
HOUSE

Location

21 JAMES STREET, PAKENHAM, CARDINIA SHIRE

Municipality

CARDINIA SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO228

Heritage Listing

Cardinia Shire

Statement of Significance

Last updated on - May 1, 2011

What is significant?

The house and garden at 21 James Street, Pakenham. The house, a highly intact Interwar weatherboard and fibro bungalow, was built in 1927-28 for Caroline Lewis. It is visually dominated by a transverse gable roof with exposed rafters and clad in cement tiles. The front verandah is recessed under the roofline and has paired timber posts with distinctive lozenge shaped capitals. The large front garden contains a collection of plants and other features, including layout and fence, characteristic of gardens of the interwar period. The front wire and post fence with carriage gates, and the side paling fence appear to be original.

How is it important?

The house and garden at 21 James Street, Pakenham are of local architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

Architecturally and aesthetically significant as a highly intact and attractive representative example of its type: a middle-class town house and garden of the Interwar period, with distinctive decorative flourishes characteristic of the local builder. (RNE criterion D.2)

Heritage Study/Consultant Cardinia - Cardinia Local Heritage Study Review, Context P/L, 2007;
Construction dates 1927,
Hermes Number 197677
Property Number

Physical Description 1

(NOTE: The condition and integrity of the house and garden has changed since the following description was prepared in 2015)

The house at 21 James Street is a highly intact Interwar bungalow in a garden of the same era. The house is on a corner site, with a large, mature front garden which is also highly intact.

The front garden contains a collection of plants and other features, including layout and fence, characteristic of gardens of the interwar period. Planting is largely confined to the perimeter, around a large expanse of lawn with a few specimen trees. The front fence along James Street is low, timber and pole framed, with twisted wire and matching carriage gates. A low flat-topped paling fence defines the Stephenson Street boundary. Both fences appear to be original.

Mature trees and shrubs include Liquidambar (*Liquidambar styraciflua*), oleander (*Nerium oleander*), magnolia (*Magnolia* sp.), camellia (*Camellia* sp.) and photinia (*Photinia japonica*).

The house is visually dominated by a transverse gable roof with exposed rafters and clad in cement tiles. The house has a weatherboard dado, above which is strapped fibro sheeting. The front verandah is recessed under the roofline and stretches across three of four bays of the facade. The verandah rests on paired timber posts with lozenge-shaped capitals. Beneath the verandah is a double glazed front door with hexagonal panes at the top, as well as a pair of standard French doors with rectangular panes. The fourth bay of the facade, at the north end, which is not recessed, has a bank of three one-over-one sash windows.

The Stephenson Street side elevation (south-east) is dominated by the gable end. There is a simple external red-brick chimney just behind the peak of the gable, which is very short. On either side of it are three pairs of leadlight sash windows (two pairs behind the chimney, one in front). There is a small kitchen extension at the rear of the house, which is original. It has a short external red-brick chimney at the back flanked by tiny leadlights. There is another bank of three sash windows on the rear of the body of the house, as well as a newer aluminium window.

The back yard includes timber-framed and corrugated iron clad sheds of simple construction and skillion roof.

The house is well maintained and in good condition. The Stephenson Street fence to the front garden has a number of loose palings.

Some of the details (verandah and fibro walls) are very similar to the house at 40 Army Street, Pakenham, of 1921-22. The two could be by the same builder. The house at 21 James Street, however, is a much more intact example.

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/>