
JAMES STREET PRECINCT



James Street Precinct



James Street Precinct - RSL Hall and memorial



James Street Precinct - 5 James Street



James Street Precinct - 5 James Street fence



James Street Precinct - RSL memorial



James Street Precinct - RSL Hall



James Street Precinct



James Street Precinct

Location

5-21 & 20-32 JAMES STREET, PAKENHAM, CARDINIA SHIRE

Municipality

CARDINIA SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Cardinia Shire

Statement of Significance

Last updated on - January 1, 1900

What is significant?

The James Street precinct, a residential area comprising 5-21 & 20-32 James Street and the RSL Hall at 1 Snodgrass Street is significant. Development of the precinct commenced during the early 1920s at a time when Pakenham was experiencing a period of growth and the house at 21 James Street, built in 1927-28, demonstrates this early phase of building. Immediately after the war the vacant areas mainly to the north of the street were quickly built on, mostly with combined fibro and weatherboard clad houses. By the early 1960s virtually the whole of the street had been built filled with dwellings. Also built during this time was the RSL Hall, which opened in 1956.

The James Street precinct predominantly contains houses from the post-war period, as well as the RSL Hall at 1 Snodgrass Street, which is constructed of brick and has a domestic appearance, being asymmetrical in plan with a gabled roof and projecting gable at one end. Most of the houses are simple bungalows with hipped or gabled roofs and constructed of weatherboard or the weatherboard base and fibro-cement cladding type found in Pakenham township, or cream, red or brown brick. Of note within the precinct are the individually significant interwar bungalow and front fence at no. 21 and the post-war house at no. 5. This latter house, which is constructed of fibro and weatherboard with a hipped tile roof demonstrates the influence of the Moderne style through the corner windows, sweep of the chimney profile, and the flat roofed porch. Very intact, it is complemented by an original or early low concrete block and brick front fence. Other early or original front fences include the low brick fences at nos. 13 & 15 & 32.

Contributory places include the houses at 5-9, 13-17, 20-22, 26 & 30-32 James Street.

The RSL Hall at 1 Snodgrass Street is a significant place within the precinct.

The interwar bungalow and front fence at 21 James Street is of individual significance and has an individual citation.

The houses or villa units at 11, 19, 24 & 28 James Street are not significant.

How is it significant?

The James Street precinct is of local historical, architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

James Street precinct is historically significant as a representative group of single family dwellings associated with the development of Pakenham in the inter-war and post-war periods when it was a country town experiencing periods of growth, and by 1947 it was the largest residential street in Pakenham after Main Street. (Criteria A & D)

The RSL headquarters, a small domestic-form building built after the war with cheaper clinker bricks, is socially as well as historically significant at the local level for its association with veterans and as an example of the volunteerism that characterised Pakenham in its pre-suburban era. (Criteria A & G)

James Street precinct is architecturally significant as a representative collection of early and mid-twentieth century housing, complemented by some original fences and garden layouts set on large allotments associated with late nineteenth and early twentieth century subdivisions. The consistency of form, materiality, detailing and siting of the houses creates visually cohesive streetscapes and it includes houses generally typical for the era in

which they were built, and some that are distinctive within Pakenham such as 21 James Street. The smaller, simpler post-war houses are also significant for representing the low-cost end of the post war housing boom, built in a simple manner that became known as 'Austerity style'. Unusually, but typical for Pakenham, some of the post-war houses continued to use the weatherboard base and fibro cladding of the Interwar houses, sometimes combined with a feature chimney and corner windows, creating an inexpensive yet stylish look, as seen at 5 James Street. The widespread use of fibro cement cladding for housing is directly associated with Australian country town history, and the numerous houses of this type in the precinct are strongly expressive of Pakenham. (Criteria D &E)

Heritage Study/Consultant	Pakenham Structure Plan Heritage Review, David Helms Heritage Planning, 2017;
Construction dates	1930,
Hermes Number	204450
Property Number	

Physical Description 1

The James Street precinct is a residential area comprising detached houses on garden allotments from the interwar and post-war periods at 5-21 & 20-32 James Street, as well as the RSL Hall at 1 Snodgrass Street, which is constructed of brick and has a domestic appearance, being asymmetrical in plan with a gabled roof and projecting gable at one end. The houses at nos. 6-18 James Street have been excluded from the precinct due to the lower integrity of the houses and the streetscape within that section.

Most houses in the precinct are from the early post-war period, in weatherboard or the weatherboard base and fibro-cement cladding type found in Pakenham township, with a smaller number in cream, red or brown brick (sometimes with darker brick used for detailing). Typically, they have a hipped or gabled roof and are built to a 'T' plan (nos. 26, 30) or 'L' shape (or asymmetrical) plan (nos. 5, 7, 17, 22 & 32). There is one triple-fronted timber house at no.13, a rectangular cream brick house at no. 15 with a transverse gable roof, while two houses of the later 1950s or 1960/70s have splayed 'Boomerang' plans (nos. 9 & 20). Original windows are usually timber framed sash, sometimes grouped in pairs or positioned at the wall corner and most houses have at least one brick chimney.

Of note within the precinct are the individually significant interwar bungalow and front fence at no.21 (please refer to the individual citation for a detailed description) and the post-war house at no.5. The latter house, constructed of fibro and weatherboard with a hipped tile roof, demonstrates the influence of the Moderne style through the corner windows, sweep of the chimney profile, and the flat roofed porch. Very intact, it is complemented by an original or early low concrete block and brick front fence. Other early or original front fences include the low brick fences at nos. 13 & 15 & 32.

The consistency of form, materiality, detailing and siting of the houses creates visually cohesive streetscapes within the precinct.

Most of the houses have moderate to good integrity and intactness. Common alterations include replacement of timber windows with aluminium, alterations to porches/verandahs and non-original cladding.

The houses or villa units at 19, 24 & 28 James Street are not significant.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>