

JANET STREET HERITAGE AREA, WEST PERTH



PLACE INFORMATION	
Place name	Janet Street Heritage Area
Other names	Houses, 1-15 Janet Street
Place type	Precinct or streetscape

HERITAGE LISTING	
inHerit ID:	27568
State Heritage Register:	
Other Listing:	City of Vincent Heritage Area Adopted 12 Dec 2017.

SITE LOCATION	
Street address	1 - 15 Janet St
Locality	West Perth
Survey	
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Heritage Area</p> <p>A group of properties which are recognised to collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.</p>
Management category	<p>Heritage Area</p>
Statement of significance	<p>The southern side of Janet Street contains a development of fine examples of modest Inter War California Bungalow styled dwellings constructed on narrow lots. As a whole, the southern side of the street presents a strongly cohesive streetscape of simple and robust examples of 1920s architecture;</p> <p>The overall form, style, height, setback and selection of materials of the historic dwellings contribute to the uniformity of the streetscape, providing a coherent character with varied levels of intactness</p> <p>The development of the southern side of the street brought about a discussion on the development of dwellings on narrow lots, preferred over the development of semi-detached dwellings.</p> <p>The group is associated with builder Frederick Sedgely who purchased the majority of the lots and built the houses as investment properties.</p> <p>The group of houses have social value for their demonstration of a simple workers home built in the Inter War period.</p> <p>The group of dwellings are valued by the community for their continuity in the streetscape since the 1920s which contributes to the community sense of place.</p>

PLACE USE	
Original use	Residential: Single Storey Residence
Current use	Residential: Single Storey Residence
Other use	
CONSTRUCTION DETAILS	
Construction date	1921-1922; 1924
Walls	Brick Painted Brick Rendered Brick
Roof	Corrugated metal sheeting Terracotta Tile
Architectural Style	Federation Queen Anne Federation Bungalow Inter War California Bungalow
Physical description	<p>Janet Street is a short narrow street flanked by Charles Street to the east and Sheridan Lane to the west. It runs parallel to and to the south of Hammond Street. The 15 properties included in the heritage area are those to the west of Oak Lane.</p> <p>There are 7 lots on the south side of Janet Street, and 7 on the north. Number 15 Janet Street truncates the western end of the street, facing Sheridan Lane.</p> <p>The houses on the southern side of the street are all simple Inter War California Bungalow styled dwellings with the same rectangular footprint and deep front verandah, although one has been enclosed. The roof forms are hipped and gabled and clad in a variety of roof tile and corrugated metal sheeting. As a whole the southern side of the street presents a strongly cohesive streetscape of simple and robust examples of Inter war form and detail.</p>

CONSTRUCTION DETAILS	
Physical description	The houses on the northern side of the street are modest examples of late Federation and Inter War periods of design. There is one contemporary residence (HN12) which is inappropriate in bulk, size and form with regards to the surrounding streetscape. However, a cohesive streetscape remains evident due to the intactness of bulk, scale and detailing of the southern streetscape, and the numerous late Federation Queen Anne dwellings on the northern side, designed to a similar modest scale and form.
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Contextual History

In the 1890s, suburban Perth spread northwards to Vincent Street and beyond due to the large increases in population and rising affluence as a result of the West Australian gold rushes. An increase in West Perth's population occurred after the subdivision of the No. 1 Leederville Estate. The lots in this subdivision (Location Ax) in the area south of Vincent Street and east of Oxford Street, including Carr Street, were half or full acre lots. Smaller blocks were developed in the Bulwer/Florence Street area during this time and there were 10 houses in Cleaver Street by 1910.

There were also several business premises erected in the area during this period including several bakeries and flour milling business in Cleaver Street. The Perth City Council took on responsibility for the naming and surfacing of streets in the 1890s.

A tramway system was installed in Perth after 1897 and two of the routes passed through West Perth, and in 1900 an extension from Loftus Street along Newcastle Street to Oxford Street was completed.

During the economic depression beginning in 1929, many West Perth residents were out of work and rent payments were difficult to meet. This led to evictions and constant shifting for some families. Others doubled up, sharing accommodation to offset costs and there was severe overcrowding and little development.

HISTORICAL INFORMATION

Overcrowding was experienced in West Perth again in the post- World War II period due to a population boom and waves of immigrants and refugees from Europe. In one case a family of four was living in one room which had previously been a single bedroom. The pressure of numbers forced the division of residences into flats, and makeshift renovations were made such as balconies being enclosed and stairwells being turned into rooms. Later, as the migrants settled into their own homes, the façades and interiors were considerably altered as they renovated them in a manner reminiscent of their countries of origin. In this period there was also a shortage of business premises and in Newcastle Street, in particular, businesses began to encroach on the residences.

The construction of the Mitchell Freeway in the 1960s affected the area because the lower end of Charles Street became an on/ off ramp for Freeway traffic. While the Freeway itself formed a physical barrier at the south-western end of the suburb, this new link gave West Perth residents easy access to the Narrows Bridge and the southern suburbs. The subsequent construction of the Graham Farmer Freeway and tunnel in 2000 and its links with the Mitchell Freeway also led to the widening and upgrading of Loftus Street. Some of West Perth's homes and businesses were demolished to make way for this and access to and from Loftus for both Carr and Kingston street was limited as a result.

Janet Street History

The subdivision for the north side of Janet Street was formally approved in 1896, and it is assumed that the south side of Janet Street was similar in its subdivision for residential development.

On 28 February 1903, The West Australian advertised lots in Janet Street for sale.

Monday, March 16 At eight P.M. At the MECHANICS' INSTITUTE, PERTH, James Gardiner has received instructions from the owner (Mr Fred Mosey), who is leaving for Europe, on account of ill health .. Magnificently-Situated PROPERTIES - PERTH. Charles and Janet Streets. Y273, quarter interest in 10 blocks, with r.o.w. to each.

Fred Mosey was an agent who lived in Outram Street West Perth who likely secured this land parcel as an investment. It has not been established if the Janet Street properties were sold at this time.

HISTORICAL INFORMATION

Nevertheless, work began on the street including the construction of the actual road in 1911 for £2031, and 105ft of 'reticulation sewers constructed of 9-inch and 6-inch stoneware pipes, with manholes and all other apparatus connected there with' from Charles Street in 1912.

The City of Perth Rates Books record that by 1920, the majority of the land was owned by building contractor Frederick Edward Sedgley. In August 1920, the City of Perth Council meeting considered the approval of a plan for the erection of six cottages in Janet Street. This proposal led to discussion by the councillors on the small side of the lots and the potential that lots of this size led to creation of slums. Whilst there was points raised on both sides, the south side of Janet Street was developed in 1921 with seven identical houses, all presumably built by Sedgley. He remained the owner of all these properties, and the majority of the north side of the street until 1946 when the available records cease. Fred Sedgley (1878-1958) was active in the construction industry in Perth and was at one time President of the Master Builders and Contractors association, and was also a significant property owner.

On completion, the first occupants of the south side properties were; No. 1 Geoffrey Lafley; No. 3 Percy Heason; No. 5 John Smith; No.7 Norm Lunt; No. 9 Richard Birch; No. 11 Mrs E. Birch; and, No. 13 John Perkin. The following year the larger properties on the north side were completed and the first occupants were designated in the Post Office Directories as follows; No. 2 Vacant; No. 4 Arthur Kollman; No. 6 George D Jenkinson; No. 8 Arthur Ramsbottom; No. 10 B. James; No. 12 Frank Etherington; No. 14 John Wibberley.

The house at 15 Janet Street was built in 1924 and first owned by Nelson Winter Brandt, but soon transferred to Frederick Sedgely.

This group of houses have been adapted and added to since their original construction, most commonly to the rear and the most significant change has been the demolition of No.12 and the construction of a new two storey premises.

HISTORICAL INFORMATION		
Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life Economy: Commerce	
Associations	Frederick Edward Sedgley	Owner and builder
Sources	City of Vincent, Book 1 Revised Draft Heritage Area Eligibility Assessment, March 2014, Now Then Architects. City of Vincent Heritage Area Guidelines https://www.vincent.wa.gov.au/documents/2177/local-planning-policy-heritage-area-guidelines The West Australian, 26 September 1922, p. 8	

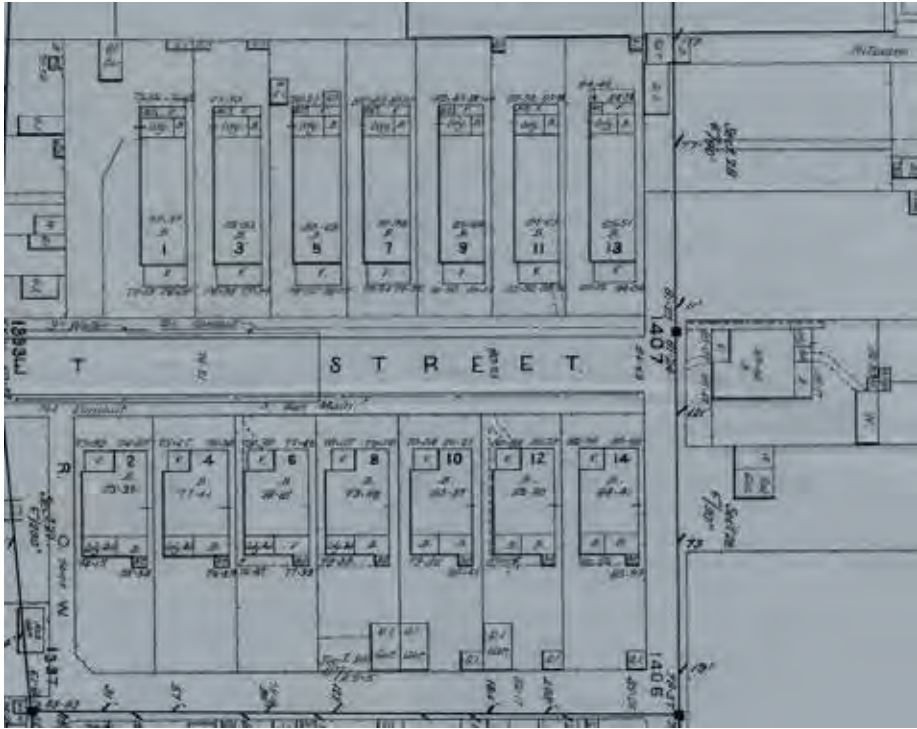
ADDITIONAL PHOTOGRAPHS



ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Janet Street 1954. Courtesy SROWA cons 4156 item 084.