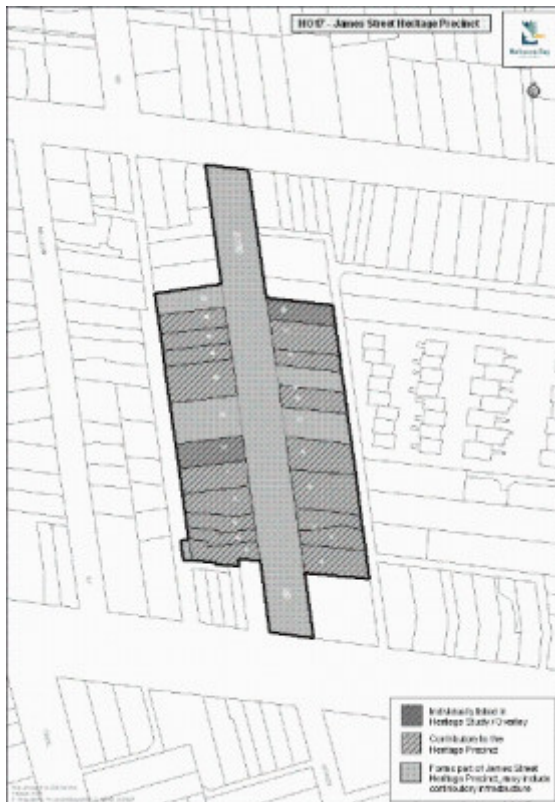


James Street Heritage Precinct



James Street Heritage Precinct WILLIAMSTOWN, Hobsons Bay Heritage Study 2006



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Location

James Street (part) WILLIAMSTOWN, HOBSONS BAY CITY

Municipality

HOBSONS BAY CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO17

Heritage Listing

Hobsons Bay City

Statement of Significance

Last updated on -

What is Significant?

The James Street Heritage Precinct, which comprises all land in HO17 and generally includes properties with a frontage to James Street, Williamstown.

How is it Significant?

The James Street Heritage Precinct is of local historic and aesthetic significance to the City of Hobson's Bay.

Why is it Significant?

Historically, James Street was one of the first private residential subdivisions in the area to the north of Ferguson Street and includes some of the oldest houses in this area at No. 11 and 22. Many of the houses were associated with the maritime industry in Williamstown. It is therefore important for its ability to illustrate an important phase in the early development of the Private Survey residential area when Williamstown was the main port of Melbourne. (AHC criteria A4 and D2)

Aesthetically, it is significant for its distinctive and consistent nineteenth century residential character, which derives from the presence of a number of architecturally significant and contributory houses which encompass a wide range of domestic architectural styles from the mid to late Victorian period. The historic setting of the dwellings is enhanced by remnant early street detailing including the basalt kerb and channels. (AHC criterion E1)

On this basis, the following properties and other elements contribute to the significance of the precinct:

- James Street (odd) 1-11, 15-19 (inclusive) (even) 2, 4, 8, 10, 14, 18, 20 and 22..
- basalt kerb and channel

Please note that 11 and 22 James Street also have an individual citation in this Study.

Heritage Study/Consultant	Hobsons Bay - Hobsons Bay Heritage Study, Hobsons Bay City Council, 2006;
Construction dates	1855,
Hermes Number	22445

Property Number

Physical Description 1

The James Street Heritage Precinct is a relatively intact residential precinct of predominantly detached, single-storey, houses. The street is wide and has bluestone kerbs and gutters. The houses are set back from the street by gardens, ranging from small to large. Most of the houses on the east side of the street are sited diagonally to the street boundary.

Stylistically the houses are predominantly mid to late nineteenth century, however, there are some that are Edwardian and Inter-war. The housing stock is characterised by:

- the predominant single storey scale and detached siting
- pitched roof forms
- detached siting
- verandahed forms
- punched fenestration occupying less than 50% of the wall surface
- basalt kerb and channel
- Fences are general low and, although not original, are generally sympathetic. There is an original cast iron palisade fence at No. 4.

The condition of the houses is good, and the integrity is moderate. Some notable examples include a locally rare example of a Victorian terrace at No.1, the block fronted single storey villa at No. 2 and the basalt double fronted houses at Nos. 11 and 22.

Integrity

Integrity

High - The few modern intrusions are isolated to the northernmost part of the street.

Usage/Former Usage

Context

James Street is one of a number of early residential streets extending between Ferguson and Stevedore Streets.

Historical Australian Themes

Principal Australian Historical Theme(s)

Making Suburbs

Physical Description 2

Associations

James Moxham, George Hunt

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/>