 16 houses along the southern side of street and 8 along the northern (all located between Sadlier and Federal Streets).</p> <p>Since that time, 7 more houses have been built (Nos 67, 68, 84, 88, 90, 92 & 110), bringing the total to 31 houses.</p>
Physical Description	<p>Sadlier & Redfern Street Heritage Area comprises a group of largely intact Inter-War era residences, most of which are single storey construction with some two storey dwellings and additions. Some contemporary development interrupts the streetscape however much of the original Inter-War fabric remains intact. Although each residence displays its own set of design details, there is similarity in form, scale, materials and design to tie the places together.</p> <p>Many houses feature an asymmetrical form with projecting gabled wings addressing the street.</p> <p>The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gablets and tall chimneys. The roofing material is predominately terracotta tiles with some corrugated steel sheeting throughout. Projecting gables with half-timbering and rough cast rendered infill are a dominant feature.</p> <p>Recessed verandahs are a repeating feature often supported by either timber posts or concrete piers. Inter-War era dwellings often feature pairs of masonry columns above rendered masonry plinths.</p> <p>The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20th century alterations occurred to many of the original face brick facades. 17 Sadlier Street appears to be the only timber weatherboard house in this area.</p> <p>Front gardens are typically well maintained and predominately enclosed by low lying visually permeable fences. Mature verge trees line the street and obscure the majority of the front facades while creating a shaded picturesque streetscape.</p> <p>The houses benefit from a regular subdivision and setback pattern, with well planted gardens complementing the street planting to create a typical Subiaco green, tree-lined street. The lots are generally 11-13 m wide although there are some houses with a much wider frontage due to the layout of the lots in relation to the streets. The green verges are approximately 4-5 m deep and planted with trees. Sadlier Street runs parallel with Railway Road on a south west-north east</p>

	<p>axis whilst Redfern Street runs west to east intersecting halfway through Sadlier Street.</p> <p>The addition of carports within the front setbacks occasionally harms the street scape quality.</p>
Condition	Good: Generally good. Many of the houses have undergone repair/restoration works and present in a good condition collectively.
Integrity	High: All the houses remain in residential use.
Authenticity	Moderate: Three of the original houses have been demolished and redeveloped (9 & 45 Sadlier; 110 Redfern Street). In addition, extant original houses have generally undergone alterations in the form of changed finishes to original fabric or changed roofing materials which impacts to some degree on the authenticity of the individual house and area as a whole. However, the original houses (as viewed from the street) have overall retained a medium to high level of authenticity.
Statement of Significance	<p>The Sadlier & Redfern Street Heritage Area is of cultural heritage significance for the following reasons:</p> <p><u>Aesthetic Value</u></p> <ul style="list-style-type: none"> • As an aesthetically pleasing streetscape with a strong identifiable character, featuring an avenue of mature street trees, which frame views of the largely intact Interwar residences; • For its collection of many good, representative examples of Federation and Inter War cottages and villas which collectively illustrate a range and evolution of detailing between the 1920s and the 1940s; and • For the cohesive streetscape created by a limited palette of materials and styles. <p><u>Historic Value</u></p> <ul style="list-style-type: none"> • As a representative collection of houses that illustrate the scale and standard of housing for the homes of unskilled workers to semi-professional and tradespeople, in the early twentieth century; • For the evidence it provides about the manner in which the residences of semi-professional and tradespeople existed alongside the residences of working people and employees; and • For its association with the subdivision and rapid settlement of the area from the 1920s to the 1940s which demonstrates the rapid change of the district of the district in this period.

Levels of Contribution	 <p>Key</p> <ul style="list-style-type: none"> Considerable Contribution Some Contribution Little/ No Contribution <p>Considerable Contribution: Places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.</p> <p>Some Contribution: Places that have undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of Some Significance also retain sufficient evidence to provide a basis for future restoration, if and when the opportunity arises.</p> <p>Little/ No Contribution: Places that have been altered to such an extent the original design intent of the place is no longer discernible and original fabric/design elements have been lost or a place that was constructed after the primary period of construction.</p>
Other listings and status	Heritage Area designated under Part 3 Clause 9 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Key References	<ul style="list-style-type: none"> Hocking Heritage Studio, <i>Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco</i> (prepared by for the City of Subiaco, July 2017) Greenward Consulting, <i>Heritage Assessment of the Expanded Hamersley Road Group Heritage Area & Sadlier and Redfern Street Heritage Area</i> (prepared for the City of Subiaco, October 2018) City of Subiaco, <i>Local Planning Policy 3.12: Sadlier and Redfern Heritage Area</i> (July 2018)