



Pakenham Structure Plan Heritage Review Final report

Prepared for Cardinia Shire

© David Helms Heritage Planning 2018

info@davidhelmsheritage.com

Prepared by: DAVID HELMS, HERITAGE CONSULTANT

Final v2 – 16 July 2018

Cover image: State Savings Bank House, 11 Rogers Street

Contents

Executive summary	v
Findings.....	v
Recommendations.....	vi
1 Introduction	7
1.1 Purpose	7
1.2 Approach and methodology.....	8
1.3 Study team	10
2 Cardinia Planning Scheme heritage controls and policy	11
2.1 Local Planning Policy Framework.....	11
2.2 Application of the Heritage Overlay	11
2.2.3 Existing HO controls in Pakenham	14
3 Review of precincts	15
3.1 Summary of findings.....	15
3.2 St James' Village (Dame Pattie Avenue).....	15
3.3 Henty Street.....	16
3.4 James Street.....	18
3.5 Rogers Street.....	21
4. Review and assessment of individual places	25
4.1 Summary of findings and recommendations	25
4.2 Houses	25
4.3 Shops.....	26
4.4 Community places	26
4.5 Not significant at the local level	27
5. Recommendations	29
5.1 Statutory recommendations	29
5.2 Other recommendations.....	30
6 References	31
Local heritage studies	31
Other references	31
APPENDIX A – LIST OF PRECINCTS & PLACES ASSESSED	32
APPENDIX B – ASSESSMENT METHODOLOGY	33
B.1 Introduction	33
B.2 Establishing a threshold of local significance	33
B.3 What constitutes a precinct?.....	37
Conclusions regarding precincts.....	38
APPENDIX C – CHANGES TO 2013 STUDY CITATIONS	39
St James' Village (Dame Pattie Avenue) Precinct.....	39
Henty Street Precinct.....	40
James Street Precinct.....	44
PB Ronald Reserve, Henry Street.....	49
Girl Guide Hall, 32 Henry Street.....	51

Shop, 62 Main Street	52
Shop & Residence, 90-92 Main Street	53
Shop and residence, 90-92 Main Street	54
Bourke Park, Railway Avenue & Station Street	54
Goldsack & Hardy Hardware Store (former), 1-7 Station Street	56
 APPENDIX D – NEW CITATIONS	 58
 APPENDIX E – 2013 STUDY CITATIONS	 109

Executive summary

This report has been prepared for Cardinia Shire Council. The purpose is to review potential heritage places and precincts within the Pakenham Activity Centre (PAC) to determine whether a Heritage Overlay (HO) should be applied. Most of the heritage places and precincts included in this review were identified and assessed by the *Pakenham Structure Plan Inter-war and Post-war Heritage Study 2013* (the 2013 Study), prepared by David Moloney, Rohan Storey and Pam Jellie.

Findings

Local significance

There are two precincts, one group listing and 13 individual places of local significance to Cardinia Shire. Appendix D contains the citations for the places of individual significance. This places and precincts of local significance include:

- ▶ Three precincts assessed by the 2013 Study:
 - St James' Village (Dame Pattie Avenue) Precinct (full extent, as defined by the 2013 Study – see section 3.2);
 - Henty Street (reduced extent – see section 3.3); and
 - James Street (reduced extent – see section 3.4).
- ▶ One small 'group' or 'serial' listing comprising four State Savings Bank/War Service Homes at 11, 14, 17 & 5/19 Rogers Street, formerly part of the Rogers Street precinct, as defined by the 2013 Study (see section 3.5).
- ▶ Five houses, as follows (see section 4.2):
 - 18A Henry Street, and 84 Main Street, both fully assessed by this study; and
 - 49 James Street, 39 Main Street and 23 Rogers Street, each partially assessed by the 2013 Study, as part of precinct areas, and now fully assessed by this study.
- ▶ Three shops: 62 & 90 Main Street and 1-7 Station Street (see section 4.3); and three community places: Bourke Park, PB Ronald Reserve, and the Girl Guide Hall at 32 Henry Street, all assessed by the 2013 Study (see section 4.4).
- ▶ One community place fully assessed by this study, being the former Pakenham Pre-School Centre at 27 Main Street (see section 4.4).

Not significant at the local level

The following precincts and places are not significant at the local level (see section 4.5):

- ▶ Rogers Street Precinct;
- ▶ Six houses: 81 Henry Street, 14, 30, 32 & 96 Main Street and 40 Slattery Street; and
- ▶ The childcare centre at 6 Henty Way.

One house at 12 Rogers Street, originally assessed as being of local significance, has since been demolished. The citation prepared for this property has been retained in this report as an historic record.

Recommendations

Statutory recommendations

All places of local significance are recommended for inclusion in the Heritage Overlay (HO). The extent of the HO is the whole of the property or properties within precincts, as defined by the title boundaries, with the exception of:

- ▶ PB Ronald Reserve (see map in section 5.1); and
- ▶ Pakenham Kindergarten (former Pakenham Pre-School centre), 27 Main Street. Exclude the car parking area from the land included in the HO.

In the HO schedule, no specific HO controls (e.g., external paint, tree controls) are required for any place or precinct, however the *Cardinia Residential Heritage Precincts Incorporated Plan* should be applied to the St James' Village, Henty Street and James Street precincts.

The application of prohibited use controls is not recommended for any place, as the existing zone provisions are considered to allow an appropriate range of potential uses.

The following changes to the Cardinia Planning Scheme are also recommended:

- ▶ Include this study as a Reference Document in clause 21.02-6 Post-contact heritage;
- ▶ Update the *Cardinia Residential Heritage Precincts Incorporated Plan* to apply to the St James Village, Henty Street and James Street precincts; and
- ▶ Update Figure 9 'Existing and proposed heritage sites' in the PAC incorporated provisions to reflect the recommendations of this study.

Other recommendations

One additional place of potential significance has been identified by this study. This is the Uniting Church at 94 Main Street, Pakenham. It is of potential historic and social significance as a post-war church associated with the growth of Pakenham during the post-war period. The c.1960s section of the church remains relatively intact and there is a c.1980s addition at the rear.

1 Introduction

1.1 Purpose

This report has been prepared for Cardinia Shire Council. The purpose is to review potential heritage places and precincts within the Pakenham Activity Centre (PAC) to determine whether a Heritage Overlay (HO) should be applied. It is part of the strategic planning work being carried out following the approval of Amendment C211 to the Cardinia Planning Scheme (see below). The key outcomes of the review are:

- ▶ A recommendation for each place or precinct as to whether the HO should or should not be applied;
- ▶ A recommendation as to whether or not prohibited uses should be allowed and, if yes, provide a justification consistent with the VPP Practice Note 01- *Applying the Heritage Overlay* (the VPP Practice Note); and
- ▶ New or updated heritage citations in a format consistent with the VPP Practice Note.

Most of the heritage places and precincts included in this review were identified and assessed by the *Pakenham Structure Plan Inter-war and Post-war Heritage Study 2013* (the 2013 Study), prepared by David Moloney, Rohan Storey and Pam Jellie. In addition, Cardinia Shire has identified a small number of additional places. Appendix A contains a map showing the location of existing and potential heritage places and precincts and the boundaries of the PAC.

Two places originally included in the study brief have been excluded for the following reasons:

- ▶ Pakenham War Memorial. This is already included in the HO and has a complete heritage citation.
- ▶ House, 89-91 Henry Street. This has been demolished (it was not included in the HO).

Amendment C211

Amendment C211 to the Cardinia Planning Scheme came into effect on 19 October 2017 and will expire on 31 December 2019. According to Cardinia Shire, the amendment provides certainty to developers, investors and the local community about future development of the PAC in the interim while council prepares a future amendment to apply the Activity Centre Zone and other strategic work such as this heritage study.

The Amendment:

- ▶ Inserts the *Pakenham Activity Centre Incorporated Provisions*, 20 March 2017 as an incorporated document to implement the *Pakenham Structure Plan*, March 2017 (the Structure Plan);
- ▶ Revises the Municipal Strategic Statement to reference activity centre structure plans in general; and
- ▶ Amends the activity centre hierarchy to be consistent with *Plan Melbourne*.

The incorporated provisions were developed as a result of recommendations made by the Planning Panel for Amendment C211 and extract the substantive planning requirements of the *Pakenham Structure Plan (March 2017)* that directly relate to decision making on permit applications within the Pakenham Activity Centre, including:

- ▶ The Vision and Values;
- ▶ The strategic response to the Vision, which is characterised by four themes that apply across the entire activity centre:
 - Activities and land use
 - Access for all
 - Public realm
 - Built form & environment
- ▶ Eight precincts, which provide more detailed direction specific to particular areas that have been structured to build on the overarching strategic response; and
- ▶ Application requirements.

Acknowledgements

The assistance of Heather Arnold, Local History Librarian, at Cranbourne Library and Audrey Dodson of the Berwick-Pakenham Historical Society is gratefully acknowledged.

1.2 Approach and methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines using the Hercon criteria (refer Appendix A). All terminology is consistent with the Burra Charter.

The methodology and approach to this review and its recommendations was also guided by:

- ▶ The VPP Practice Note;
- ▶ Comments made by relevant Planning Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), completed in August 2007, and the Heritage Issues: Summaries from recent Panel reports, June 2015 prepared by Planning Panels Victoria (the 2015 PPV Heritage Issues report);
- ▶ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council; and
- ▶ A review of heritage other relevant strategic planning policy in the Cardinia Planning Scheme (see section 2).

Site visits

All of the places were inspected and documented. Documentation has included one or more photograph/s and, where appropriate, maps/diagrams of significant features.

For the precincts identified by the 2013 Study, the purpose was to determine their spatial, visual and thematic coherence having regard to the intactness and integrity of the building stock, and to review the heritage status (Significant, Contributory, Non-significant) of each property within them.

The second purpose of the fieldwork was to assess the intactness and integrity of the potential individual heritage places.

Intactness and *integrity* was used as a threshold indicator for both potential precincts and places (please refer to section B.1 in Appendix B). For precincts, 'intactness' was measured as percentage of Contributory places with 'Low' being less than 60%, 'Moderate' being 60-80% and 'High' being 80-100%. Generally speaking, a potential

precinct would be expected to have at least 'Moderate' intactness and in some cases 'High' intactness.

For Contributory places within precincts the 'integrity' rather than 'intactness' was a primary consideration: that is, while the Contributory places may not be completely 'intact' (i.e. retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring that they are 'whole', i.e. have good integrity.

For potential individual heritage places, on the other hand, the 'intactness' of the building was a primary consideration; however, comparative analysis could determine that a building with lower 'intactness', but good 'integrity' is of local significance if, for example, it is rare.

Place assessment

For places or precincts fully assessed and documented by the 2013 Study the current assessment has been limited to a review of information and making updates and revisions, as required.

New places of individual significance have been documented in accordance with the Burra Charter, Heritage Victoria guidelines and the VPP Practice Note using the methodology in Appendix B. This has included:

- ▶ Preparation of a history, including reference to the key themes in the *Cardinia Shire Environmental History 2006*, prepared by Graeme Butler & Associates (the 2006 Environmental History). Primary sources consulted during the preparation of histories have included land title and subdivision information, rate records, newspaper articles, historic photographs (including aerial imagery), and wills and probate records, while secondary sources have included local histories and heritage studies. Generally, a place history will document when the place was created, for what purpose, for and by whom (including the architect, if possible), and major changes in its physical form and/or use over time.
- ▶ Description of the place, indicating the extent of the significant fabric, highlighting any features of particular note, intactness, and recording both contributory features (e.g., buildings, early and original fences, outbuildings and trees) as well as those features that have no heritage significance (e.g., recent outbuildings and extensions).
- ▶ Comparative analysis. Places from this study as well as those already on or proposed for the HO will be used as comparisons. These comparisons will be used to benchmark the places assessed, demonstrating clearly which ones meet the threshold of local significance.
- ▶ Statement of significance (SoS). The new or revised SoS have been prepared in accordance with the VPP Practice Note:
 - The Hercon criteria have been used in the assessment of significance;
 - Significance levels used are local or State significance, noting that 'local' may mean significant to a locality; and
 - The SoS is in the 'What?' 'How?' and 'Why?' format with the reasons why a place is significant expressed in relation to the Hercon criteria.

All Hermes citations, each illustrated by one or more photos, have been prepared in accordance with relevant guidelines.

Final report

This final report provides an overview of the methodology used and records the decisions, findings and statutory recommendations made (e.g. inclusions on the HO or other planning scheme overlay or VHI). The revised and new Hermes citations form attachments to this final report.

Recommendations for the application of the HO have been made in accordance with the guidelines set out in the VPP Practice Note. The HO is usually applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note exceptions include large sites where the HO is applied only to the part of that site containing the significant buildings or features. Specific HO controls (e.g., trees, outbuildings, etc.) have been applied in accordance with the VPP Practice Note.

The final report has been prepared in a manner that is suitable for inclusion as a reference document in the Cardinia Planning Scheme.

1.3 Study team

David Helms prepared this study. He was responsible for the review or assessment of all precincts and places including undertaking site inspections, historic research, comparative analysis and preparing the statutory recommendations.

In 2015 David was engaged by Context Pty Ltd to prepare the *St James Estate Comparative Heritage Study* for Cardinia Shire Council.

2 Cardinia Planning Scheme heritage controls and policy

2.1 Local Planning Policy Framework

Clause 21.02-6 of the Cardinia MSS provides the local strategic policy framework for post-contact heritage within the municipality. The overview notes that:

The rich and diverse cultural heritage of Cardinia Shire illustrates the historic use, development and occupation of the land. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees, landscapes and archaeological sites. These places give Cardinia a sense of historic continuity as well as demonstrating the economic, social and political circumstances of the time.

The objective is:

To provide for the protection and appropriate management of sites of heritage significance

Strategies and actions to implement the objectives include (amongst other things):

Protect sites of State, regional and local heritage significance.

Encourage and support the reuse of existing heritage places for appropriate land uses.

Provide the opportunity for a permit to be granted for a use that might otherwise have been prohibited if that use will assist in the preservation of the heritage site.

Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.

Implications for this study

Clause 21.02-6 identifies the importance of heritage places to Cardinia Shire and provides the strategic basis for the identification and protection of heritage places within the PAC.

2.2 Application of the Heritage Overlay

The Heritage Overlay (HO) is the most appropriate overlay to protect and conserve the significance of places or precincts with identified heritage significance. Other overlays that can be used for specific types of heritage places include the Vegetation Protection Overlay or Environmental Significance Overlay (for significant trees) and the Significant Landscape Overlay (for significant landscapes that do not contain buildings).

Until 2013 there was a clear two-stage process in relation to the identification, protection and management of heritage places:

- ▶ The objective identification of heritage significance (the current stage); and
- ▶ Ongoing management of the place having regard to such matters such as the economics of building retention and repair, reasonable current day use requirements and other matters such as consideration of permits for development.

Various Planning Panels in Victoria have consistently held that whenever there may have been competing objectives relating to heritage and other matters the time to resolve them was not when the HO was applied, but when a decision must be made under the

HO or some other planning scheme provision. The panels agreed the only issue of relevance in deciding whether to apply the HO is whether the place has heritage significance.

However, in October 2013, Section 12(2) of the *Planning & Environment Act 1984* was amended so that when preparing a planning scheme or amendment a planning authority (amongst other things) “ *must* take into account its social effects and economic effects”, whereas previously it said “ *may* take in account ...”.

The consequence of this change for heritage amendments has been discussed at some length in several panel reports including Amendments C198 and C207 to the Melbourne Planning Scheme, which have established some guiding principles, including:

- ▶ That social or economic effects refer to community-wide impacts and not personal or internal project related issues (Amendment C198 Panel Report, p.34);
- ▶ That economic and social effects can also be positive, however, in many instances the positive effects, particularly the social effects are qualitative and not capable of quantification (Amendment C207 Panel Report, p.24);
- ▶ It is not sufficient to demonstrate that there has been a loss of expectations, or anticipated inconveniences. And, it is not sufficient to anticipate rejection of a future permit application (Amendment C198 Panel Report, p.34); and
- ▶ In considering economic impacts it would be highly desirable to do this when ‘action is real and current, not conjectural’ (Amendment C198 Panel Report, p.34).

The Amendment C207 Panel (p.24) concluded that “Given the qualitative nature of many of the considerations, especially those which support heritage listing, it will always be a matter of judgment as to how the relevant factors are to be weighed” and referred to the revised *Strategic Assessment Guidelines*, which advise:

The normal way of assessing social and economic effects is to consider whether or not the amendment results in a net community benefit.

The ‘net community benefit’ test specifically to the application of the HO to places within potential development areas, such as activity centres, where other sections of the planning scheme or Council policies encourage intensification of development was also discussed by the Panel appointed to consider submissions to Amendment C42 to the Maroondah Planning Scheme. The Panel made the following observations (p.60):

The Panel believes that the purpose of the HO is to identify places of heritage significance and ensure that the values associated with the place are taken account in decision-making.

Where other strategic objectives or planning provisions apply to the same site or the general area, it is likely that any proposals for development of the property will require a permit under more than one planning scheme provision. In that case, the decision guidelines of the relevant zones or overlays will also apply. The responsible authority will need to weigh up the net community benefit of conserving the place, versus that which would be achieved by allowing its development.

*Furthermore, while concerns about provision for new housing may be raised by declaration of extensive heritage precincts, such as exist in some inner Melbourne municipalities, **the HO places proposed in Amendment C42 are made up of either small precincts or individual places. Even if they were all retained, this would be unlikely to impact significantly on the development potential in Maroondah as a whole.*** (emphasis added)

Pakenham Activity Centre Incorporated Provisions

Heritage and identity is one of the five core values that will guide the vision for the PAC set out in the incorporated provisions introduced by Amendment C211. The others are *Prosperity, Sustainability, Public realm* and *Access for all*.

The objectives for *Heritage and identity* include (amongst other things):

A sense of place through the implementation of high quality urban design, heritage protection and public art.

Other objectives include:

- ▶ *A compact, attractive and vibrant street- based retail core with a clearly identifiable 'heart' located in Main Street between John and Station Street (Prosperity);*
- ▶ *Ongoing employment and business opportunities with the added advantage of being located within the PAC and its surrounds and having convenient access to public transport (Prosperity) and A variety of local employment opportunities and an efficient and convenient public transport network which will enable residents and workers to depend on their cars less (Sustainability);*
- ▶ *A variety of well-designed housing options that cater to all members of community, including providing opportunities for more and better integrated social housing options (Prosperity) and Diverse housing options and a full range of community facilities (Sustainability).*

On this basis, the specific objective for heritage is to:

Preserve precincts, places and buildings of historical and architectural significance to retain built and cultural heritage in the PAC.

Most of the potential heritage places and precincts included in this study are within areas designated as 'Housing –residential intensification' or 'Mixed use', while part of the Henty Street precinct is within the Industrial area. The key objectives for these areas are:

- ▶ Increase the density and diversity of housing throughout the residential and mixed use areas, with opportunities for upper level residential uses in the core retail area of the PAC.
- ▶ Create mixed-use areas that offer a broad range of compatible residential, commercial and community uses, and provide an appropriate transition to the PAC core retail area from the surrounding areas.
- ▶ Strengthen the mix of businesses in the industrial area to improve the amenity and attractiveness of the area and provide for greater densities of employment.

Implications for this study

The importance of heritage places to the PAC is clearly identified and conservation of heritage is strongly encouraged and the outcomes of this review will inform the updated and reviewed Structure Plan. Nonetheless, the potential impact of heritage controls upon the achievement of increased housing densities and range of mixed use/commercial activities within the PAC must be considered when deciding whether or not to apply the HO, particularly to a large area. If a HO is to be applied, the conservation of heritage places should demonstrate a 'net community benefit'. However, if the HO is applied to a single place or a small precinct the impact upon future development potential is unlikely to be significant.

2.2.3 Existing HO controls in Pakenham

As noted in the Methodology, the locality of Pakenham has been used for comparative purposes in the assessment of potential heritage places and precincts. Currently, there are nine places within or immediately adjoining the PAC that are individually listed in the HO, as follows:

- ▶ HO226, War Memorial, cnr. Henry & John streets;
- ▶ HO227, Grason (House), 6 Henty Street;
- ▶ HO228, House, 21 James Street;
- ▶ HO49, Pakenham Scout Hall, 34 James Street;
- ▶ HO65, St James Church of England, 1 Main Street;
- ▶ HO264, Algerian Oak/Federation Oak, 9-13 Main Street;
- ▶ HO66, Pakenham Gazette & Berwick City News Offices, 96-100 Main Street
- ▶ HO64, Pakenham Hotel, 153 Main Street, Pakenham
- ▶ HO108, Bourke House & Stables, 65 Racecourse Road, Pakenham

All but one of the above places dates from the interwar period. These include all three houses, the Scout Hall, the War Memorial, the former Pakenham Gazette offices and the Pakenham Hotel. St James' Church of England is one of the few nineteenth century buildings in the town (the other surviving nineteenth century church, St Patrick's Catholic, is situated on the north side of the Princes Highway outside of the PAC).

Currently, there are no HO precincts in Pakenham. Elsewhere in Cardinia Shire there are several precincts within other town centres, which range in size from small groups of three or four buildings (e.g., Woods Street Residential Precinct, Beaconsfield) to larger areas comprising the whole or part of one or more streets (e.g., Bunyip Commercial & Civic Precinct).

Implications for this study

The existing heritage places and precincts included in the HO within Pakenham illustrate several themes in the 2006 Environmental History (*Theme 8: Village townships, 8.4 Railway towns; Theme 9 Towns as district service centres and Theme 10: Housing and its setting, 10.6 Town houses*) and provide benchmarks for assessment and comparative analysis.

However, as noted above most of the places are from the interwar period and only two places, both churches, are associated with the early development of the township in the late nineteenth and early twentieth century. There are also no shops or commercial buildings.

The precincts in other towns also demonstrate how precincts within Cardinia Shire are often quite small when compared to those found within metropolitan Melbourne. This is, however, typical of precincts within historic country towns such as Pakenham. As noted by the 2013 Study (pp. 20-21):

... historically development was at a lesser scale and intensity, meaning that there are fewer and smaller groups of dwellings of the same period. Especially in the earlier twentieth century houses in country towns were typically built across expansively subdivided but sparsely developed town environs. The many vacant blocks in-between were gradually in-filled during later periods.

3 Review of precincts

3.1 Summary of findings

As discussed in section 2.2, since the 2013 changes to the *Planning & Environment Act 1987*, the social and economic impacts of proposed HO listings must be considered and a test of 'net community benefit' should be applied. This is of particular relevance when considering the application of HO precinct areas that can impact upon other strategic objectives, for example, increasing housing density as set out in the PAC incorporated provisions. Accordingly, the case for precincts has to be very strong and justifiable.

Of the four precincts identified by the 2013 Study:

- ▶ The St James' Estate (Dame Pattie Avenue) Precinct satisfies the threshold of local significance and warrants inclusion in the HO. The recommended precinct boundaries are the same as defined in the 2013 Study (see section 3.2, below).
- ▶ The Henty Street Precinct satisfies the threshold and warrants inclusion in the HO. However, a reduction in the size of the precinct by removing the less intact western section of Henty Street and the west side of Thomas Street, and properties proposed for future industrial development is recommended (see section 3.3).
- ▶ The James Street Precinct satisfies the threshold and warrants inclusion in the HO. However, a reduction in the size of the precinct by removing the less intact southern section is recommended (see section 3.4). One place at 49 Main Street (within the area recommended for removal from the precinct) has been assessed as a place of individual significance (see section 4.2).
- ▶ The Rogers Street Precinct as defined by the 2013 Study is not significant at the local level and does not warrant inclusion in the HO. However, four properties at 11, 14, 17 & 19 satisfy the threshold of local significance as a small group or serial listing (see section 3.5). In addition, two houses at 39 Main Street and 23 Rogers Street have been assessed as places of individual significance. Originally, 12 Rogers Street was also assessed as being of local significance, but it has been demolished (see section 4.2).

No new precincts have been identified.

3.2 St James' Village (Dame Pattie Avenue)

As identified by the 2013 Study, the St James' Village precinct comprises the whole of Dame Pattie Avenue in Pakenham.

Existing HO listings

Nil.

Previous heritage assessments

The 2013 Study assessed the St James' Village to be of local significance, and potential State significance. In 2015 Cardinia Shire Council commissioned Context Pty Ltd to undertake a detailed review and comparative analysis, which found the St James' Village to be of local significance, but did not satisfy the threshold of State significance.

Analysis

There have been no substantial changes to the St James’ Village precinct since the completion of the 2015 Study prepared by Context Pty Ltd. Accordingly the precinct is still considered to satisfy the threshold of local significance.

Appendix D contains a new precinct citation based on the 2015 Context assessment.

The St James’ Village precinct is located within the ‘Housing – residential intensification’ area of the PAC. However, given the significance of the precinct the application of the HO is considered to be appropriate and will achieve a ‘net community benefit’.

Recommendation

Add to the HO with the following Heritage Place description:

St James’ Village Precinct
 1-17 & 2-18 Dame Pattie Avenue, Pakenham

The HO should apply to the whole of each property as defined by the title boundaries and the whole of Dame Pattie Avenue, as shown on Figure 3.1. No specific HO controls (e.g., external paint, tree controls) are required, however the *Cardinia Residential Heritage Precincts Incorporated Plan* should be applied. As shown in Figure 3.1, all places are Contributory to the precinct.

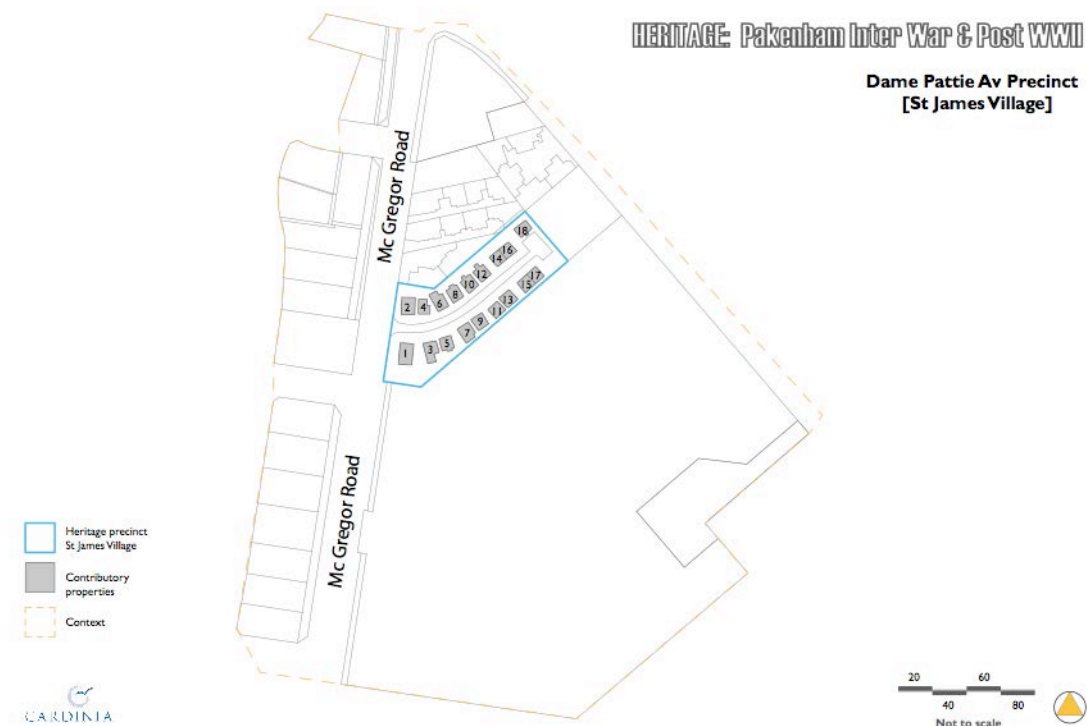


Figure 3.1: St James’ Estate Precinct boundaries. (Source of original map: 2013 Study)

3.3 Henty Street

As defined by the 2013 Study, the Henty Street precinct comprises 2-15 Henty Street, 1-5 Bald Hill Road and 1-7 Thomas Street.

Existing HO listings

There is one individually listed HO place at 6 Henty Street (HO288). This is an interwar house known as 'Grason'.

Previous heritage assessments

The 2013 Study assessed Henty Street to be of local significance (see Appendix E for the 2013 citation and statement of significance).

Analysis

As defined by the 2013 Study the Henty Street precinct had high integrity with approximately 80% of the properties in the precinct (16 of 20) identified as either Significant or Contributory.

With the exception of the properties east of Charles Street (2 Henty Street and 1-5 Bald Hill Road – see below) Henty Street is outside of the PAC and is not within an area specifically identified for residential intensification.

The site inspection found that Henty Street does contain a good representation of housing from the interwar and postwar periods including the individually significant house at 6 Henty Street, which 'anchors' the precinct. The houses are related in form, scale and siting and there is good visual cohesion particularly in the section of Henty Street between Charles and Thomas streets. This area contains the only group of interwar housing south of the railway line, as well as some of the first post-war houses and so illustrates the expansion of Pakenham southwards during its period of growth in the mid-twentieth century.

However, the section of Henty Street west of Thomas Street is less intact due to the unit developments at nos. 7, 9, 12-13 & 14 Henty Street. In addition, a planning permit has been issued for the demolition of the c.1924 house at no.11, which would be demolished. The house is vacant and a builder's fence has been erected, suggesting this will commence soon. Also, in Thomas Street a permit has been issued for the redevelopment of 7 Thomas Street. The probable loss of this house and the low integrity of the house at 5 Thomas Street would significantly reduce the cohesion and integrity of this group of modest post-war dwellings.

In addition, the properties to the east of Charles Street (2 Henty Street and 1-5 Bald Hill Road) aren't visually connected to the main body of the precinct and also fall within an area identified for industrial development in the PAC incorporated provisions. Application of the HO to these properties would therefore conflict with the future development of this area.

Accordingly, a reduction in the precinct to include only 3-10 Henty Street (excluding the new units built at the rear of 5 Henty Street) is recommended. This would include all of the interwar houses with the exception of the soon to be demolished no.11 and the isolated house at no.15. Compared to the other comparable precincts (James Street and Rogers Street), this has relatively good visual cohesion and is relatively consistent in terms of housing style and era. It also includes the individually significant house at no.6.

On this basis, revisions are proposed to the history, description and statement of statement of significance, as shown in Appendix C.

Recommendation

Add to the HO with the following Heritage Place description:

Henty Street Precinct
 3-10 Henty Street, Pakenham

The HO should apply to the whole of each property as defined by the title boundaries, as shown on Figure 3.2. No specific HO controls (e.g., external paint, tree controls) are required, however the *Cardinia Residential Heritage Precincts Incorporated Plan* should be applied. As shown in Figure 3.2, places are Contributory except for 6 Henty Street (Significant) and 7 & 9 Henty Street (Non-contributory).

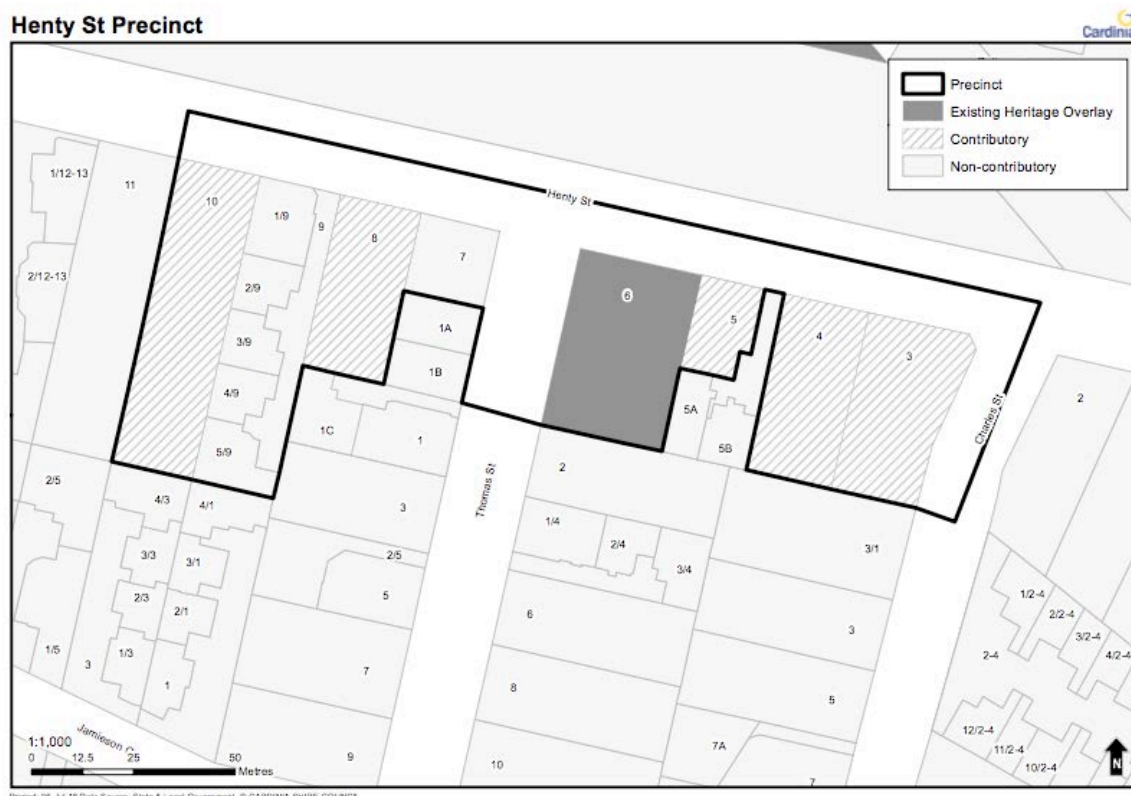


Figure 3.2: Henty Street Precinct boundaries.

3.4 James Street

As identified by the 2013 Study, the James Street precinct comprises 1-49 & 6-52 James Street and 1 Snodgrass Street.

Existing HO listings

The house at 21 James Street (HO228) and the Scout Hall at no.34 (HO49) are currently included in the HO.

Previous heritage assessments

The 2013 Study assessed the James Street precinct to be of local significance (see Appendix E for the 2013 citation and statement of significance).

Analysis

As defined by the 2013 Study, the James Street precinct had moderate integrity with approximately 68% of the properties in the precinct identified as either Significant or Contributory. The middle and northern sections were relatively intact. However, the southern section, particularly on the south side between Stephenson Street and John

Street was less intact: only 5 of 14 properties in this section were identified as Contributory.

The site inspection found that James Street does contain a good representation of housing from the interwar and postwar periods including the individually significant house at 21 James Street. The other houses are related in form, scale and siting and there is good visual cohesion particularly north side west of the Scout Hall and on the south side west of Stephenson Street. While the recent loss of the house at nos. 16-18 is unfortunate, the streetscape still has reasonable integrity and cohesion.



Cohesive streetscape, south/east side, north of Stephenson Street

However, there have been three demolitions of Contributory places at nos. 1, 29 & 35. This has further weakened the precinct at its south end where the loss of nos. 29 and 35 on the south side, and the presence of the large Senior Citizens centre on the north side at nos. 36-38 create a significant visual break in the streetscape. Further, of the five houses on the north side identified as Contributory (nos. 44-52), two are 1970s era buildings that are unrelated to the interwar houses at nos. 48-52, 45 and 49. This southern section is also within an area identified as 'Mixed Use' in the Structure Plan.



South/east side of James Street, south of Stephenson Street showing new development that has reduced the streetscape integrity and cohesion

Because of this, James Street could form a precinct with a reduced area comprising nos. 5-21 & 6-32 and 1 Snodgrass Street (see Figure 3.3). This has relatively good visual cohesion and is more consistent in terms of housing style and era (houses are mostly

late 1940s to early 50s). It also contains some 'keynote' buildings such as the individually significant house at no. 21 and the RSL at the corner of Snodgrass Street. As such, it compares to Henty Street.

This reduced precinct is mostly within a 'Residential intensification' area in the Structure Plan, with part (nos. 24-32) within the 'Mixed Use' area or identified as an extension of Stephenson Street. However, as a good representation of the residential development of Pakenham in the mid-twentieth century it is considered the application of the HO over this reduced precinct area is justified and would achieve a 'net community benefit'.

On this basis, revisions are proposed to the history, description and statement of statement of significance, as shown in Appendix C.

Within the section proposed for removal from the precinct, the house at no.49 is of individual historic significance because of its historic associations with H.B. Thomas who was the editor of the *Pakenham Gazette* for many years (his father established the newspaper). The house is directly behind the former *Gazette* at 100 Main Street and could form part of an extension to the individual HO (HO66) that currently applies to that site (see section 4.2 for details). In addition, the Scout Hall has been excluded, as it is of individual significance and has an individual HO.

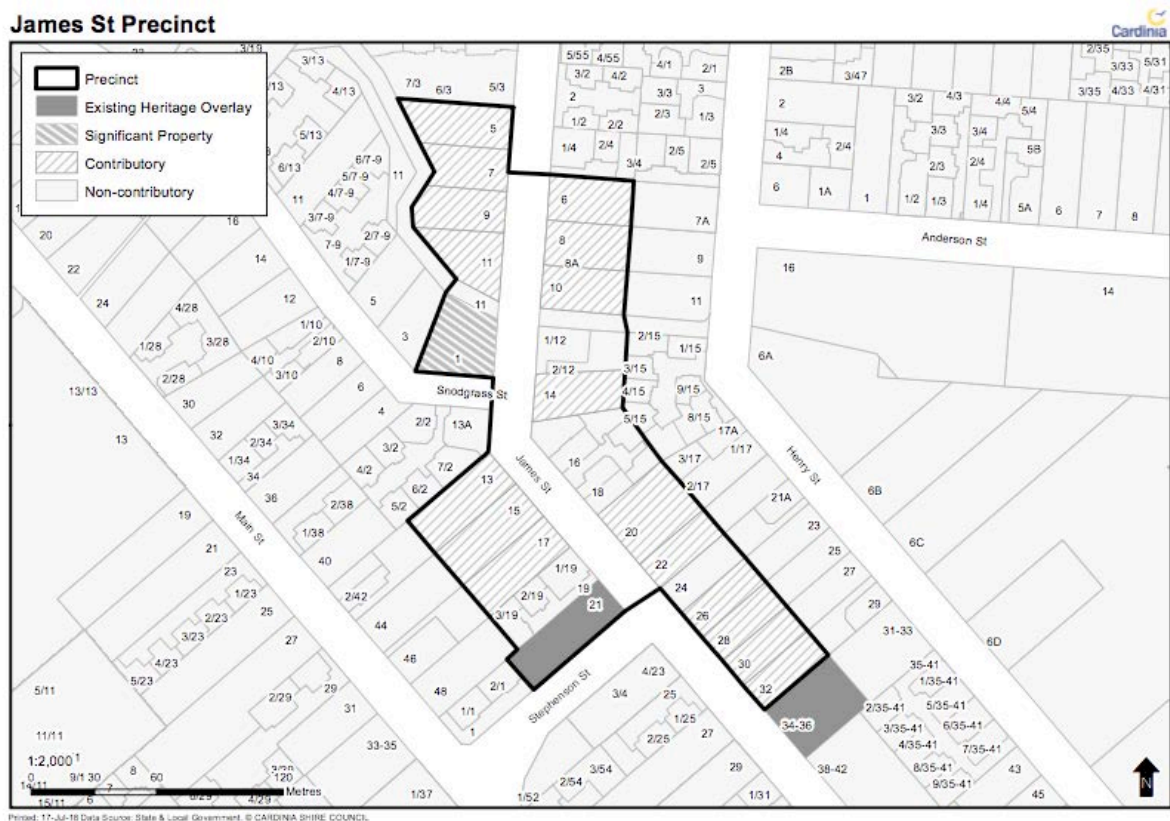


Figure 3.3: James Street Precinct boundaries

Recommendation

Add to the HO with the following Heritage Place description:

James Street Precinct
 5-21 & 6-32 James Street & 1 Snodgrass Street, Pakenham

The HO should apply to the whole of each property as defined by the title boundaries, as shown in Figure 3.3. No specific HO controls (e.g., external paint, tree controls) are

required, however the *Cardinia Residential Heritage Precincts Incorporated Plan* should be applied. As shown on Figure 3.3, places within the precinct are Contributory except for 21 James Street (Existing HO, Significant), 1 Snodgrass Street (Significant) and 12, 16-18, 19 & 24 (Non-contributory).

3.5 Rogers Street

As identified by the 2013 Study, the Rogers Street precinct comprises 2A-30 & 7-37 Rogers Street and 39 Main Street.

Existing HO listings

Nil.

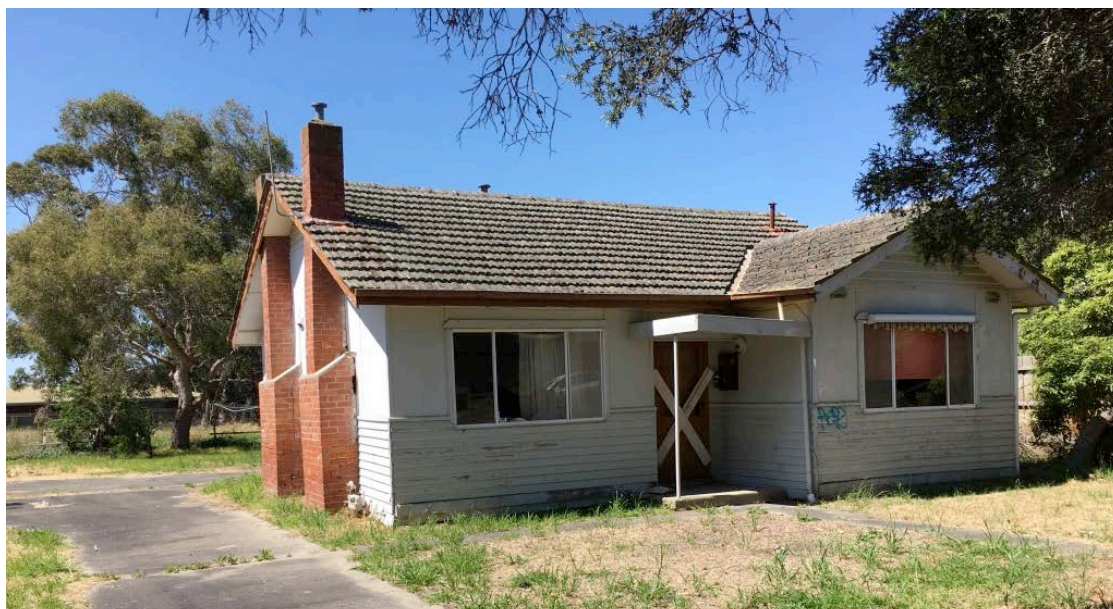
Previous heritage assessments

The 2013 Study assessed the Rogers Street precinct to be of local significance (see Appendix E for the 2013 citation and statement of significance).

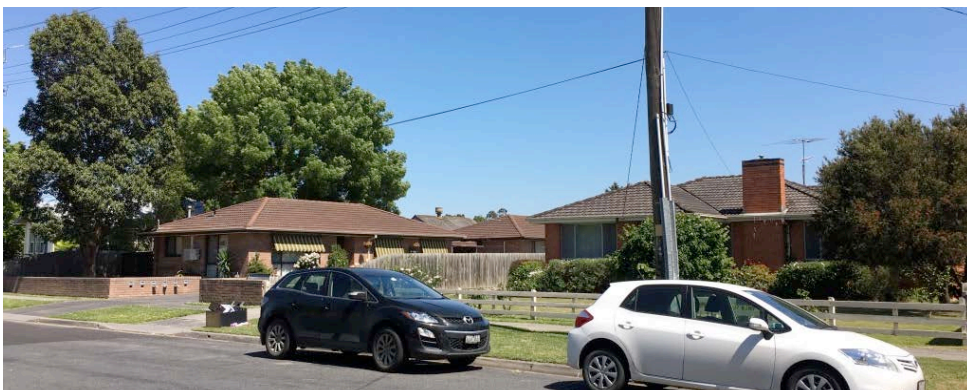
Analysis

Rogers Street, as defined by the 2013 Study, had moderate integrity with approximately 73% of properties identified as Significant or Contributory. The site inspection found there have been no significant changes in terms of demolition, although it was apparent that the condition of some houses had deteriorated.

Despite the relatively high percentage of Contributory places it is considered that the precinct lacks visual cohesion due to the wide range of eras represented, and the poor condition and lower integrity of some of the houses (e.g., no. 2, see below). Further, the Non-contributory places include some unit developments, often on double allotments (e.g. nos. 4, 9, 18, 27 & 31) that create visual breaks in the streetscape, particularly in the section south of Wadsley Avenue. Also, some places identified as 'Contributory' by the 2013 Study are of marginal or no significance (e.g., the 1970s era house at no.15).



House in poor condition at 2 Rogers Street



1960s house (at right), 7 Rogers Street and unit development (at left)

Also, in the Structure Plan, Rogers Street is identified as 'Mixed Use' (north/east end close to Main St) and 'Residential intensification'. The application of a HO over almost the whole of Rogers Street would potentially conflict with the strategic outcomes sought by the Structure Plan.

Accordingly, it is concluded that Rogers Street as defined by the 2013 Study does not satisfy the threshold of local significance and application of the HO would not achieve a 'net community benefit' having regard to the Structure Plan.

However, there are four houses that form a reduced 'group' or 'serial' listing. They are nos. 11, 14, 17 & Unit 5/19 Rogers Street and research has confirmed these were all constructed by or on behalf of the State Savings Bank of Victoria (SSBV), including at least one as a War Service Home. These are all intact interwar bungalows built to standard SSBV designs and have distinctive detailing characteristic of the timber houses built by the Bank in country areas.

Please refer to the new citation for this 'group' or 'serial' listing in Appendix D.

Is a serial listing appropriate?

The VPP Practice Note advises that:

Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

Several recent Victorian Panel reports have also discussed the concept of 'group' or 'serial' listings, and a summary is provided in the 2015 PPV Heritage Issues report. The Campaspe Amendment C50 Panel (pp. 49-50) made the following comments:

If the buildings and other associated heritage items are reasonably proximate then the delineation of a heritage precinct is perhaps the preferable approach. ...

If instead the significant buildings are very dispersed and well in a minority in the totality of buildings in the area in question, it may be better to give them a serial or group listing in order to avoid the inclusion in a precinct of an excessive number of intervening non-contributory properties. Too many non-contributory buildings can lead to a dilution of the sense of precinct and cause an unnecessary administrative requirement for permit processing.

Serial listing is especially appropriate if the places have a recognisably common building form such as the East Echuca miners' cottages. While the term 'group listing'

is sometimes used in relation to this type of listing, the Panel suggests that it is better applied to small proximate collections of properties which do not necessarily have the same built form and are too few to create a sense of precinct, but which share a common history.

The view that places proposed for inclusion in a 'group' or 'serial' listing should have 'very well defined characteristics' that define them as a group is also shared by the Moreland Amendment C149 Panel (pp. 38-38), as follows:

Group or serial listing can be a useful educative or informative management tool revealing associations between places which are not proximate and which have a common basis of heritage significance. In the Panel's view there is no reason to view inclusion in a serial listing as a 'third rate' option – a building included in such a grouping should be seen as contributing to the grouping in a similar way that a building in a precinct makes a contribution to it. However given the buildings in a serial listing are not proximate and do not create a recognisable place in the same way as occurs with a precinct, they must have very well defined characteristics to be able to be recognised as a group.

On this basis, a 'group' or 'serial' listing is considered appropriate for the following reasons:

- ▶ The houses all have strong historic/thematic associations as interwar houses constructed by, or on behalf of, the SSBV;
- ▶ While three of the houses are relatively proximate, no.11 is physically separate and they are surrounded by unrelated buildings; and
- ▶ The houses are based on standard SSBV designs and have common building form, materials and detailing that set them apart from other houses in Rogers Street (and Pakenham more generally).

Individually significant places

In addition, two houses at 39 Main Street and 23 Rogers Street have been assessed as places of individual significance. Originally, 12 Rogers Street was also assessed as being of local significance, however, it has since been demolished. Please refer to Section 4.2 for further details.

The potential individual significance of the house at 8 Rogers Street (which is implied by the 2013 Study) was also considered. However, while it is a typical post-war house it is not a notable example when compared to others in Pakenham (e.g., the now demolished house at 89-91 Henry Street) and the associations with local builder are not significant.

Recommendation

Add the four SSBV/War Service homes in Rogers Street to the HO as a 'group' or 'serial' listing with the following Heritage Place description:

*Rogers Street State Bank and War Service Homes
11, 14, 17 & 5/19 Rogers Street, Pakenham*

The HO should apply to the whole of each property as defined by the title boundaries, as shown in Figure 3.4. No specific HO controls (e.g., external paint, tree controls) are required, however the *Cardinia Residential Heritage Precincts Incorporated Plan* should be applied.

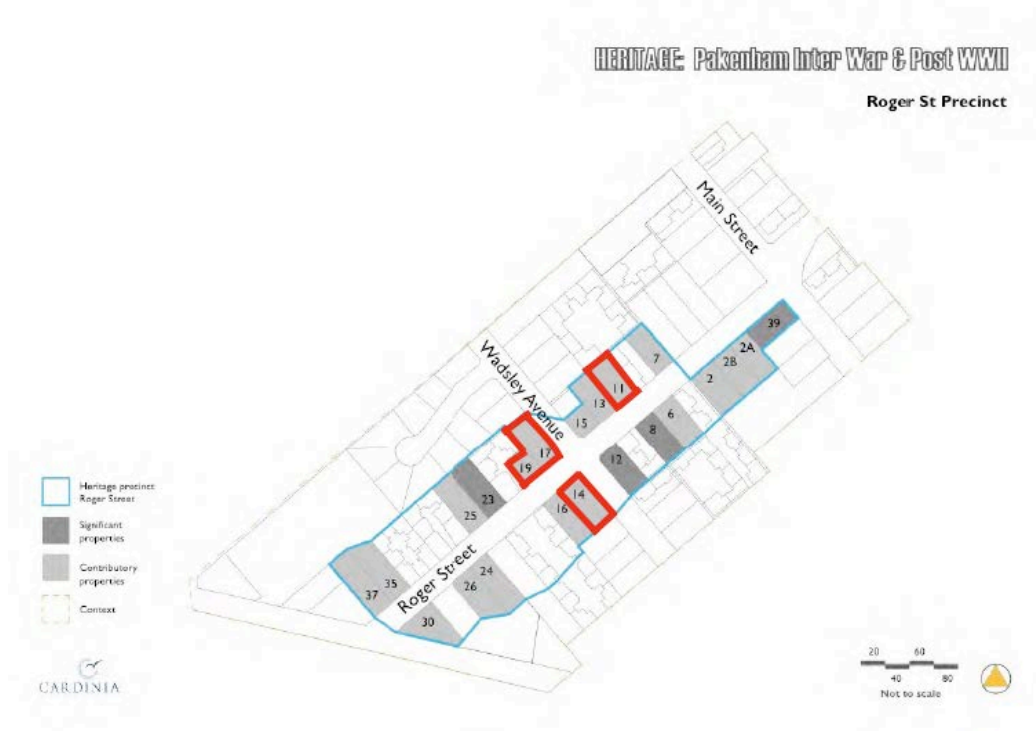


Figure 3.4: 2013 Study Rogers Street precinct boundary shown in blue. The four SSBV/War Service homes 'group or serial listing' shown in red. (Source of original map: 2013 Study)

4. Review and assessment of individual places

4.1 Summary of findings and recommendations

There are 12 places that satisfy the threshold of local significance. This includes:

- ▶ Five houses; 18A Henry Street, 49 James Street, 39 & 84 Main Street, and 23 Rogers Street. One house at 12 Rogers Street has been demolished (see section 4.2);
- ▶ Three shops; 62 & 90 Main Street and 1-7 Station Street (see section 4.3); and
- ▶ Four community places: Bourke Park, PB Ronald Reserve, Pakenham Kindergarten at 27 Main Street, and the Girl Guide Hall at 32 Henry Street (see section 4.4).

There are seven places that do not satisfy the threshold of local significance for the reasons set out in section 4.5:

- ▶ Six houses: 81 Henry Street, 14, 30, 32 & 96 Main Street and 40 Slattery Place; and
- ▶ The Child Care Centre at 6 Henty Way.

For places found not to satisfy the threshold of local significance, known information has been entered into the Hermes database place record including a summary of why it does not satisfy the threshold, and the Hermes status set to 'Researched – not recommended'.

4.2 Houses

These houses were not assessed as individual places by the 2013 Study, but four (49 James Street, 39 Main Street and 12 & 23 Rogers Street) were partially assessed as part of precinct areas.

New heritage citations have been prepared for all places. Please refer to Appendix D.

Pre-World War I houses

Currently, no houses in the Pakenham town centre that date from prior to World War I are included in the HO. Of the five known surviving examples reviewed by this study, two are considered to satisfy the threshold of local significance, as follows

- ▶ 18A Henry Street. Not assessed by the 2013 Study, this is historically significant as one of the oldest surviving houses within Pakenham. Thought to date from c.1905 or possibly earlier, it is associated with the formative years of the town's development. Overall, it has good integrity. The only other house of comparable construction date at 40 Slattery Street is more altered, and is not significant at the local level (see section 4.5).
- ▶ 84 Main Street. Not assessed by the 2013 Study. Constructed c.1910, this is historically significant as one of the oldest surviving houses within Pakenham. Overall, it has good integrity. The other Edwardian era house at 96 Main Street by comparison is much altered and is not significant at the local level (see section 4.5).

Unfortunately, the third house in this group at 12 Rogers Street was demolished soon after the study was completed. Constructed c.1912 this was historically significant as one of the oldest surviving houses within Pakenham and was also of interest for its brief use as a private hospital, which became the temporary premises of the first Bush Nursing Hospital in the town. While there had been some alterations (e.g., replacement of windows to the projecting bays), overall the house prior to demolition retained

sufficient original detailing and form to satisfy the threshold of local significance. The citation prepared for this place has been retained in Appendix D, as an historic record.

H.B. Thomas House, 49 James Street

Partially assessed by the 2013 Study, as part of the James Street precinct. Constructed c.1933, this house is historically significant for its associations with H.B. Thomas, the son of Albert Edward Thomas, founder of the *Pakenham Gazette*. H.B. Thomas became the editor of the *Gazette* as did his son, Ian Herbert. Situated on the same 1886 block as his father's house at 96 Main Street (see section 4.5) and the former *Gazette* office at 100 Main Street (HO66) the location of the house directly behind the former *Gazette* office demonstrates this historic association.

House, 39 Main Street

Partially assessed by the 2013 Study, as part of the Rogers Street precinct. Constructed in 1929, this is significant as a representative example of an interwar bungalow with typical form and detailing such as the chunky rendered verandah piers. It is notable for the high degree of intactness and is complemented by an early front fence with lych gate.

House, 23 Rogers Street

Partially assessed by the 2013 Study, as part of the Rogers Street precinct. Constructed in 1951, this is significant as a representative example of a post-war bungalow with influences of the Moderne style. It is notable for the high degree of intactness and is complemented by an early or original front fence.

4.3 Shops

The 2013 Study assessed the two shops at 62 and 90-92 Main Street, and the former hardware store at 1-7 Station Street to be of local significance. This review has confirmed that assessment. Individually and collectively they are historically significant as evidence of the commercial development of the town during the mid-twentieth century. 1-7 Station Street is also significant as a landmark building within the town.

Appendix C contains the revised statements of significance for these places. There are no changes to histories and descriptions contained in the 2013 Study citations.

4.4 Community places

The three community places assessed by the 2013 Study are all considered to satisfy the threshold of local significance. Individually and collectively they are historically and socially significant as evidence of the development of community facilities in the town during the early to mid-twentieth century.

Appendix C contains the revised statements of significance for these places. There are no changes to histories and descriptions contained in the 2013 Study citations (see Appendix E).

In addition, the Pakenham Kindergarten (former Pre-School centre) at 27 Main Street is considered to satisfy the threshold of local significance. Constructed in two stages in 1954-55 and 1966-67, it is representative of the new facilities established to serve the growing population of Pakenham in the post-war period. The deep setback of the building from the street also recalls the former Infant Welfare Centre that was once located at the front of this site where the car park now is. Appendix D contains the new citation for this place.


4.5 Not significant at the local level

Table 4.1 lists the places that are not significant at the local level.

Table 4.1 – Not significant at the local level

Place Name	Comments
House, 81 Henry Street	Typical, but not outstanding example of an interwar house. 39 Main Street and 23 Rogers Street, the State Bank/War Service Homes at 11, 14, 17 & 5/19 Rogers Street and the two existing HO places at 6 Henty Street and 21 James Street are better comparative examples.
House, 89-91 Henry Street	Demolished
Childcare Centre, 6 Henty Way	Unremarkable example of a post-war building. The Pakenham Kindergarten at 27 Main Street is a better example of a post-war community facility.
House, 14 Main Street	Unremarkable example of a post-war house. While it demonstrates some Modernist influences it is not an outstanding example and no associations with a significant architect have been found.
House, 30 Main Street	Typical, but not outstanding example of an interwar house. 39 Main Street and 23 Rogers Street, and the State Bank/War Service Homes at 11, 14, 17 & 19 Rogers Street and the two existing HO places at 6 Henty Street and 21 James Street are better comparative examples.
House, 32 Main Street	Unremarkable example of a post-war triple-fronted cream brick house. There are several examples of this type in Pakenham.
House, 96 Main Street	Much altered Federation/Edwardian house. This was originally the residence of Albert Edward Thomas, founder of the <i>Pakenham Gazette</i> . The former <i>Gazette</i> offices next door are individually listed in the HO (HO66). Although the asymmetrical form remains, the windows have been replaced and enlarged, the verandah replaced, some cladding altered and the chimney truncated (see below). The houses at 84 Main Street and 12 Rogers Street are better comparative examples in terms of style, and the H.B. Thomas House at 49 James Street is a better example for its historic associations as a residence owned by the Thomas family.



Place Name	Comments
<p>House, 40 Slattery Street</p>	<p>Much altered late Victorian/Federation house. Originally a typical double fronted house with a hipped roof, there is now a hipped roof addition at the front that has obliterated the original façade (see below). Verandah detailing suggests this was added in early post-World War II period. Research indicates this house was constructed in the late nineteenth century. While it has been suggested the house was owned/occupied by a person associated with horse racing (the Pakenham Racecourse was once immediately adjacent) no evidence has been found to support this. Information in land title and rate records shows that several doctors occupied the house in the twentieth century. Audrey Dodson of the Berwick-Pakenham Historical Society also confirms this association. This association, and the construction date of the house that would make it one of the oldest, if not the oldest in Pakenham, is of some historic interest. However, the low integrity and intactness of the house pushes it below the threshold of local significance.</p> 

5. Recommendations

5.1 Statutory recommendations

All places and precincts of local significance are recommended for inclusion in the Heritage Overlay (HO). The extent of the HO is the whole of the property or properties within precincts, as defined by the title boundaries, with the exception of:

- ▶ PB Ronald Reserve. Apply to the features of primary significance including the Cracker Jackson Pavilion, Council depot and mature trees, as shown in Figure 5.1; and
- ▶ Pakenham Kindergarten (former Pakenham Pre-School centre), 27 Main Street. Exclude the car parking area from the land included in the HO.

In the HO schedule, no specific HO controls (e.g., external paint, tree controls) are required for any place or precinct, however the *Cardinia Residential Heritage Precincts Incorporated Plan* should be applied to the St James' Estate, Henty Street and James Street precincts.

The application of prohibited use controls is not recommended for any place, as the existing zone provisions are considered to allow an appropriate range of potential uses.

The following changes to the Cardinia Planning Scheme are also recommended:

- ▶ Include this study as a Reference Document in clause 21.02-6 Post-contact heritage;
- ▶ Update the *Cardinia Residential Heritage Precincts Incorporated Plan* to apply to the St James Village, Henty Street and James Street precincts; and
- ▶ Update Figure 9 'Existing and proposed heritage sites' in the PAC incorporated provisions to reflect the recommendations of this study.

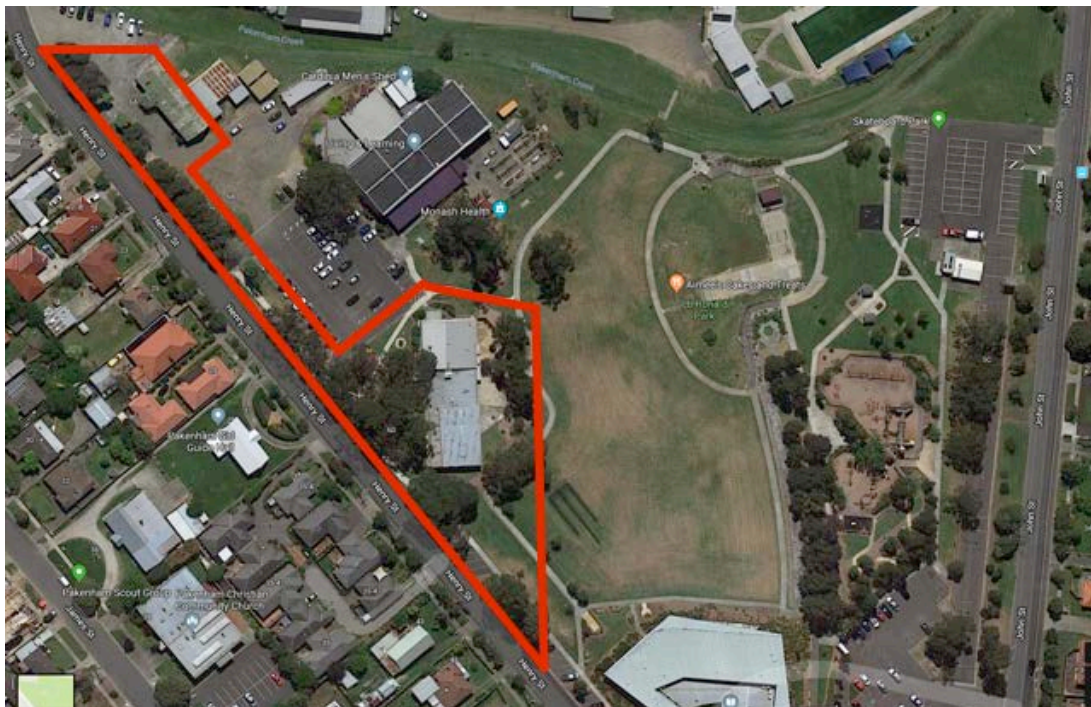


Figure 5.1 – Recommended HO extent for PB Ronald Reserve

5.2 Other recommendations

One additional place of potential significance has been identified by this study. This is the Uniting Church at 94 Main Street, Pakenham. It is of potential historic and social significance as a post-war church associated with the growth of Pakenham during the post-war period. The c.1960s section of the church remains relatively intact and there is a c.1980s addition at the rear.

6 References

Local heritage studies

Context Pty Ltd, *Cardinia Local Heritage Study Review. Volume 3: Heritage place & precinct citations, Final report, revised*, September 2017

Context Pty Ltd & David Helms, *St James' Estate Comparative Heritage Study*, June 2014

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013

Graeme Butler & Associates, *Cardinia Shire Heritage Study Volume 2 Environmental History*, 1996

Other references

Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines, Heritage Victoria, 5 June 2014

Heritage Issues: Summaries from recent Panel reports, Planning Panels Victoria, 9 June 2015

Melbourne Planning Scheme, Amendment C198 Panel Report, July 2014, Lucinda Peterson, Chair

Melbourne Planning Scheme, Amendment C207 Panel Report, January 2014, Jennifer Moles, Chair

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage, August 2007

Using the criteria: a methodology, Queensland Heritage Council, 2006

Victoria Planning Provisions Practice Note: *Applying the Heritage Overlay* (2014)

Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

APPENDIX A – LIST OF PRECINCTS & PLACES ASSESSED

Most of the places in the following table are shown on Figure 9 (see following page), which is reproduced from the PAC incorporated provisions. Places that are not shown on Figure 9 are indicated by an asterisk (*).

Place Name	Address	Assessed by 2013 Study?
St James' Village (Dame Pattie Avenue) Precinct	1-23 & 2-18 Dame Pattie Avenue	Yes
Henty Street Precinct	2-15 Henty Street, 1-5 Bald Hill Road & 1-7 Thomas Street.	Yes
James Street Precinct	1-49 & 6-52 James Street & 1 Snodgrass Street	Yes
	<i>49 James Street</i>	Partial
Rogers Street Precinct	2A-30 & 7-37 Rogers Street & 39 Main Street	Yes
	<i>State Bank/War Services Homes Group 11, 14, 17 & 5/19 Rogers Street</i>	Partial
	<i>House, 39 Main Street</i>	Partial
	<i>House, 12 Rogers Street</i>	Partial
	<i>House, 23 Rogers Street</i>	Partial
P.B. Ronald Reserve	Henry Street	Yes
House*	18A Henry Street	No
Girl Guide Hall	32 Henry Street	Yes
House*	81 Henry Street	No
House	89 Henry Street	No
Childcare centre*	6 Henty Way	No
House*	14 Main Street	No
Pakenham Kindergarten (former Pre-School)*	27 Main Street	No
House*	30 Main Street	No
House*	32 Main Street	No
Shop	62 Main Street	Yes
House*	84 Main Street	No
Shop and residence	90-92 Main Street	Yes
House*	96 Main Street	No
Bourke Park	Railway Avenue & Station Street	Yes
Hardware Store (former)	1-7 Station Street	Yes

APPENDIX B – ASSESSMENT METHODOLOGY

B.1 Introduction

This section provides a context for the assessment of significance of built heritage places suitable for potential inclusion in the HO, which draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes* (The Advisory Committee Report), which was completed in August 2007 and the VPP Practice Note.

B.2 Establishing a threshold of local significance

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines ‘threshold’ as follows:

Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values (Advisory Committee Report, p.2-41).

How is a threshold defined?

The Advisory Committee Report (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgement required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgements.

The Advisory Committee Report (p.2-45) makes the following comments:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something, which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.

The VPP Practice Note (as updated in 2012) now provides the following advice:

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

The Victorian Heritage Register *Threshold Guidelines*, originally endorsed in 2012 and updated in 2014, provide a useful and comprehensive step-by-step guide for determining whether a place satisfies heritage criteria at the local level. While developed specifically for assessment of places of potential State significance the principles and procedures set out may also be applied at the local level.

Also very useful are the guidelines developed by the Queensland Heritage Council in 2006.

Intactness vs. integrity

The 'intactness' and 'integrity' of a building are often used as a threshold indicator.

A discussion on 'Threshold indicators' for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council, notes that:

A place that satisfies criterion (d) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.

It is my opinion that this is an appropriate model to apply. The equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation.

It is also my opinion that a clear distinction needs to be made between the concepts of 'intactness' and 'integrity'. While interpretations of these terms in heritage assessments do vary, for the purposes of this report I adopt the definitions set out on pp. 16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

***Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.*

***Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).*

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place's integrity to such a degree that it loses its significance.

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it is expected that the majority of places of local significance will be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not 'static' documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a 'more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context' (Warrnambool Planning Scheme Amendment C57 Panel Report).

Conclusion

In accordance with the Advisory Committee Report the guidelines prepared by the Heritage Councils in Queensland and Victoria have been summarised to assist with determining whether a heritage place meets the threshold of local significance to Cardinia Shire using the Hercon criteria. Heritage Victoria notes that local significance can mean significance to a locality and it is evident from the thematic history that Pakenham has a distinctive history. Accordingly, local significance for this study can include places that are significant to the locality as well as places that may be also significant at a municipal level. It is noted that a place need only meet one Hercon criterion in order to meet the threshold of local significance. Meeting more than one

Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- ▶ The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).
- ▶ The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or locality (Criterion B).
- ▶ The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- ▶ The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e., it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).
- ▶ It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- ▶ The place is an exemplar of an architectural style; displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- ▶ The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or locality (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places or precincts that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low intactness; or
- ▶ The place is common within the municipality or locality or already well-represented in the Heritage Overlay; or
- ▶ If a precinct, it has low proportion of Contributory buildings (i.e., low intactness), or if an individual place it has low intactness and/or integrity; or
- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples the municipality or locality; or
- ▶ The social or historical associations are not well established or demonstrated.

B.3 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.

The Advisory Committee considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- ▶ the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- ▶ whether the place illustrates historic themes or a particular period or type of development.
- ▶ whether it is a defined part of the municipality recognised by the community.
- ▶ whether non-built elements such as the subdivision pattern contribute to its significance.

The Advisory Committee recognized that due to historic patterns of development, precincts may have either heterogeneous or homogeneous characters, and concluded that criteria suggested by the Hobsons Bay C34 Panel, 'may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations'. On this basis it suggested (p.2-55) that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a***

single heritage place and share a statement of significance and HO number. (Emphasis added)

This approach (referred to as 'Group, serial or thematic listings') was formalised in the 2012 update of the VPP Practice Note.

Finally, with regard to the proportion of Individually Significant (or Individually Significant and Contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

Conclusions regarding precincts

For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- ▶ They contain contributory places that individually or as a group illustrate important themes set out in the thematic history. (Criteria A or D)
- ▶ The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic or other association. (Criterion A)
- ▶ Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). (Criteria D or E)
- ▶ Precincts that are historically significant will include elements such as building styles and subdivision layouts that are representative or typical of a particular era or type. (Criterion D)
- ▶ Precincts of aesthetic significance may also be distinguished by the quality/visual cohesion of the building design and other contributory features when compared to other examples. (Criterion E)

APPENDIX C – CHANGES TO 2013 STUDY CITATIONS

On the basis of the analysis carried out for this study some changes are recommended to the following statements of significance from the 2013 Study. New or amended text is shown as *italics*. Text that has been moved is underlined. Deleted text is shown as ~~strikethrough~~.

St James' Village (Dame Pattie Avenue) Precinct

The following changes to the 2013 SoS are those recommended by the 2015 Context Study. Please see Appendix D for the new precinct citation, as recommended by the 2015 Study.

What is significant?

The St James' Village, comprising the houses and front fences at 1-17 and 2-18 Dame Pattie Avenue, is significant. The Anglican Archbishop of Melbourne officially opened the first stage of the St James' Estate, an initiative of the Pakenham St James' Parish, in 1959 and all of the houses were completed by 1962. In 1966 a building at No.18 was constructed as a meeting room, but was later converted to a house. The estate consists of 18 small timber houses along Dame Pattie Avenue. The curved roadway is narrow and the houses are set close to the street and to each other, creating an unusually cohesive urban environment. All the houses are weatherboard, now over-clad in modern vinyl 'weatherboards' with the same appearance. The majority of the houses closely match in design, with variation provided by mirroring of the plan on alternate blocks, differing tile colour to the gable roofs, glazed porches to the houses on the south side of the street, and patterning to the continuous low red brick front fence in front of some of the houses. At the beginning of the street further variation is provided by the use of hip roofs, and the quite different design of Nos. 1 and 4, which still maintain the materials and scale of the other houses. At the end of the street, Nos. 14 and 16, and 15 and 17 are duplex versions of otherwise matching design, while No 18 facing the cul-de-sac is a smaller and simpler version.

Non-original alterations and additions the houses and the garage at the rear of 1 Dame Pattie Avenue are not significant.

How is it significant?

The St James' Village is of local historical, social aesthetic and architectural significance to Cardinia Shire.

Why is it significant?

The St James' Village is historically significant for its associations with response of the Anglican Church to the ever-increasing need for aged care accommodation in the post-war era when the Diocese of Melbourne decided to become actively involved in the provision of aged care facilities. The St James' Estate is associated with the social services work of the Anglican Church, both in the Diocese of Melbourne and locally within the St James' Parish of Pakenham, and in particular with the Anglican Homes for the Elderly, which was one of the key initiatives of Archbishop Booth after he was ordained in 1942 and he later described it as 'one of his most significant works'. It is associated with the expansion of aged care facilities in the post-war era that was made possible by the first Federal Government grants made in accordance with the Aged Persons Homes Act of 1954. While the Federal subsidy provided some of the money, the

establishment of such accommodation also depended upon financial assistance from the church, donations of land, money and skills by local people and, in this case, the Council, which is demonstrated by the provision of paved streets and footpaths. (Criteria A, H)

~~as an example of the early stage of provision of independent living accommodation for the elderly in Victoria, and for its association with the Anglican Church in Pakenham. It was dedicated by the Anglican Archbishop of Melbourne in 1959. It is a rare if not unique type and scale of street in Victoria, undertaken in the early stages of aged accommodation in Australia, when the government assisted communities to resolve the emerging social issue of an ageing population. It is unusual compared with later developments in having a suburban street dedicated to independent living units. The provision of paved streets and footpaths as part of a housing development was an achievement in that era, and reflects in part the Council's support for the project. (Criteria A, H B, E, G)~~

The St James' Village is significant as a representative example of the 'independent living unit' type of aged care accommodation, which in 1960 was said by the Victorian Director of Social Services to be the best complex of its kind in Victoria. This type of aged care accommodation has been provided since the first 'almshouses' for the elderly were established in Melbourne in the 1860s and the earliest surviving examples include the Old Colonists' Homes and the Royal Freemasons Homes. As the name suggests, this type comprises self-contained houses (and, in the post-war era, flats) that are usually arranged facing a street or roadway in the manner of a 'normal' residential subdivision. However, a distinguishing feature is usually the inclusion of a building providing communal facilities for residents to meet and socialise, or to serve as a sick bay. The building at No.18 Dame Pattie Avenue originally served this purpose, but was later converted to become a residence. (Criterion D)

The St James' Village is *aesthetically and* architecturally significant as an unusually scaled and substantially intact precinct of mostly closely matching small houses. ~~Although designed essentially as a retirement village, unlike later versions of this housing type, it is a suburban street, but with all the allotments and houses at a reduced scale.~~ With facades varying mainly by mirroring of the plan and the presence or absence of glazed porches, the street has a remarkable uniformity, reinforced by underground services, close spacing, small front setbacks, continuous low brick front fences, and a sense of enclosure created by the narrow curved road. Monotony is avoided by the subtle variety introduced by the curve of the road, variations in the colours of the roof tiles and wall cladding, the fence brickwork, as well as by the few houses with different plans or roof form at one end, and two pairs of duplexes at the other. The houses themselves, although small, are carefully designed. The slightly projecting glazed porch provides variety, some sun protection to the houses on the south side of the street, and the large corner windows are generously scaled, providing plenty of light to the living area. (Criterion B, E, F)

Henty Street Precinct

History

In 1924 ten township-sized allotments were created on Henty Street west of Thomas Street (Lodged Plan 9917, 3 April 1924). These had standard 66 foot (20 metre) frontages, but were extremely long (660 feet, 200 metres) and one acre (0.4 ha) in area. No doubt this was to accommodate the greatest possible number of allotments on the

available road frontage, and also to provide space for a horse, cow, kitchen garden and perhaps a house orchard, hens etc. (Moloney et al 2013:69-71).

A c.1937 oblique aerial photograph shows a cluster of houses on these allotments. Six of the houses visible in this photograph remain, ~~five~~ *three* of which are in this precinct. Rate books show that four of these houses were built in 1924, making them the earliest known inter-war period houses in Pakenham *and the first to be constructed south of the railway line*. These houses are also similar in design, ~~three of them featuring longitudinal gable form. Three (including an altered one outside of the precinct) appear to have been identical in design, with a very high gables and an inset verandas across part of the façade, suggesting the same builder constructed them.~~ The other inter-war house at No.6 *was constructed in 1928-29* (Moloney et al 2013:59-71). ~~is a conventional bungalow design.~~

~~One of this group, No.15, was from 1944 the residence of Joseph David Purves, publican of the Pakenham hotel. 'Dave' Purves was described in his obituary in 2002 as one of Pakenham's 'greatest champions', who had had a kind word for all. He was a WW2 veteran, a keen sportsman and strong supporter of virtually all of Pakenham's sporting clubs at some stage. He had taken over the Pakenham hotel in 1946 and formally retired in 1980.~~

~~The next significant subdivision in the area did not occur until 1952, and created the allotments upon which Nos. 2A Henty and the adjacent 1,3 & 5 Bald Hill Road were built in the mid-late 1950s. Several of these houses were owner builder constructions by the Monckton family, including the composite weatherboard and fibro clad No.5. Mr Monckton explains that, with wages at £2 per week, there was no other way to obtain a house. These three simple Bald Hill Road dwellings fit the category of post-war 'Austerity' housing, which was a feature of 1950s Australia.~~

~~The next phase of development began in the mid-1950s following the~~ This was followed by subdivision of ~~allotments land~~ between Charles and Thomas Streets in 1955 (Lodged Plan 32157, 22 November 1955), upon which ~~weatherboard 1950s style houses, including one example with a very low pitch front gable and a rear skillion roof (No.5 Henty Street, perhaps the only original skillion roof in the study area) were built.~~ In 1927 Edwin Ernest Smethurst, a 'contractor', had purchased land in this area from Alexander Crichton 'grazier' (Context Pty Ltd, 2017:466). By 1956 he was described as a 'dairyman'; it would appear then that the part of Henty Street east of Thomas and around Charles Street was part of the change from pastoral to small farming that occurred in the 1920s. When the Smethurst land was subdivided the rate books show that in 1956 No.4 Henty Street was owned by Frank & Louie Smethurst, while in 1957 No.3 Henty Street was owned by Kenneth V. Smethurst. *By 1958, both Frank and Kenneth, possibly sons of Edwin, had built the houses that are on these blocks today. Also built by 1958 was the house at no.5* (RB, as cited in Moloney et al 2013:69-71). ~~No.2 Henty Street was also a part of this 'Smethurst subdivision'.~~

~~In the meantime, the long 1924 blocks on the west side of Thomas Street (Nos. 1, 3, 5, 7) had been re-subdivided creating *what is now nos. 1, 3, 5 & 7 Thomas Street.*, and one 1946 ~~The first fibro and weatherboard house at no.7 had been constructed by 1946, and three 1950s weatherboard houses had been constructed~~ The rate books reveal that in 1957 Nos. 1, 3, and 5 Thomas Street were all owned by 'Pakenham Builders', and the following year all the allotments had houses and new owners, suggesting that these were houses built 'on spec' by the builders and sold quickly. ~~Harold Jenkins and Colin Smith~~~~

constituted 'Pakenham Builders', who in the 1950s and 60s were highly regarded builders in Pakenham (RB, Graham Treloar, pers. comm., 26 February 2013, as cited in Moloney et al 2013:69-71).

Sources

Berwick Shire rate books (RB), 1951-60

Context Pty Ltd, *Cardinia Local Heritage Study Review. Volume 3: Heritage place & precinct citations, Final report, revised*, September 2017

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013

Graeme Butler & Associates, *Cardinia Shire Heritage Study Volume 2 Environmental History*, 1996

Lodged plans, as cited

Description

The Henty Street precinct is a residential area comprising interwar and post-war houses at 3-10 Henty Street.

~~The Henty Street precinct includes houses from a range of periods, but includes a number grouped in sets of two to four of a similar period and style, and one house that is individually significant.~~

No.6 Henty Street, *constructed c.1928-29 bungalow on a large block, is individually significant, as a fine example of an interwar bungalow, which is complemented by its garden setting that includes two mature Phoenix canariensis (Canary Date Palms).* ~~Its garden is bordered with shrubs and has two well-placed Phoenix canariensis (Canary Date Palms). It has been subject to a comprehensive previous citation by Context (2011), which recommended individual heritage overlay protection.~~

~~The other interwar houses are the gable-fronted timber bungalows at nos. 8 and 10 11, and 15 Henty Street that were all built at the same time (c.1924) and are all weatherboard, of similar distinctive size and have similar style, with similar siting and detailing, and matching setback from the street, suggesting they were constructed by the same builder. They are simplified Edwardian in style rather than the more typical Bungalow style of this period. No.15 may have been extensively, but sympathetically, altered. Nos. 10 once had an inset porches (now infilled); No. 11 is intact while the porch of No. 10 has been infilled. while No.8 is a striking design with has a central inset door and large central gabled verandah, though this may be a later sympathetic alteration.~~

(Note: there are/were similar houses at nos. 11 and 15, which have been excluded from the precinct. The former was excluded as in 2017 a planning permit had been issued for its demolition, while the latter is physically separated by non-contributory houses).

The other houses in the precinct date from the post-war period. No. 5 Henty Street is an unusual post-war house, with two separate roof types joined, with the front low pitched gable and skillion roofs section dominating and along with the unusual window design (comprising vertical stacks of three small square openable windows either side of the main window) adding a note of 1950s modernity to the street. No. 4 by contrast is a comparatively scarce example of a triple-fronted post-war plan clad in weatherboard (although not yet quite a triple-front in that its third wall is blank). It has a white horizontal plank fence with hedge; there are a number of these types of fence in Pakenham, influenced by American post-war modernism and very clearly associated with the 1950s and 60s.

Nos. 2A and No. 3 Henty Street are both is a 1950s cream brick veneers with all the features associated with the style, on opposite sides of Charles Street, with similar a low cream brick fences sweeping around the corner blocks. No.2 is a typical triple fronted form with a matching garage, while No. 3 is It has the less typical transverse gable form facing the street, with variation provided by insets, a projecting porch supported by wrought iron column, and large steel-framed windows. Highly intact, it is complemented by an original cream brick front fence that returns along the side boundary and typical post-war garden planting comprising The dwelling on the west corner (No.3) has a mix of exotic shrubs including camellia, azalea, rose, gardenia and *Prunus serrulata* (Flowering Cherry) set in lawns. The dwelling on the east corner (No.2) has an all native mixed shrubs screening the residence,

Nos. 1, 3 and 5 Bald Hills Road are a group of post-war Austerity style houses, with simple plans, few decorative details and weatherboard or weatherboard and fibro walls. They form a distinctive group due to their lack of fences or extensive landscaping and all being painted white, recalling Sydney artist Reg Mombassa's description of the unadorned simplicity of this house type (p.27).

The post-war houses on the west side of Thomas Street although Nos. 1, 3 & 5 were built together by 'Pakenham Builders', do not form a stylistic group. They include a range of post-war styles, from are in the simple Austerity / Bungalow style of including the fibro-clad No.7, to the fibro and weatherboard at No.3, and a similarly unusual the double fronted (U-shaped) example at No.1 constructed in timber are in the simple Austerity/Bungalow style.

The street plantings on Henty Street include interplanted *Prunus cerasifera* 'Nigra' (Purple-leaf Cherry-plum). This planting scheme, used elsewhere in Pakenham, was borrowed from Canberra where it was used frequently to create a Garden City effect.

On the opposite (railway) side of Henty Street is an avenue of mature *Eucalyptus spathulata* (Swamp Mallet), *Melaleuca styphelioides* (Prickly-leaved Paperbark) and *Corymbia maculata* (Spotted Gum), which provides a strong definition to the railway reserve. This planting contributes to but is not included in the Heritage Overlay.

Sixteen out of 20 sites, or 80% of the precinct is either 'significant' or 'contributory'.

What is significant?

The Henty Street precinct, a residential area comprising interwar and post-war houses at 3-10 Henty Street is significant. Development of the precinct commenced during the early 1920s at a time when Pakenham was experiencing a period of growth. includes houses from the interwar period and the early post-war period. and this early period of building is demonstrated by the group of four houses at 8 and 10, 11, and 15 Henty Street date from built by 1924, and are closely similar in design, and the large house at No. 6 Henty Street, constructed in 1928-29. Further subdivisions were made in the mid-1950s and the precinct was fully developed by 1960. The Contributory houses within the precinct are:

- The gable fronted interwar timber bungalows at nos. 8 & 10 Henty Street.
- Post-war houses including a triple-fronted weatherboard bungalow with complementary horizontal timber rail front fence (4 Henty), a cream brick house with a transverse gabled roof and matching low brick front fence (3 Henty) and a low-skillion roof Modernist style house (5 Henty Street).

'Grason' at 6 Henty Street is of ~~(identified in the Cardinia Heritage Study 2011 as being individually significant)~~ is *individual significance* as an expansive Bungalow set in a large garden with mature Canary Island Palms.

The units at 7 & 9 Henty Street are not significant.

How is it significant?

The Henty Street precinct is of local historical and architectural *and aesthetic* significance to Cardinia Shire.

Why is it significant?

Henty Street precinct is historically significant ~~for including as a wide representative range 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*. It includes ~~a group some of the four~~ earliest inter-war houses in Pakenham, built c. 1924, ~~in a very different form than the slightly later bungalows constructed elsewhere in the town~~ which were the first to be constructed south of the railway line, as well as some of the first post-war dwellings and therefore illustrates the beginnings of the expansion of Pakenham in this direction. ~~It is also distinguished from both the Rogers and James Street precincts in that its post-war housing is early, dating only to the 1940s and 50s. These include 'austerity' housing, some of which are owner-built, a common practice in Australia in the post-war years. A group of houses on Thomas Street appear to have been 'spec built' by one of Pakenham's foremost builders in the late 1950s boom. Some of these are partly or fully constructed with fibro-cement, a cheap and easy material to handle for non-professional builders. The widespread use of fibro-cement cladding for housing is directly associated with Australian country town history, and the houses of this type in the precinct are strongly expressive of Pakenham's 'country town' past. The large No.6 Henty Street was built by contractor Edwin Smethurst when he took up the land for dairying in 1927; after he subdivided his farm in 1955 two other Smethursts, likely his sons, built the houses on Nos.3 and 4 Henty Street. The precinct is also associated with Joseph David Purves, prominent supporter of sporting clubs and long-time publican of the Pakenham hotel. (Criteria A, D)~~

~~Henty Street precinct is architecturally significant for its good examples of the various periods including a wide range of early post-war styles, ranging from a simple plan Austerity style fibro-cement clad houses (7 Thomas Street, 1946) to a triple-fronted cream brick veneer (2 Henty Street, 1959). The large bungalow at 6 Henty Street is individually significant as a fine example of the type set in a large period garden. (Criteria B, D, E)~~

James Street Precinct

History

James Street is one of the early residential streets in Pakenham. The west side of the south end, from the bend south to John Street, was subdivided in 1886 (Lodged Plan 1337, 20/11/1886). As was the practise in Pakenham these were conventional 66 feet blocks, but long and narrow, and half an acre (0.2 ha) in area, apparently intended to maximise the number of blocks to a road, and at the same time provide space for a horse, cow and kitchen garden behind. In this case the other end of the block extended to Main Street, which was no doubt the intended address (Moloney et al 2013:55-59).

However, an 1890 subdivision created a street, James Street, along the back ends of the Main Street blocks (Lodged Plan 3022, 1/8/1890). It subdivided the whole east side of

James Street into much shallower (132 foot) but wider (100 feet, 30 metre) allotments. A few of these allotments survive, creating settings for sprawling houses (Nos.16-18, and No.20), but most were further subdivided, often by consolidating adjacent allotments and dividing these into three new blocks (Moloney et al 2013:55-59).

The remaining part of James Street (the north-west end) remained ~~unsubdivided into township allotments undeveloped~~ until 1947, when it was subdivided into mainly 66 feet frontage *township* blocks, although with some larger allotments due to the irregularities created by the Pakenham Creek's course through the area (Lodged Plan 16990, 18/2/1947). ~~The Returned Soldiers' League (RSL) hall (1 Snodgrass Street) was built on one of these larger allotments (see below).~~

As fits this subdivision history, the earliest aerial photographs show early development on the southeast part of James Street. ~~The~~ A c.1937 oblique aerial *photo of Pakenham* shows No.49, and then a gap to 6 houses in a row south of Stephenson Street, and No.21 James Street on the corner of Stephenson Street, *which had been constructed in 1927-28*. The rest of the street is virtually undeveloped. By 1947, with about 19 dwellings, James Street is the most developed street in Pakenham after Main Street (Moloney et al 2013:55-59). ~~Again most of the development is on the lots created in 1886 in the south-west of the street, but there is now some development on the 1890 allotments at the south-east of the street (Nos. 48, 50 & 52).~~

By 1956 there has been a great increase in development, with only a few allotments on the north end of the street now without houses. *The houses built during the early post-war era (c.1947-56) included nos. 5, 6, 7, 8, 9, 10, 11, 14, 15, 17, 16-18, 26, 28, 30 and 32 (Moloney et al 2013:55-58). Of these, no.16-18 was built for prominent Pakenham real estate agent and active community and Anglican church member, Noel Webster (Moloney et al 2013, cites Pakenham Gazette, 17 November 2004). This house was demolished in 2018.*

Also built during this time was the RSL headquarters hall, which was built constructed in 1956 on a large corner allotment, in solid brick. It was reputedly built by noted local bricklayer Mick Manester, who had persuaded George Barker (builder) and Bert Fox of the RSL to change their plans and build in brick. He Manester was a member of the RSL, and ~~had~~ said later that he had built it voluntarily. The bricks are clinker, which at that time were seconds and cheaper (Graham Treloar, pers. comm., 26 February 2013).

The remaining vacant allotments were built on from the late 1950s to early 1970s. Houses constructed during this period include nos. 9, 13, 20 & 24 (Moloney et al 2013:55-59).

Sources

Context Pty Ltd, Cardinia Local Heritage Study Review. Volume 3: Heritage place & precinct citations, Final report, revised, September 2017

David Moloney, Rohan Storey & Pamela Jellie, Pakenham Structure Plan inter-war and post-war heritage study, May 2013

Graeme Butler & Associates, Cardinia Shire Heritage Study Volume 2 Environmental History, 1996

Lodged plans, as cited

~~Development at the south end is interrupted by the Pakenham Fruit Growers & Producers Co-op Ltd that stretched to Henry Street, and on which the Senior Citizens complex, and some 1970s housing (Nos. 44 and 46) were built when the coolstore~~

closed down. By 1962, with the exception of this and several two large blocks at the Princes Highway corner (one of which looks like a coolstore), the carpark behind the Uniting Church and a vacant block opposite, the whole of James Street has been developed with single dwellings. There have since been comparatively few villa unit developments to interrupt this, although changes are evident in the conversion of some of the houses near Main Street into professional offices, and a large area, currently carparking, behind Main Street has been cleared of its housing.

The RSL headquarters *hall* was built in 1956 on a large corner allotment, in solid brick. It was reputedly built by noted local bricklayer Mick Manester, who had persuaded George Barker (builder) and Bert Fox of the RSL to change their plans and build in brick. He was a member of the RSL, and told later that he had built it voluntarily. The bricks are clinker, which at that time were seconds and cheaper (Graham Treloar, pers. comm., 26 February 2013).

No.27 James Street appears to have been rental accommodation, apparently built by Rothwell Bloomfield in the 1920s, passing hands through a few labourers, to Audrey Goldsack, and then Mrs Marion Ahern, who were of well established families and may have held the property for investment.

No.49 James Street was built around 1933 by Herbert Bennet Thomas, son of the Albert Edward Thomas the founder of the Pakenham Gazette. HB Thomas was later to become editor of the Gazette himself, as did his son Ian Herbert. He appears to have built the house when he married Elizabeth Southern in 1933. It is situated on the same 1886 block as his father's house at No.94 Main Street, and the Gazette office at 100 Main Street. HB Thomas still owned the house in 1970.

No.48 James Street was built in 1946 by Charles Truscott, a carrier, and from about 1949 became the home of Victor Charles Saunders, a well-known Main Street post-war garage proprietor.

No.16-18 was built for prominent Pakenham real estate agent and active community and Anglican church member, Noel Webster (*Pakenham Gazette*, 17 November 2004).

Unusually, No.45 James Street has a Doric column supporting its porch. In this it matches No.62 Main Street, which was originally part of the same allotment. They were apparently built at the same time by JJ Ahern the noted Secretary of the Shire of Berwick and a leading citizen of Pakenham, for rental purposes.

Description

The James Street precinct is a residential area comprising detached houses on garden allotments from the interwar and post-war periods at 5-21 & 6-32 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.

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 – e.g., no.32). Typically, they have a hipped or gabled roof and are built to a 'T' plan (nos. 6, 26, 30) or 'L' shape (or asymmetrical) plan (nos. 5, 7, 8, 10, 11, 14, 17, 22, 28 & 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 no.11, 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 12, 16-18, 19, 24 & 28 James Street are not significant.

~~The precinct comprises a mix of residential periods and styles, and two non-residential places (the RSL and the Scout Hall). All contributory and significant houses are single family dwellings, and all are single storey. Most would be classified as small, but vary from the quite humble accommodation of labourers, to larger houses built by owners of local businesses or of town land. The section north of Pakenham Creek comprises eight late 1940s-mid 1950s contributory dwellings. South of Pakenham Creek to the Scout Hall are 12 significant/contributory buildings, most dating to the 1950s, one inter-war, two 1960s and one c.1970. There is a lesser density of significant/contributory dwellings in the southern part: of 11 buildings here (including the Scout Hall) at least 8 are inter-war or immediate post-war (1940s), and two are 1970s.~~

~~The dwelling styles range from the interwar Bungalow styles to a variety of post-war styles and wall cladding materials. They include excellent examples of fibro & weatherboard (2 inter-war and 6 post-war), a simple L-shaped weatherboard, and a quite elaborate cream brick house on a sweeping block. There is a scarce example of a 1950s weatherboard triple fronted dwelling. There are four buildings in the distinctive late 1960s-early 1970s style, all in brown brick; Nos. 44 and 46 are built on the diagonal, angling away from each other.~~

~~The buildings appear from the street to be in fair-good condition; almost all have a high degree of integrity, although in a few cases renovations have impacted on this.~~

~~Two places, No.21 James Street (1927-28), and No.34-36 James Street (the Scout Hall), have existing individual Heritage Overlays, and are fully described in the Context 2011 and the Butler 1996 Cardinia heritage studies. In addition another two places have been identified as significant, the RSL (visually prominent, but significant for historical and social rather than architectural values), and No.16-18, one of the two more elaborate post-war cream brick dwellings in the Structure Plan area, set on a spacious country-era block.~~

~~Thirty two out of 47 sites, or 68% of the precinct is either 'significant' or 'contributory'.~~

What is significant?

The James Street precinct, a residential area 5-21 & 6-32 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 its vacant areas mainly to the north of the street were quickly built on, particularly 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. and the suitably rustic style Scout Hall which is complete with rubble stone and log details. The handful of Interwar Bungalows are mostly of the distinctive Pakenham type, with one in the form more typically found in the metropolitan areas. Most of the houses in the James Street precinct are from the early post-war period, most many 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 no.11, 13 & 15 & 32.

. including one outstanding cream brick house from c.1951, set on one of the spacious original allotments at nos. 16-18. The precinct also includes houses from the late 1960s and 1970s, all in brown brick, in a variety of forms. Contributory places include:

- The houses at 5-11, 13-17 & 6-10, 14, 20-22 & 26-32 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 12, 16-18, 19 & 24 James Street are not significant.

How is it significant?

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

Why is it significant?

James Street precinct is historically significant for including as a wide representative range 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. Immediately after the war its vacant areas mainly to the north of the street were quickly built on, particularly with combined fibro and weatherboard clad houses. By the early 1960s virtually the whole of the street had been built with dwellings. Some of the large allotment sizes associated with late nineteenth and early twentieth century subdivisions are retained in the 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's 'country town' past. It has associations with HB Thomas, second generation of the Thomas family editors of the

~~Pakenham Gazette, prominent Pakenham citizen JJ Ahern, and well-known mid-twentieth century businessmen Noel Webster and Victor Saunders. (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. ~~The 1937 Scout Hall is another civic building of historical and social significance in the precinct. (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*, ~~Some of the set on large allotments sizes associated with late nineteenth and early twentieth century subdivisions are retained in the street. The consistency of form, materiality, detailing and siting of the houses creates visually cohesive streetscapes and it includes for including houses generally typical for the era in which they were built, but for a number and some that are a distinctive feature of the within Pakenham township such as 21 James Street and a number some that are unusual in other ways~~ The smaller ~~Interwar Bungalows are of the 'Pakenham type', featuring low pitched roofs continuing over the verandah, with a weatherboard base and fibro to the main body of the walls.~~ 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's 'country town' past. (Criteria B, D, E).

PB Ronald Reserve, Henry Street

What is significant?

In 1892 what is presently known as the PB Ronald Recreation Reserve Pakenham was purchased privately by the local community, who then developed a cricket and football ground, and a bicycle racing track. From 1914 until 1959 when it was transferred to the Pakenham Racecourse, the reserve also hosted the annual Pakenham Show. In the 1950s the community again raised money to build the Pakenham Hall (built 1959, now demolished) on the reserve. Around this time the war memorial was moved from Bourke Park to a site near the hall on the corner of Henry and John Streets, and three rows of Blue Gum eucalyptus trees planted near the oval (seven of which remain). After the Second World War the community gave the recreation reserve to the Shire, which then purchased additional land along Henry and Anderson streets, and built the brick Council depot. The management of the Recreation Reserve and Hall for most of its subsequent history was by a Council delegated Committee of Management.

In the late 1950s a community group began raising funds for a swimming pool for the children and youth of the town, and this was opened in 1962. Tennis courts and a bowling green were added, and the Fire Brigade Training Track built beside John Street. In 1969 the football club built the 'Crackers Jackson' pavilion, followed in the 1980s by social club extensions. In c.1972-73 the Council built the PB Ronald Stadium for indoor sport. In c.2000 the football and cricket clubs moved to the new grounds provided on

the Princes Highway, as part of a new Council strategy for the reserve, in which passive rather than active recreation became the new priority. ~~Picnic and landscaped areas were provided, together with a skateboard park. A new hall, library and multi-purpose facility was opened on the corner of Henry and John Streets in 2011. The former Council depot, and small ad hoc sheds nearby, are home to a number of Shire hobby interest and theatre groups. There is a red oak, planted in 2002 and a plaque explaining its commemoration of the Red Cross.~~

Today, the buildings and features of primary significance at the reserve include the Cracker Jackson Memorial Pavilion, the 1950s Council depot and the mature plantings adjacent to and between these buildings along the Henry Street frontage. The War Memorial is of individual significance and has its own citation and statement of significance.

The Cracker Jackson Memorial Pavilion is a simple long rectangular brick structure incorporating change rooms and a covered viewing area, each occupying half of the structure, divided along the ridge line of the low pitched gable roof. The roof on the park side is cantilevered, providing a large covered area, with elevated viewing from a concrete platform raised a few steps above ground level. The most notable element of the structure is the use of textured block work in the rear wall of the viewing area which appears to spell out CRAC, a short version of the name of the stand, which is spelled out fully on the deep fascia attached to the roof edge of the viewing side.

The Council depot is a large red brick shed-like structure, with a prominent high corrugated iron gable roof with timber edging all painted green. The openings on the main visible sides, including four large vehicle entries with solid timber plank sliding doors (one on the main gable end and three on the Henry Street side) a pedestrian door, and two windows, are edged in cream brick, most surviving with what was probably their original brown paint colour. ~~The whole effect is a decorative treatment more common to buildings constructed before the First World War than c.1950.~~

How is it significant?

The PB Ronald Reserve Pakenham is of local historical and social significance to Cardinia Shire.

Why is it significant?

The PB Ronald Recreation Reserve is of local historical and social significance for its associations with the foundation of many sporting and civic organisations in Pakenham. The first of these were cricket and football, followed by bicycle racing in the early twentieth century. It was also the site of the town's first swimming pool. The Recreation Reserve has a strong historical association with other key Pakenham organisations and events, including the War Memorial and Anzac Day services, the Fire Brigade (Training Track), the Pakenham Hall, and the Pakenham Show, which was held at the Recreation Reserve before moving to the Racecourse. Other sporting groups established on the reserve include the tennis and bowling clubs, and the theatre and hobby groups that have built clubrooms. In recent decades the Recreation Reserve has also hosted other important Council-sponsored recreation, education and lifestyle facilities, held at the PB Ronald Stadium, the new hall and library, the skateboard park and the new passive recreation landscaping and picnic facilities. *(Criteria A & G)*

The Recreation Reserve is also of local historical and social significance as a testament to civil society in Pakenham, from its foundation by the community to the transition of its operation to local government. It was the second (after the now-demolished Mechanics Institute), and the most remarkable instance of community self-sufficiency, wherein in

1892 the people purchased land privately to develop recreational facilities. In contrast to early government surveyed townships in East (or New) Pakenham there was no land withheld or reserves gazetted for recreation, clubs or churches, necessitating that the community purchase land prior to then building facilities. The success of the recreation reserve encouraged a model of community responsibility that predominated in Pakenham into the 1960s, by which time local government was assuming a greater role in such endeavours. Other community facilities developed by the small Pakenham community in the twentieth century have included one of the most successful regional racing clubs in Victoria, the Bush Nursing Hospital, the Agricultural Show, Pakenham Hall, the Bourke Park Sound Shell, the kindergarten, St James Village, Scout and Guide Halls and the Yakkerboo Festival. Some of the concluding products of this notable community spirit are situated on the PB Ronald Reserve: the Crackers Jackson pavilion (1969); the Fire Training Track (1966); and the Swimming Pool (1962), which was also the subject of a 2002 community campaign to ensure its survival. The Crackers Jackson pavilion (and less directly the later football social club buildings) is now the only remaining evidence of the football and cricket oval that were the origin of the Recreation Reserve and which played a significant role in developing the community engagement model that has distinguished Pakenham's history. (Criteria A, B, G)

The Recreation Reserve is also of historical significance for its association with PB Ronald after whom the Recreation Reserve is named, whose many local associations included presidency of the Pakenham Racing Club and the Pakenham & District Horticultural & Agricultural Society (the Pakenham Show), and councillor of the Shire of Pakenham. Appropriately, it is also associated with a sportsperson, footballer RL Jackson. (Criterion H)

The Depot building is of aesthetic significance as a prominent functional building that is given a decorative treatment, with cream brick edging to the many openings in the red brick walls and green painted roofing, and brown painted doors. (Criterion E)

The rows of Blue Gums along the Henry Street boundary are of aesthetic significance as landmark plantings that contribute to the identity and amenity of the reserve. (Criterion E)

Girl Guide Hall, 32 Henry Street

What is significant?

The Pakenham Girl Guide Hall, constructed in 1964 at 31-33 Henry Street, is significant. The 1964 Pakenham Guide Hall is situated on the same piece of land as the 1937 Scout Hall, which was donated in 1933 the land had been donated for both Scout and Guide purposes by businessman W.L. Thompson. The Guide Hall is a small domestic scaled building set on a substantial parcel of land, preserving a sense of spaciousness of 'country town' Pakenham.

It is a traditional country hall type building: rectangular with a gable roof, but parallel to the road with the entry in the centre of the long side. The entry is marked by a gable-fronted porch, the windows are small and timber framed, and there is a small rear skillion roofed addition. All walls and roof are corrugated iron, with the walls painted blue, and timber details picked out in white. Metal decking has replaced some of the original cladding. A fine *Privet* (*Ligustrum sp.*) hedge and formal plantings delineate a curved driveway highlighting the entry.

How is it significant?

The *Pakenham Girl Guide Hall*, at 31-33 Henry Street Pakenham, is of local historical, social and architectural significance to Cardinia Shire.

Why is it significant?

The Guide Hall, at 32-33 Henry Street Pakenham, ~~It is historically and socially significant as the home of the Pakenham Girl Guides for over 50 years. It is modest and domestically proportioned, described at the time of its opening as a 'fine', 'attractive' and 'beautiful' building. It overlooks the Recreation Reserve to which it is historically directly related. Its 'country town' sized parcel of land (of 100 feet, or 30 metres, frontage) preserves something of the spaciousness of the pre-suburban Pakenham townscape.~~ The Guide Hall, part of the Baden Powell Scout movement, was conceived and realised by the townspeople, with the assistance of businessman Mr WL Thompson who had earlier donated the land. It epitomizes the strong local tradition of volunteerism, and the active role of local church, media, business and other organs of civil society, which often without any government assistance, had assumed responsibility for many community institutions in Pakenham, in this case regarding the leadership of girls and youth. It was claimed in 1964 that no better example of what was being done for young people could be found than 'the erection of this hall'. The location of the Guide Hall ~~is also of historical significance. Its situation adjacent to the Scout Hall also reflects the sibling links and complementary histories of these organisations in Pakenham. They had assisted one another in fundraising and by other practical means, and ultimately shared the site that had been donated for both organisations.~~ (Criteria A & G)

It is ~~of architectural and aesthetic significance as a unusual representative example of the traditional modest and domestically proportioned hall type often found in country towns or as church halls. While most often these are pre WW2, in timber and entered from the gable end, this example is in the more humble corrugated iron, and has a more unusual arrangement, with the entrance in the long end, highlighted by the small gable, and particularly by the circular driveway marked by formal planting.~~ The simple design and inexpensive materials is typical of community buildings, often erected with volunteer labour, in country towns. *Here, the symmetry of the design is enhanced by the centrally placed gabled porch and reinforced by the formal driveway and pedestrian entrances are formed by a very well maintained Privet (of a very fine Ligustrum species (Privet), which contributes to its significance setting.* (Criteria D & E)

Shop, 62 Main Street

What is significant?

The shop at 62 Main Street, built in 1953-54, is significant. It is a small freestanding brick shop, ~~built in 1953-54. It~~ which was associated with *the* now altered mid-twentieth century house situated adjacent on what was originally the same allotment, but which is now subdivided onto a separate allotment. ~~In this it is a mid twentieth century replication in brick of the typical nineteenth and early twentieth century development of Main Street, with street front shops, isolated from one another, separated by their owners' dwellings set back behind, sometimes with other dwellings in between.~~

The shop is a brick structure, noticeably smaller in scale than other more recent shops in the street. The main feature is the street-front, composed of a pair of brick piers terminated by brick corbelled tops flanking the shopfront and main high parapet. The shopfront is intact, featuring an off centre door within an angle-sided ingo, and metal framed windows above a masonry base.

How is it significant?

The shop at 62 Main Street, *Pakenham* built in 1953 is of local historical and architectural significance to Cardinia Shire.

Why is it Significant?

~~No. 62 Main Street~~ It is of historical significance ~~at the local level~~ *for its associations with the development of the commercial centre of Pakenham during the interwar period.*

Historical photographs show that small, single-fronted, street-front shops, isolated from one another by the house of the owner, or other houses, was the form of much of early Main Street. This practice was continued when the original Main Street weatherboard shops of early twentieth century were rebuilt in brick from the 1920s to the 1950s.

~~No. 62 Main Street~~ *This is now one of three two remaining small isolated shops interwar commercial buildings on the street frontage of Main Street, and demonstrates the beginnings of the expansion of the commercial centre northwards as the town grew.* (Criteria A, D)

It is of architectural significance as a substantially intact shop complete with shopfront in a traditional interwar format. (Criterion D)

Shop & Residence, 90-92 Main Street**What is significant?**

The shop and residence at 90-92 Main Street, Pakenham, which comprises a brick house built 1938-39 set back from the street frontage, and a brick shop on the street frontage that was added in 1953-54, is significant. The red brick house was probably a typical bungalow form, with the original porch now in the corner between the house and shop extension, and there is a new entry marked by a pair of Doric columns down the driveway. The wide shallow bay window with inward slanting glass is distinctive and along with the door is original to 1954.

How is it significant?

~~No.~~ *The shop and residence at 90-92 Main Street, Pakenham is of local historical, aesthetic and architectural significance to Cardinia Shire.*

Why is it significant?

~~No. 90-92 Main Street~~ It is of historical significance ~~at the local level~~ *for its associations with the development of the commercial centre of Pakenham during the interwar and early post-war period.* Historical photographs show that small, single-fronted, street-front shops, isolated from one another by the house of the owner, or other houses, was the form of much of early Main Street. This practice was continued when the original Main Street weatherboard shops of early twentieth century were rebuilt in brick from the 1920s to the 50s. ~~No. 90-92 Main Street~~ *This is one of three remaining small shops on the street frontage of Main Street that are associated with a house and the combination of the interwar house with a post-war shop illustrates the beginnings of the transition of this part of Main Street from residential to commercial in the early post-war period. The house is a rare (apparently unique) Pakenham interwar residential building constructed in brick. It was originally part of the same allotment with the only other early Pakenham house with Doric columns, at No. 45 James Street. It is notable for its association with JJ Ahern, who built and presumably rented out both the house and the shop. Ahern served as the Secretary of the Borwick Shire Council for over four decades, and was*

~~extraordinarily active in the Pakenham community. Some of his Pakenham involvements included long terms of office as president or committee member of the Racing Club, the Bush Nursing Hospital, the Agricultural Society, the Recreation Reserve, Cemetery Trust, and the Hall. (Criteria A, D, H)~~

It is of architectural significance for its distinctive and intact shallow bay windowed shopfront, original shop door, and the unusual entry porches, framed by Doric columns. (Criterion E)

Shop and residence, 90-92 Main Street

What is significant?

No.90-92 Main Street comprises a brick house built 1938-39 set back from the street frontage, and a brick shop on the street frontage that was added in 1953-54. The red brick house was probably a typical bungalow form, with the original porch now in the corner between the house and shop extension, and there is a new entry marked by a pair of Doric columns down the driveway. The wide shallow bay window with inward slanting glass is distinctive and along with the door is original to 1954.

How is it significant?

No.90-92 Main Street is of local historical and architectural significance to Cardinia Shire.

Why is it significant?

No.90-92 Main Street is of historical significance at the local level. Historical photographs show that small, single-fronted, street-front shops, isolated from one another by the house of the owner, or other houses, was the form of much of early Main Street. This practice was continued when the original Main Street weatherboard shops of early twentieth century were rebuilt in brick from the 1920s to the 50s. ~~No.90-92 Main Street is now one of *only* three remaining *small interwar shops commercial buildings on the street frontage* of Main Street that are associated with a house. *The house is a rare (apparently unique) Pakenham interwar residential building constructed in brick. It was originally part of the same allotment with the only other early Pakenham house with Doric columns, at No.45 James Street. It is notable for its association with JJ Ahern, who built and presumably rented out both the house and the shop. Ahern served as the Secretary of the Berwick Shire Council for over four decades, and was extraordinarily active in the Pakenham community. Some of his Pakenham involvements included long terms of office as president or committee member of the Racing Club, the Bush Nursing Hospital, the Agricultural Society, the Recreation Reserve, Cemetery Trust, and the Hall. (Criteria A, B & D, H)*~~

It is of architectural and aesthetic significance for its distinctive and intact shallow bay windowed shopfront, original shop door, and the unusual entry porches, framed by Doric columns. (Criteria D & E)

Bourke Park, Railway Avenue & Station Street

What is significant?

Bourke Park, bounded by Railway Avenue, Station Street and Henry Street, Pakenham is *significant*. It is a passive recreational and ornamental reserve of size 127 x 25 metres. ~~It is and forms part of the original Railway Reserve a small portion of which was dedicated after the First World War (c.1920) as a Memorial Park, where the stone memorial obelisk was erected, but later removed. After the Second World War the present larger area was leased by the Railways to the Council at a peppercorn rate, to be used exclusively~~

as an ornamental park and for children's playground. Its boundary is planted with shade and ornamental native and exotic trees. Its facilities include the 1954 Sound Shell built by the community, barbeques, picnic tables and children's play equipment, some of it donated by local service clubs. It has been extensively used for concerts and other events, both by the Pakenham community and groups from outside the municipality.

How is it significant?

Bourke Park, Railway Avenue and Station Street Pakenham, is of local historical, social, aesthetic and architectural significance to Cardinia Shire.

Why is it significant?

Bourke Park, Railway Avenue and Station Street Pakenham, is of historical significance at the local level. Between the wars a small part of the park was established as the 'Memorial Park' for the First World War stone obelisk memorial, and after the Second World War it assumed its present dimensions and became an ornamental park and a children's playground. The construction of the Sound Shell in 1954 was a community initiative, intended to provide a venue at which the Pakenham Band might be enjoyed. This was a late example of a Victorian and Edwardian custom in which towns and suburbs constructed rotundas for their local bands to provide public entertainment, but which was undermined by the introduction of the new mass media of radio, cinema and television. The young Pakenham Brass Band returned the honour bestowed on it by the construction of the 'Band Shell' (as it was first known) by performances in Bourke Park, and at many community fundraisers, festivals, and openings thereafter. The Sound Shell is also testament to the strong tradition of volunteer community leadership in Pakenham, which was responsible for establishing and then managing the park (prior to Council assuming full responsibility of this role in 1962), and which had provided other park facilities including trees, tables, and barbeques. It is also significant for its commemoration of and association with the Bourke family pioneers of Pakenham, and leaders in the local community especially with respect to the Pakenham Racing Club. (Criteria A, D, H)

It is of social significance at the local level as a place where the Pakenham community gathered, initially to commemorate those who had served in war, but for most of its history for passive recreation. This is strongly expressed in the Sound Shell, built for the Pakenham Brass Band in 1954, and since used as a stage for a variety of civic events such as Carols by Candlelight, and also by the form of the park, which has a large open central area sheltered and adorned by various exotic and native trees. The park has also been a pleasant place for many different groups to congregate for their own particular events and celebrations. The park continues to be highly valued both by the community, and by the Council as demonstrated by its efforts to secure the site by either zoning or ownership, as a valuable passive open space in the town centre. (Criterion G)

It is aesthetically significant at the local level for its design, which incorporates open space and playground facilities, protected by border planting of exotic and native plantings, some planted as specimens, and some planted in double rows for shade. (Criterion E)

The soundshell is architecturally significant as an example of this relatively rare type of post WW2 public facility, and of an early date in the post-war period. (Criterion D)

Goldsack & Hardy Hardware Store (former), 1-7 Station Street

What is significant?

~~No.~~ The former Goldsack and then Hardy Hardware Store, constructed in 1953 with an addition in 1960, at Nos. 1-7 Station Street, Pakenham is significant. ~~is~~ Situated on part of the original Victorian Railway reservation, part of which had become freehold by time the corner building was constructed in 1953, in the early twentieth century this reserve was the location of the Pakenham 'Auction Mart', an early commercial hub in the town. By 1917 it was also associated with the building supply industry, as the headquarters of prominent early builders Stephenson & Bloomfield. In the 1920s it became the location of W Goldsack's sawmill, one of the first if not the first in Pakenham. The Goldsack family developed an associated hardware business and in 1953 built the two-storey brick shop and residence on the corner. In 1954 the company was purchased by Trevor Hardy in association with Pigdon & Lardner, who closed the timber mill and significantly built-up the hardware business. In 1960 Hardy built the Station Street extension, reputedly in light portable sections as this part of the site was still owned by the Railways. ~~The whole building is currently occupied by two separate businesses.~~

The corner building is brick faced, now painted. It is a complex shape made to fit the irregular site. The upper level is a rectangular structure parallel with Main Street, which is cut short where it meets the boundary on Station Street, and the splayed corner between the two streets. There is a toothed brick join in the wall of the upper floor where the corner section meets the other street facades. The tiled hipped roof is a standard shape over the rectangular section, while over the triangular section the ridge angles down where the two roof slopes meet, and there is a separate triangular section to accommodate the splayed corner, giving the whole roof a pyramidal appearance in views towards the corner. There is a small single storey section on the Station Street side, now the location of the doors. The upper floor windows, three on Main Street, and one on Station Street, are relatively small side-by-side pairs of double hung windows, while the splayed corner section is blank. The ground floor windows have all been lowered to the ground and new narrow shopwindows installed, but identify where the original windows were located as evidenced by the lintels visible above. The doors are also new. There is a cantilevered street verandah wrapping around the whole corner building.

There is a long single storey brick section along Main Street with matching windows and no lintels, so this section or the windows may be later. It is a triangular flat roofed structure with the other two walls aligned with Station Street.

There is a very long single storey section along Station Street with a low-pitched gable roof, and a timber framed windows wall above a brick base along much of the length. The window wall is composed of large rectangular panes with a row of half width and height highlight panes above. There are two sets of doors at either end of the section that is now a separate tenancy further along Station Street. There is a continuous flat roof verandah along the whole 1960 single storey section, with a taller face attached to the separate tenancy section

Alterations and additions made to the building after 1960 are not significant.

How is it significant?

~~No.~~ The former Hardware Store at 1-7 Station Street, Pakenham is of local historical and aesthetic significance to Cardinia Shire.

Why is it significant?

Nos.1-7 Station Street Pakenham, former Goldsack and then Hardy Hardware store, *It is historically significant for its associations with the growth of the commercial centre of Pakenham in the post-war period. at the local level as the location of the Pakenham 'Auction Mart', an early commercial hub in the town, and the prominent early builders Stephenson & Bloomfield. It was also the location of W Goldsack's early sawmill in Pakenham, apparently for fruit boxes originally, but by the post-war period for building timber also. By this time it also accommodated the hardware business of LD Goldsack. The 1953 brick two-storey shop and residence expresses the historical association of the site, since at least 1917, with the building supply industry, and together with the 1960 extension reflects the growing demand for hardware in Pakenham's post-war residential boom. It is a now rare remnant of the historical practice of having a joint residence and shop. With the nearby Pakenham Hotel, it is also now one of very few substantially intact Main Street commercial buildings. The 1960 Station Street extension by Mr Trevor Hardy reflects the residential growth of Pakenham at the time. The building is also locally significant for its association with Mr T Hardy, former President of the Pakenham and then Victorian Chamber of Commerce, whose family is still associated with large Pakenham hardware businesses. Its small scale and central location is typical of early hardware stores and contrasts dramatically with the Hardy's 'mega' large hardware store complexes now situated far away from the traditional commercial centre of the town. (Criteria A, B, D)*

It is of social and aesthetic significance as a rare surviving commercial building that is a relic of the 'country town' era of Pakenham's growth, and for its prominence in the townscape. Its acute-angle corner site is possibly the most visually prominent location in the old Main Street commercial area. While not of architectural significance, the site and relative size of the building is imposing, and its triangular form capped by a tile roof slanting down to the corner lending a pyramidal appearance, is distinctive. After the Pakenham Hotel, this was one of the early two-storey buildings in the town. In 1961 it was thought 'modern' and 'attractive'. (Criterion E)

APPENDIX D – NEW CITATIONS

Place Name	Address	Page No.
St James' Village Precinct	1-17 and 2-18 Dame Pattie Avenue	59
House	18A Henry Street	69
HB Thomas House	49 James Street	73
Pakenham Kindergarten (former Pre-School Centre)	27 Main Street	78
House	39 Main Street	85
House	84 Main Street	89
State Bank/War Services Homes Group	11, 14, 17 & 5/19 Rogers Street	93
House (former Hospital)	12 Rogers Street <i>Note: this house has been demolished, but this citation has been retained, as an historic record of this place.</i>	100
House	23 Rogers Street	105

HERITAGE CITATION REPORT

Name ST JAMES VILLAGE
Address 1-17 & 2-18 DAME PATTIE AVENUE, PAKENHAM **Significance Level** Local
Place Type Retirement Village, Residential Precinct
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8: *Village townships*: 8.4 *Railway towns*

10: *Houses and their setting*: 10.6 *Town houses*

Contextual history

Historically, care and services for older people without family support in Victoria (and Australia) has been provided by church, charitable and philanthropic organisations with the Government providing support and financial assistance, as well as the legislative and regulatory framework within which aged care services have been provided.

This 'charitable' approach to aged care, begun in the mid-nineteenth century at the time when the Colony of Victoria was founded, was a response to the perceived shortcomings of the approach in England where the 'Poor Law' had become the subject of concerted criticism.

The State government was not directly involved in the provision of accommodation for the aged until after World War Two when the response to the housing shortage saw the Housing Commission of Victoria construct the first housing built for specifically for elderly persons in some of their first estates. Then, the introduction of the first Federal Government financial assistance by the mid-1950s encouraged the expansion of aged care facilities throughout Victoria.

In 1954 the Federal Government passed the *Aged Persons Homes Act*, which provided subsidies to approved charitable organisations to provide essentially self-contained and hostel type accommodation (NACA 2008:3). The purpose of the Act was to:

... encourage and assist the provision of suitable homes for aged persons, and in particular homes at which aged persons may reside in conditions approaching as nearly as possible normal domestic life, and, in the case of married people, with proper regard to the companionship of husband and wife. (Aged Persons Homes Act No.81 of 1954)

The Act defined an 'aged person' as a man of 65 years of age or a woman of 60 years of age (*Aged Persons Homes Act No.81 of 1954*). The 1954 Act was supplemented in 1962 with the introduction of the Commonwealth Nursing Home Benefit payable to both the voluntary (not for profit) and 'for profit' sections, which stimulated private investment in aged care facilities. The consequence was a rapid increase in nursing home beds from 25,500 in 1962 to 51,300 in 1972 the last year before controls on growth were implemented (NACA 2008:3).

(For further details of the historic development of aged care in Australia and Victoria please refer to the *St James' Estate Comparative Heritage Study*, June 2014, prepared by Context Pty Ltd & David Helms for Cardinia Shire Council.)

The Anglican Church and aged care

The first Anglican Church (formerly known as the Church of England) service by an ordained minister in Victoria was held in John Batman's house on 24 April 1836. Soon after, a small timber building was made available for Church of England services. This was replaced by 1842 by St James' Church of England. The Diocese of Melbourne was created in January 1848 when first Bishop of Melbourne, Charles Perry, arrived on a ship from England. Bishop Perry remained in this role for 29 years during which time Melbourne grew rapidly from a small town of 8,000 people to one of the largest cities in Australia (Nunn 1947).

HERITAGE CITATION REPORT

Social services by the Anglican Church

Like other churches, the Anglican Church in Victoria has a long and strong commitment to the provision of social services to the poor and needy. In the Melbourne Diocese, these social services were provided by Societies or Missions established by the church, or by volunteer groups within parishes.

According to Nunn (1947) Bishop Perry's pioneering task in establishing the Anglican Church in Victoria 'left very little time to concentrate the efforts of the Church along the lines of social service institutions' and while there were some early initiatives it was not until the late nineteenth century that a more concerted and co-ordinated response was made.

The earliest social service by the Anglican Church in Victoria was the St James' Dorcas Society, formed in 1849. The aim of the Society was twofold: to provide shelter for orphaned children, and for those left destitute in their old age. However, two years after the formation of the Society the care of elderly people was taken over by the Victoria Benevolent Asylum leaving the Society only the young children to look after. The Society erected the St James' Orphan Asylum, originally situated in Bourke Street and later in Emerald Hill (South Melbourne). After moving it became a non-denominational institution and by the 1940s was known as the Melbourne Orphanage and was the largest in the State (Nunn 1947).

In 1885 in the face of 'the growing vice and crime in the city of Melbourne proper' Bishop Moorhouse formed the 'Missions to Streets and Lanes', which was the Anglican Church's first diocesan foray into inner-city mission work. Sisters from the Mission later formed the Community of the Holy Name in 1912. In addition to relief and recreational activities, the Mission operated a Female Rescue Home at Cheltenham (1892-1946), children's homes at Brighton (1894-) and Darling (1927-67), two inner-city schools (1907-24), private hospitals at Kew (St George's, 1912-49) and East Melbourne (St Ives, 1917-22) and a home for the aged (Ellerslie, 1950-81) (Swain).

After World War One there was a 'concentrated effort' in the development of social services. In 1919 St Martin's Homes for Boys was established and the Synod passed a 'Special Mission District Act', combining the old parishes of St James' and St John's into a Mission District to 'carry out all or anything incidental to the work of a City Mission' including the provision of intermediate hospitals and homes for the homeless. In 1997 the Community of the Holy Name and the Mission of St James' and St John were among 60 Anglican Church agencies across Australia that agreed to form Anglicare Australia (Anglicare Australia website).

Another prominent organization associated with the social service work of the Anglican Church in the Melbourne Diocese is the Brotherhood of St Laurence. In 1933, three years after it was formed by Father Gerard Kennedy Tucker in Newcastle, the Brotherhood moved to St Mary's Mission in Fitzroy to help the poor in that neighbourhood (Brotherhood of St Laurence website).

Father Tucker was a tireless campaigner for justice and social reform and the Brotherhood became actively involved in helping the homeless and unemployed. Several hostels were set up to provide accommodation for homeless men and boys, and a settlement at Carrum Downs for men and their families provided shelter and as well as an opportunity to produce food (Brotherhood of St Laurence website).

The work of the Brotherhood was expanded after World War Two and this included what was reputedly Victoria's first senior citizen's centre, the 'Coolibah Club' (established in 1946), while the land at Carrum Downs was gradually redeveloped as a village for the aged (Brotherhood of St Laurence website).

Aged care by the Anglican Church in the twentieth century

After the early work of the St James' Dorcas Society there were few specific initiatives by the Anglican Church in the Diocese of Melbourne for the care of the elderly until after World War Two. There appear to have been two exceptions: Lovell House in Caulfield, and Horsley Court in Brighton. Lovell House began as an institution founded in 1865 for 'retired and needy governesses'. Mrs Perry, wife of the first Bishop of Melbourne, took an interest and requested that a

HERITAGE CITATION REPORT

sum of money, raised in appreciation of her work in Melbourne, be used to help the ladies cared for by the institution. In 1898 the property was sold to Queen Victoria Hospital and the income was used to assist governesses in need, until 1926 (McGregor 1999:30). In 1927 a property in Caulfield was acquired and converted to accommodate twelve elderly ladies. Dedicated by Archbishop Lowther Clarke on 27 September 1927 it was named in honour of his wife Alice Lovell Clarke. Extensions in 1930 and major rebuilding after World War Two increased accommodation to 52 residents (McGregor 1999:30-1). Horsley Court at Brighton originally comprised five cottages in Wilson Street, which had been given in 1895 by Miss Caroline Horsley to the Vicar of St Andrew's for the 'poor and indigent' to live independently, rent-free (McGregor 1999:53). The cottages were maintained and managed by volunteers from the Parish and, although not specifically intended for use by aged people, many of the long-term residents grew old while living there and by the late 1940s some were quite frail. In about 1960 both facilities came under the control of the Anglican Homes for the Elderly, established in 1948 (see below).

The Church of England (Anglican) Homes for the Elderly

This Anglican Homes for the Elderly (AHE) was established in 1948 by Joseph Booth who had been elected and enthroned as the fourth Archbishop of Melbourne in 1942. According to Nunn (1996:2):

His concern for an involvement in the social work of the church was evident throughout his ministry. As Archbishop, in his first Charge to Synod he took the opportunity to encourage the work of the existing social services of the church.

One of his particular social service interests was the care of the elderly. In May 1946 Archbishop Booth made the following appeal in *The Messenger*, the Anglican Church newspaper of the Diocese of Melbourne:

I wish I could lay hands on £100,000 for the provision of community houses, hospital wards, central dining halls, reading rooms, sitting rooms and all the things old people need when years and loneliness overtake them. . who . will start us on the way to fulfil this next duty, which I believe to be most urgent?

The response from parishioners was immediate: gifts of over £3,000 were promised and at the meeting of the Synod of the Diocese held in October 1947 an Act to provide for the institution to be known as 'The Church of England Homes for Elderly People' was passed. The Act was assented to on November 14, 1947. Archbishop Booth later described this as 'one of his most significant works' (Black 1996:2-3).

The objects of the Act were to 'provide for the housing, maintenance and welfare of elderly men and women in necessitous circumstances irrespective of creed'. The first meeting of the 'Homes for Elderly People Committee' (later renamed as 'The Board of the Church of England Homes for Elderly People' and hereafter referred as 'the Board') was held in March 1948.

By October 1948 the Board had decided to purchase its first property, a former mansion converted to apartments, situated in Camberwell, named 'Tara' (Black 1996:3-4). After some delays the Hospitals and Charities Commission gave approval for the conversion and calling of tenders and the official opening by Archbishop Booth of the facility, renamed 'Broughton Hall' (after Bishop William Broughton, the first Anglican Bishop of Australia), finally took place on Sunday, 2 December 1951. 'Broughton Hall' originally provided Hostel accommodation for 27 people (Black 1996:4-5).

Additions were made to Broughton Hall in 1953 and 1956. The 1956 additions included a sick to care for residents 'when they became too frail for residency at 'Broughton Hall'. However, by the mid-1950s it was apparent that the increasing need for further aged care facilities was 'becoming a problem' for the Board and parishes within the Diocese were showing interest in providing housing for elderly people (Black 1996:6).

The introduction in 1954 of the Federal Government subsidy encouraged the Board to embark on an expansion programme. Six self-contained flats were constructed at 'Broughton Hall' and the Board began to look for further properties. In May 1958 the Board acquired a house in Sandringham, known as 'Rothesay', which was suitable of

HERITAGE CITATION REPORT

conversion to accommodate 10 people initially, with plans to extend the building to provide 46 bed sitting rooms with shared facilities (Black 1999:7).

At around this time the Board assumed responsibility for 'Horsley Court' at Brighton and plans were prepared to increase the number of units from five to 14. The redevelopment was completed in 1962 and dedicated in February 1963 (Black 1996:8; McGregor 1999:53).

Meanwhile, two projects were commenced at parishes in the outer east of Melbourne. At Mooroolbark the Board supported a Committee set up by St John's, Croydon and adjoining districts to acquire land adjoining St Francis in the Field. The master plan for the development provided for 40 houses, shared accommodation for 17 people, a 'sick bay' of six beds as well as communal facilities. To meet costs the Federal Government subsidy was supplemented by a contribution from residents to an amount equal to approximately one-third the cost of each unit. The first homes were opened in December 1960 (Black 1996:8).

At the same time, the Parish of St James' at Pakenham proposed to erect houses on donated land adjoining the church (Black 1996:8). The first stage of St James' Estate at Pakenham was opened in December 1959 and all 14 houses were completed by the early 1960s (see below). Following the opening of these two facilities, the Board was being asked by other parishes in the Diocese if they could build and receive subsidy for independent living units on land not required by the parish. This led the Board by 1961 to clarify its policy on independent living units. It advised that 'it is not desirable that they should be established in comparatively small groups spread throughout the suburbs' and 'no funding was available unless Independent Living Units were built in clusters of at least 4 dwellings' (Black 1996:14).

By 1963 the Board had 112 active elderly and 125 semi-active elderly in care, but had provision for only eight patients in 'infirmary accommodation at Broughton Hall. This was of 'great concern' to the Board because of their announced policy of offering 'rest of life care' (Black 1996:17). The introduction in 1962 of the Commonwealth Nursing Home Benefit together with some significant bequests enabled the Board to embark on an expansion of hostel and nursing home facilities.

Consequently, the Board decided that no more funds would be made available for independent living unit projects. The total cost of such projects would therefore come from contributions by residents and the Federal Government. For hostel accommodation it was policy to include a mix of residents who could make a financial contribution to the building costs and those who could not. Money for furnishings and other items was to be raised by local committees (Black 1996:17-8). As a result, only three more Independent Living Unit complexes were constructed: Trinity Court at Elsternwick (1966), Paddington Court at Oakleigh (1968), and St Peter's Court at Newtown (1969) (Black 1996).

History of the precinct

According to Kidgell (p.66), the idea of establishing homes for the aged in Pakenham arose following a visit from a Mr. L.L. Elliot. The vicar at the time, Rev. P.E. (Pat) Gason was supportive and the decision was made by the Vestry to offer some of the land behind the church.

The project was launched in late 1958 with a fundraiser 'Celebrity Concert' held at the Pakenham Picture Theatre. The Pakenham Brass Band marched up Main Street and the Consolidated School Choir performed before five visiting artists provided a 'musical treat for a highly appreciative audience'. The appeal was kicked off by a 70 pound donation from General Motors Holden and Shire President Thewlis assured the gathering of the Council's full support (*Pakenham Gazette* 5 December 1958).

Construction of the houses was underway by 1959 and in July of that year Council assistance was sought to help 'sand the roadway and provide kerb and channelling' within the estate (*Pakenham Gazette*, 25 July 1959). The first houses were completed and occupied by the end of the year and on 16 December 1959 the Archbishop of Melbourne performed a service of dedication and blessing. Among the first residents was the 'well-loved' retired Canon Hoffman and his wife

HERITAGE CITATION REPORT

(Kidgell, pp.68-69).

All of the houses were complete by 1962. In 1965 tenders were invited for construction of a 'common room' at the Village, intended to be community meeting space. However, this was not well used and was later converted to another residence (no.18). The houses were constructed by local builder Gene (Eugene) Drossaert, but no architect has yet been identified. The name Dame Pattie Avenue honoured the wife of then Prime Minister, Robert Menzies (Bill Shelton pers. comm., 6 March 2013 cited in Moloney et al 2013:81).

Original residents paid about 1000 pounds, which was added to by the government subsidy, and the St James' Committee (under the Anglican diocese) remained as owner and manager of the scheme. The committee set the amount that future residents would pay (or, if needy, whether they would pay at all) and there was a nominal monthly fee for maintenance such as lawn-mowing (Bill Shelton pers. comm., 6 March 2013 cited in Moloney et al 2013:81). Graham Treloar's mother was one of the rent collectors, and his father in semi-retirement used to go the Village and help out with odd jobs (Graham Treloar, pers. comm., 26 February 2013 cited in Moloney et al 2013:81).

The St James' Committee included members of other denominations, and the Village too was open to people of any denomination (Bill Shelton pers. comm., 6 March 2013 cited in Moloney et al 2013:81). It appears there were good relations with the Catholic co-operative at Maryknoll, which was developing a smaller group of aged care cottages at the same time. The Rev. Gason made a special welcome of Fr. Pooley to the initial St James Village fundraiser, noting that they were 'co-workers in a community social problem, and several days after the St James' dedication service both gentlemen met with the Shire President and the Minister for Social Services Mr Buchanan to discuss the Maryknoll project (*Pakenham Gazette*, 5 December 1958).

In October 1960 an inspection of the Village conducted by the Director of Social Services became a source of pride for the committee. Director Loveless said that 'St James Village was, in his opinion, the best of its kind in Victoria'. It's 'situation, layout, level nature of the land, and concrete footpaths and kerb and channel all were of the highest order'. He also commented favourably on the design of the cottages and remarked that they workmanship of the builder was of a very high standard (*Pakenham Gazette* 7 October 1960, cited in Maloney et al 2013:82).

Sources

Aged Persons Homes Act No.81 of 1954 [<http://www.comlaw.gov.au/Details/C1954A00081>] viewed 4 June 2014
Anglicare Australia website [<http://www.anglicare.asn.au/site/history.php>] viewed 21 May 2014
Black, Nancy, 1996, *From Tara to Carinya. Tracing our tracks. The story of the growth and development of Anglican Homes for the Elderly*, Anglican Homes for the Elderly, Hawthorn
Brotherhood of St Laurence website [<http://www.bsl.org.au/About-the-Brotherhood/Ourhistory>] viewed 21 May 2014
Context Pty Ltd & David Helms, *St James' Estate Comparative Heritage Study*, June 2014
Heritage Victoria, citations for Victorian Heritage Register (VHR) places viewed online at <http://vhd.heritage.vic.gov.au/vhd/heritagevic> [10 June 2014]
Herscovitch, Andrew & Stanton, David, 'History of social security in Australia' in Australian Institute of Family Studies 'Family Matters' 2008 No.80.
Housing Commission of Victoria (HCV) Annual Reports 1952/53, p.13; 1954/55 p.26; 1955/56, pp.8, 23; 1956/57, p.11; 1970/71
Howe, Renate, 1988, *New houses for old: fifty years of public housing in Victoria 1938-1988*, Ministry of Housing & Construction, Victoria
Kehoe, Mary, 'Benevolent Asylum (Kingston centre)' in 'eMelbourne. the city past and present' [<http://www.emelbourne.net.au/biogs/EM00182b.htm>] viewed 3 June 2014
Kidgell, M, *A history of St James, Pakenham* (n.d.) c.1980
McGregor, Margaret, 1999, *Snapshots. The volunteer story of Anglican Homes for Elderly People in Victoria*, Anglican Aged Care Services Group, Hawthorn
Maloney, David, Storey, Rohan and Jellie, Pamela, *Pakenham Structure Plan. Inter-war and post-war heritage study*,

HERITAGE CITATION REPORT

May 2013

National Aged Care Alliance (NACA), 2008, 'Aged care planning, allocation and approvals processes'

Nunn, H.W., 1947, *A short history of the Church of England in Victoria 1847-1947*, Editorial Committee of the Centenary Celebrations, Melbourne Diocese

O'Neill, Francis, 'Picturesque Charity: the Old Colonists' Homes in North Fitzroy'

[<http://www.fitzroyhistorysociety.org.au/publications/index.php?pub=first&page=77>] viewed 21 May 2014

Swain, Shurlee, 'Mission to Streets and Lanes' in eMelbourne. The city past and present

[<http://www.emelbourne.net.au/biogs/EM00986b.htm>] viewed 21 May 2014

Description

Physical Description

The St James' Village comprises 18 houses and front fences at 1-17 and 2-18 Dame Pattie Avenue, a short cul-de-sac leading off McGregor Road. The curved roadway is narrow and the houses are set close to the street and to each other, creating an unusually cohesive urban environment. All the houses are weatherboard, now over-clad in modern vinyl 'weatherboards' with the same appearance. The majority of the houses closely match in design, with variation provided by mirroring of the plan on alternate blocks, differing tile colour to the gable roofs, glazed porches to the houses on the south side of the street, and patterning to the continuous low red brick front fence in front of some of the houses. At the beginning of the street further variation is provided by the use of hip roofs, and the quite different design of Nos. 1 and 4, which still maintain the materials and scale of the other houses. At the end of the street, Nos. 14 and 16, and 15 and 17 are duplex versions of otherwise matching design, while No 18 facing the cul-de-sac is a smaller and simpler version.

Overall, the estate has a high degree of integrity and intactness.

Comparative Analysis

Aged care accommodation built after World War Two broadly falls into one of three categories:

- Independent Living Units;
- Hostels; and
- Nursing homes.

Independent Living Units are suitable for the 'active aged'. They are usually in the form of a fully self-contained house or flat.

Hostels are intended for semi-active aged who may require some assistance with day to day needs. Early forms of this type of accommodation were in the form of 'bedsits', including some that were shared with other people, while others were self-contained and had their own facilities.

Nursing homes are high-care facilities for the frail aged who require assistance with most day to day needs.

Originally, most aged care facilities comprised just one of the above types; however, as residents aged the need to provide a range of options on a single site became apparent. This avoided the need to have to relocate old and frail residents (sometimes with dementia) to a new and unfamiliar environment. Most 'retirement communities' now have a combination of all three types, although some still facilities provide specialist nursing home accommodation for semi-active and frail aged.

HERITAGE CITATION REPORT

The St James' Estate is an example of Independent Living Units. The earliest examples of this type in Victoria are the Old Colonists' Homes in North Fitzroy and the Royal Freemason's homes in Prahran, which were referred to in the nineteenth century as 'cottage accommodation'. The Old Colonists' Homes includes houses from the 1870s to the present, while the Royal Freemason's retains two cottages dating from about 1910 with later development. The Alexander Miller Homes, mostly built during the interwar period, are also examples of Independent Living Units.

Accordingly, the St James' Estate is certainly not the earliest example of this type in Victoria, nor is it associated with the early stages of aged accommodation. It also was not the first to be constructed under the auspices of the Anglican Church: research suggests that Clifton Waters Village at Bairnsdale, commenced in 1954, has that honour.

It was, however, the first Independent Living Unit aged accommodation opened by the Anglican Church in the Diocese of Melbourne and is part of a group of facilities built during an important early phase of expansion by Anglican Homes for Elderly during the late 1950s. It demonstrates the range of accommodation types that were provided before the AHE began to focus upon hostel and nursing homes in the mid-1960s.

The design and layout of the St James' Estate also follows the precedents set by earlier developments with individual houses set on small allotments and facing onto small private streets. The design of the Old Colonists' Homes and the Alexander Miller Memorial Homes both demonstrate ideals of planning and architecture derived from international examples. According to Heritage Victoria, the Old Colonists' Homes:

... betray the influence of similar philanthropic ventures in the USA and Britain, the unique layout of the complex appearing to derive from early 19th century English experiments in housing the aged poor. The design of Blaise Hamlet in 1810 outside Bristol, the work of the architects John Nash and George Repton, seems particularly relevant. As in the Blaise Hamlet housing, the Rushall Park cottages feature variety in design and the provision of individual garden settings. As well as fitting within the long tradition of almshouses, the cottages also parallel the Utopian model of such company towns as Saltaire and Bourneville in England and planned communities such as Riverside in the USA.

Similarly, the Alexander Miller Memorial homes of the early to mid-twentieth century, designed by the leading architectural firm of Laird & Buchan displayed the latest architectural styles and town planning ideals in their design and layout. According to Heritage Victoria, the planning of the group of houses at 73 McKillop Street, Geelong as five pairs of semi-detached bungalows around a garden court:

... exemplifies the belief in the health-promoting properties of fresh air, light, and sunshine which formed the basis of enlightened post World War I planning principles. The layout also derived from the Garden City movement which developed in England in the early part of the twentieth century as a response to late Victorian urban congestion.

By the 1950s these ideas were no longer particularly innovative.

Comparative examples in Cardinia Shire and elsewhere

Apart from the earlier examples cited above, the St James' Estate compares with other Independent Living Unit developments constructed by the Anglican Church in the postwar era. The most direct comparison may be made with the St John's Estate at Mooroolbark. This was a much larger development, comprising over 40 detached houses on larger allotments in a post-war garden suburb layout. The Modernist houses with low-pitched gable roofs extending to form generous porch/verandahs and carports and large window walls are more sophisticated in design, which suggests that they are architect-designed (Frank Bell, an architect, was part of the Committee for the project).

The other Independent Living Unit development constructed by the Anglican Church prior to 1965, St Catherine's Court at Caulfield, is not directly comparable, as it comprises existing houses that were converted and extended. Within Cardinia Shire the St James' Estate also compares historically with the cottages constructed for pensioners as part of the Maryknoll settlement (now included in the Cardinia Planning Scheme heritage overlay as HO54 and HO55) that was

HERITAGE CITATION REPORT

established by the Catholic Church. Five cottages were constructed, the first being opened in June 1959. Presumably, the construction of these cottages was also encouraged by the 1954 Federal Government subsidy.

Statement of Significance

What is significant?

The St James' Village, comprising the houses and front fences at 1-17 and 2-18 Dame Pattie Avenue, Pakenham is significant. The first stage of the St James' Village, an initiative of the Pakenham St James' Parish, was officially opened by the Anglican Archbishop of Melbourne in 1959 and all of the houses were completed by 1962. In 1966 a building at No.18 was constructed as a meeting room, but was later converted to a house.

The estate consists of 18 small timber houses along Dame Pattie Avenue. The curved roadway is narrow and the houses are set close to the street and to each other, creating an unusually cohesive urban environment. All the houses are weatherboard, now over-clad in modern vinyl 'weatherboards' with the same appearance. The majority of the houses closely match in design, with variation provided by mirroring of the plan on alternate blocks, differing tile colour to the gable roofs, glazed porches to the houses on the south side of the street, and patterning to the continuous low red brick front fence in front of some of the houses. At the beginning of the street further variation is provided by the use of hip roofs, and the quite different design of Nos. 1 and 4, which still maintain the materials and scale of the other houses. At the end of the street, Nos. 14 and 16, and 15 and 17 are duplex versions of otherwise matching design, while No 18 facing the cul-de-sac is a smaller and simpler version.

Non-original alterations and additions to the houses and the garage at the rear of 1 Dame Pattie Avenue are not significant.

How is it significant?

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

Why is it significant?

The St James' Village is historically significant for its associations with response of the Anglican Church to the ever-increasing need for aged care accommodation in the post-war era when the Diocese of Melbourne decided to become actively involved in the provision of aged care facilities. The St James' Estate is associated with the social services work of the Anglican Church, both in the Diocese of Melbourne and locally within the St James' Parish of Pakenham, and in particular with the Anglican Homes for the Elderly, which was one of the key initiatives of Archbishop Booth after he was ordained in 1942 and he later described it as 'one of his most significant works'. It is associated with the expansion of aged care facilities in the post-war era that was made possible by the first Federal Government grants made in accordance with the Aged Persons Homes Act of 1954. While the Federal subsidy provided some of the money, the establishment of such accommodation also depended upon financial assistance from the church, donations of land, money and skills by local people and, in this case, the Council, which is demonstrated by the provision of paved streets and footpaths. (Criteria A, H)

The St James' Village is significant as a representative example of the 'independent living unit' type of aged care accommodation, which in 1960 was said by the Victorian Director of Social Services to be the best complex of its kind in Victoria. This type of aged care accommodation has been provided since the first 'almshouses' for the elderly were established in Melbourne in the 1860s and the earliest surviving examples include the Old Colonists' Homes and the Royal Freemasons Homes. As the name suggests, this type comprises self-contained houses (and, in the post-war era, flats) that are usually arranged facing a street or roadway in the manner of a 'normal' residential subdivision. However, a distinguishing feature is usually the inclusion of a building providing communal facilities for residents to meet and socialise, or to serve as a sick bay. The building at No.18 Dame Pattie Avenue originally served this purpose, but was later converted to become a residence. (Criterion D)

HERITAGE CITATION REPORT

The St James' Village is aesthetically and architecturally significant as an unusually scaled and substantially intact precinct of mostly closely matching small houses, but with all the allotments and houses at a reduced scale. With facades varying mainly by mirroring of the plan and the presence or absence of glazed porches, the street has a remarkable uniformity, reinforced by underground services, close spacing, small front setbacks, continuous low brick front fences, and a sense of enclosure created by the narrow curved road. Monotony is avoided by the subtle variety introduced by the curve of the road, variations in the colours of the roof tiles and wall cladding, the fence brickwork, as well as by the few houses with different plans or roof form at one end, and two pairs of duplexes at the other. The houses themselves, although small, are carefully designed. The slightly projecting glazed porch provides variety, some sun protection to the houses on the south side of the street, and the large corner windows are generously scaled, providing plenty of light to the living area. (Criterion E)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

Cardinia Residential Heritage Precincts Incorporated Plan

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name MATTHEWS HOUSE
Address 18A HENRY STREET, PAKENHAM **Significance Level** Local
Place Type House
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8. Village townships: 8.4 Railway towns
10. Houses and their setting: 10.6 Town houses

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and in 1886 subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47)

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to

HERITAGE CITATION REPORT

sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre (ibid).

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the historic 'boundaries' of the town, and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments (ibid).

Place history

This property at 18A Henry Street was once part of larger parcel of land owned by early settlers Stephen and Samuel Staughton, which comprised all the land generally bounded on the south and east by the present day James Street, John Street, Henry Street and King Street, and on the north by the Princes Highway. In 1889 the Staughtons subdivided part of their holding creating township allotments in the southern half of what is now King Street and along the north side of Henry Street. Most of the lots were sold in 1889 and 1890, but this allotment remained unsold until 1899 when it was purchased by William Clancy, a farmer of Pakenham, who owned several lots in the town. Clancy in turn sold to Eleanor Hein who remained owner until 1908 when it was transferred to Ann Matthews (LV).

It appears this house was erected c.1905, possibly for Ann and George Matthews. In the 1905-06 rate book George Matthews is listed as the owner of two dwellings in 'Staughtons subn' valued at 25 pounds. In the following year George and Ann Matthews were listed as the joint owners of a house in 'Staughton's subn.' valued at 10 pounds (RB). Ann continued to live in the house until her death in 1917 when it was described as a 'double fronted weatherboard house containing five rooms and conveniences' (PROV).

Sources

Berwick Shire rate books (RB) 1905-06 (no. in rate 1435), 1905-06 (1382)
David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013
Land Victoria (LV), Certificates of title Vol. 1920 Fol. 923, Vol. 2715 Fol. 994
Public Records Office of Victoria (PROV) Ann Matthews Probate & Administration Files VPRS 28/3, unit 741, item 152/137

Description

Physical Description

The former Matthews House at 18A Henry Street is a double fronted late Victorian timber cottage of typical design with a M-hip roof clad in corrugated iron and a symmetrical facade with a central four panel timber entrance door (the two larger top panels have been replaced with glass) with toplight flanked by double hung timber sash windows. The weatherboards to the main elevations appear to be early or original. The skillion verandah that returns on both sides and is supported on chamfered timber posts may be a sympathetic reconstruction (the cast iron brackets are not original). It is partially enclosed on one side. There is one corbelled brick chimney. The original section of the house has relatively good integrity and intactness. Alterations and additions have been made at the rear.

The house is set close to the frontage behind a sympathetic timber picket fence. Most of the garden plantings are of relatively recent origins. The exception is a semi-mature Canary Island Palm (*Phoenix canariensis*) that appears to be about 40-50 years old.

Comparative Analysis

This is one of only five known surviving examples of pre-World War I houses in the Pakenham. Constructed c.1905 or earlier, it is one of the oldest houses in the town and is associated with the formative years of Pakenham's development. It is a typical example of a simple late Victorian symmetrical timber cottage with a M-hip iron roof. Overall, it has good integrity. The only other comparable house in Pakenham at 40 Slattery Street is much altered and does not satisfy the threshold of local significance.

Statement of Significance

What is significant?

The house, constructed c.1905 for Ann and George Matthews, at 18A Henry Street, Pakenham is significant. It is a double fronted late Victorian timber cottage of typical design with a M-hip roof clad in corrugated iron and a symmetrical facade with a central four panel timber entrance door (the two larger top panels have been replaced with glass) and toplight flanked by double hung timber sash windows. The weatherboards to the main elevations appear to be early or original. The skillion verandah that returns on both sides and is supported on chamfered timber posts may be a sympathetic reconstruction (the cast iron brackets are not original). It is partially enclosed on one side. There is one corbelled brick chimney.

Non-original alterations and additions are not significant.

How is it significant?

The former Matthews House at 18A Henry Street, Pakenham is of local historic significance to Cardinia Shire.

Why is it significant?

It is significant as one of the oldest surviving houses in Pakenham and this significance is enhanced by its rarity value as one of only four known surviving pre-World War One houses in the town. It is representative of the simple timber cottages erected in Pakenham during the formative years of its development. (Criteria A, B & D)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name H.B. THOMAS HOUSE
Address 49 JAMES STREET, PAKENHAM **Significance Level** Local
Place Type House
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940),
Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History* :

- 8. Village townships: 8.4 Railway towns
- 10. Housing and its setting: 10 Town houses

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47).

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as

HERITAGE CITATION REPORT

well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in *Municipal Directories* as a 'prosperous' business centre (ibid).

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the historic 'boundaries' of the town, and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments (ibid).

Place history

James Street is one of the oldest residential streets in Pakenham. Land on the south side between Stephenson Street and John Street was subdivided in 1886 into 66 feet blocks that fronted onto Main Street. James Street was created in 1890 subdivision that created allotments on the north side. James Street was partially developed by the end of the interwar period. The houses extant at that time were mostly on the south side and included nos. 21 and 49. The northern side began to develop by the early post-war period and by 1947 James Street contained about 19 houses and was the most developed street in Pakenham after Main Street (Moloney et al, 2013:60).

This house at 49 James Street was constructed around 1933 for Herbert Bennet (Herb) Thomas following his marriage to Elizabeth Southern. H.B. Thomas was the son of Albert Edward Thomas the founder of the *Pakenham Gazette*, and would later become the editor of the *Gazette* himself, as did his son Ian Herbert. H.B. Thomas still owned the house in 1970 (ibid).

The house is situated on the same 1886 subdivision block as his father's house at 96-98 Main Street, and the *Gazette* office at 100 Main Street.

Albert Thomas established the *Berwick Shire News* in Berwick in 1909 and then, in 1917, transferred to Pakenham where he commenced the *Pakenham Gazette*. This followed the transfer of the Shire Office from Berwick to Pakenham, the new Shire Office opening in Main Street in 1912, beside this site. In May 1918 the *Pakenham Gazette* was appointed official organ of the Shire of Berwick. The first printing office was in a rented building in the Railway Reserve, while Mr Thomas lived in the house now at 96-98 Main Street from 1917. A new printing office was built beside his house in Main Street in about 1935 (Hermes record no.30085).

By the 1950s, Herb Thomas had taken over the running of the newspaper, while Beatrice Thomas had become Berwick Shire Secretary. In 1955 the Printing Office and associated residence behind at 49 James Street were listed as occupied by Herbert and Mrs Thomas, while Beatrice occupied the house at 96-96 Main Street (Moloney et al 2013:48).

Herb Thomas continued to run the *Gazette* until his death in 1979, when it was taken over by his son, Ian H. Thomas (ibid). Ian lived in a house at 30 Rogers Street, which he had built in about 1960 (ibid).

Sources

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013

Description

Physical Description

The former H.B. Thomas House is an interwar bungalow. Asymmetrical in plan, it has a hipped corrugated iron roof that extends to form a verandah at one side of the gabled projecting bay. The verandah is supported by Tuscan columns on capped brick piers, and there is a brick balustrade. The walls are clad in weatherboards to window sill height and fibro cement above with timber shingling to the gable end. Windows are boxed, timber sash, which are paired in the main elevation. There is one brick chimney. The house has good integrity and intactness and is complemented by an early concrete driveway at one side and curving concrete path leading to the front entrance.

Comparative Analysis

There are three houses in Pakenham built for members of the Thomas family who were associated with the *Pakenham Gazette*. The oldest is the c.1917 house at 96-98 Main Street, which is situated beside the former *Gazette* office at no.100. This is much altered and has low integrity and intactness and is not recommended for inclusion in the HO. This house at 49 James Street, by comparison, has good integrity and intactness and the historic association is demonstrated by it being situated immediately behind the *Gazette* office. The house and *Gazette* office are also of similar date and together demonstrate the development of the *Gazette*, which in turn reflects the growth of Pakenham during the interwar period.

The other house associated with Thomas family at 30 Rogers Street is a post-war house of typical design. The connections of this house to the *Gazette* are not apparent.

Statement of Significance

What is significant?

The house, constructed c.1933 for Herbert and Elizabeth Thomas, at 49 James Street, Pakenham is significant. This is an interwar bungalow. Asymmetrical in plan, it has a hipped corrugated iron roof that extends to form a verandah at one side of the gabled projecting bay. The verandah is supported by Tuscan columns on capped brick piers, and there is a brick balustrade. The walls are clad in weatherboards to window sill height and fibro cement above with timber shingling to the gable end. Windows are boxed, timber sash, which are paired in the main elevation. There is one brick chimney. The house has good integrity and intactness and is complemented by an early concrete driveway at one side and curving concrete path leading to the front entrance.

How is it significant?

The former H.B. Thomas house is of local historic significance to Cardinia Shire.

Why is it significant?

It is significant for its associations with H.B. Thomas whose father, Albert, established the *Pakenham Gazette*. H.B. Thomas later became the editor of the *Gazette*, as did his son Ian Herbert. This historic connection is demonstrated by the location of the house on the original 1886 allotment that also contains the *Gazette* office (immediately to the south at 100 Main Street) and the former residence of Albert Thomas at 96-98 Main Street. (Criterion H)

HERITAGE CITATION REPORT

Recommendations 2017

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

HERITAGE CITATION REPORT

Name PAKENHAM KINDERGARTEN
Address 27 MAIN STREET, PAKENHAM **Significance Level** Local
Place Type Childcare facility
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8. Village townships: 8.4 Railway towns
9. Towns as district service centres

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47).

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to

sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre (ibid).

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the historic 'boundaries' of the town, and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments (ibid).

Kindergartens in Victoria

The modern system of pre-school education in Victoria is essentially a twentieth century phenomenon, which traces its origins back to the Free Kindergarten movement of the early 1900s. Victoria's first free kindergarten opened at Burnley in 1906 and the formation of the Free Kindergarten Union in 1909 saw the establishment of several new centres across Melbourne. In 1910 alone, four new centres opened at Fitzroy, central Melbourne, South Melbourne and Prahran (Built Heritage 2010:15).

The first free kindergartens occupied existing buildings rather than purpose-built centres as few could afford to erect their own premises and this established a tradition of temporary accommodation in church halls and other buildings. Victoria's first purpose-built kindergarten was the Lady Northcote Free Kindergarten, opened in 1912, but it was not until the 1920s that other purpose built centres commenced in Melbourne. From 1922 to 1925 at least six new purpose-built centres opened in Melbourne and by the mid-1920s there were more than twenty kindergartens across the metropolitan area. By 1939 this number had increased to thirty (Built Heritage 2010:15).

According to Built Heritage (2010:15) in the late 1930s there were several key developments that would have a profound impact upon the development of Australian kindergartens in the post-war period. The first was the creation of the National Health & Medical Research Council in 1936, which led to a renewed push to upgrade facilities associated with all aspects of maternal and child welfare, including kindergartens. The second was the recommendation by prominent Melbourne paediatrician Dr Vera Scantlebury-Brown that a 'model' kindergarten be established in each state capital. In 1937 the Prime Minister, Joseph Lyons, allocated 100,000 pounds for public health projects, especially in relation to the health of women and children, and in 1939 the Free Kindergarten Unions across Australia were federated to form a new national body. Each state then appointed a committee, not only to establish a central model kindergarten in each capital city, but 'also to promote further public interest in the burgeoning kindergarten movement' (Built Heritage 2010:15).

The first 'model' kindergarten in Victoria, located in Newry Street, Carlton, was officially opened in December 1939. In the following year, Melbourne City Council opened their own 'model' kindergarten in North Melbourne. Following the success of the North Melbourne centre the MCC opened a second model centre in Flemington known as the Hopetoun Free Kindergarten in 1945. By that time, the government had sponsored a report entitled *Pre-School centres in Australia: Building, equipment and programme*, which set out guidelines for the design, planning, fitout and furnishing of modern kindergartens (Built Heritage 2010:16).

However, whilst committees in other local government areas drew up plans for kindergartens the Second World War delayed the realization of these plans for some time, and many kindergartens (like those in the early 1900 and 1910s) were initially established in existing buildings such as church halls. As restrictions on building were lifted by the end of the 1940s and into the early 1950s, a number of local groups began to erect purpose-built kindergartens once again, after 'many years of planning and fund-raising' and were often reliant upon the contribution of a 'long-standing local champion or benefactor' (or, more usually, a benefactress, as the names of many centres attest) (Built Heritage 2010:16).

The free Kindergarten movement developed in parallel with the establishment of Infant Welfare or Baby Health Centres

in Victoria. Maternal and child health became a major issue in the first decades of the twentieth century and led to a baby health movement that was driven by committed volunteers frustrated at government inaction. Dr Isabella Younger Ross (1887-1956) who had studied infant health in England helped set up Victoria's first baby health clinic in Richmond in 1917. By 1918 the voluntary Victorian Baby Health Centres Association (VBHCA) was formed to oversee the growing number of centres. Financial support also came from local councils and in 1926 the State government formed the Infant Welfare Section of the Public Health Department and appointed Dr Vera Scantlebury Brown as the first Director (Heritage Victoria).

Like kindergartens, baby health centres were often established in temporary premises before permanent facilities could be provided. Prior to World War Two kindergartens and baby health centres were separate from one another, but in the post-war era they were increasing co-located on the same site. The introduction construction subsidy of 1000 pounds by the State Government after World War Two encouraged the development of more purpose-built centres. From 1917-76 over 500 centres were established throughout Victoria.

Kindergartens and baby health centres in Cardinia Shire

The first kindergartens in Cardinia Shire were established by church groups. In 1939 the first baby health centre was established at Berwick and by 1942 centres had been opened at Pakenham and Beaconsfield Upper (*The Dandenong Journal* 5 April 1939, p.6, 22 April 1942, p.4). The first moves for the establishment of a free kindergarten appear to have been made in early 1944 when the Berwick Welfare Centre wrote to the Shire advocating for a pre-school nursery or play group 'similar to that at Dandenong' at Berwick. They suggested the Church of Christ Hall could be made available and the committee was willing to find equipment and fittings. The move was supported by Cr. McBride who said it would do councillors good to pay a visit to the Lady Huntingfield Free Kindergarten and see 'what really marvellous work was being done among the kiddies. It had been an education to him' (*The Dandenong Journal* 23 February 1944, p.11).

The suggestion by the Berwick Welfare Centre was taken up and the Berwick Pre-school centre was established in Church of Christ Hall by 1945. It was officially opened by Dr. Vera Scantlebury Brown on 21 March 1945 and by 1947 it was so popular that children were attending from as far afield as Pakenham, Upper Beaconsfield and Harkaway. The operation of the centre was supported by donations by the Berwick and Harkaway branches of the Country Womens' Association, and an annual subsidy of 30 pounds from Berwick Shire Council. At the official opening Dr. Brown emphasised the great value of pre-school education and how Victoria was 'setting a fine example to the other States in encouraging and providing facilities for pre-school development' (*The Dandenong Journal* 28 July 1945, p.8, 30 July 1947, p.16).

In 1950 Berwick Council applied for a grant to build a permanent pre-school centre and, after some delays, the 'attractive' and 'beautiful' new building opened in 1952 and by June already had a waiting list (*The Dandenong Journal* 11 June 1952, p.14). The popularity of the centre led to moves to establish similar facilities in other towns in Berwick Shire.

Place history

The need for a pre-school centre at Pakenham was identified in 1945 when the Pakenham Baby Health Centre asked Berwick Council if it would assist with the erection of a permanent building. During the discussion Cr. Kinsella urged that 'a long range view should be taken, as pre-school activities would need to be considered in the not-too-far distant future and should tie-up with Infant Welfare Centres' (*The Dandenong Journal* 20 June 1945, p.11).

Planning for the Infant Welfare Centre proceeded. The Berwick Shire provided 200 pounds and a State Government subsidy was obtained. Finally, in March 1949 the Pakenham Infant Welfare Centre was opened by Dr. Barbara Meredith, Director of Maternal and Infant Welfare, in the presence of a large crowd. The 'attractive' brick veneer building was situated on the south side of Main Street at the front of this block (*The Dandenong Journal* 9 March 1949, p.8).

Meanwhile, planning for a pre-school centre continued. Soon after the opening of the new building the Pakenham Infant

HERITAGE CITATION REPORT

Welfare Centre enquired whether Council would apply for the grant toward the erection of a pre-school group building behind it, and a month later a meeting convened by Mesdames E. Greenwood, E. Stone. Veal and F. Smethurst was held to form a committee to establish a pre-school group in Pakenham (*The Dandenong Journal* 30 March 1949 p.7, April 1949 p.10). The committee set about fund raising and by 1950 had raised enough money to offer a one day a week service. This left about 140 pounds for the building fund, which by 1951 had increased to just over 170 pounds. In January 1951 the Council agreed to top up the funds up to 200 pounds and apply for a 2 for 1 grant toward the expected cost of 600 or 700 pounds (*The Dandenong Journal* 17 January 1951 p.14).

Plans for the new pre-school centre and a separate flat for the infant welfare sister to be erected on land behind the IWC were prepared by the Shire Engineer, Ronald Chambers, and submitted to the Health Department for approval in 1952. Applications for the grants were made at the same time. However, the estimated cost of 2,000 pounds was beyond the means of the pre-school committee at that time. Even with the application of the grant the committee needed to contribute 600 pounds, but had only 300 pounds in hand and raising the additional money would take several years (*The Dandenong Journal* 25 April 1951 p.10, 27 June 1951 p.5; PROV).

An appeal to Berwick Shire to make up the shortfall was unsuccessful and so it was not until November 1954 that tenders were finally called for the pre-school centre, which was completed by early 1956. The building was rectangular in plan with weatherboard walls, a gabled tiled roof and comprised a single play room with a small porch and wash room at one end. Along the front was a 'coloured concrete terrace'. There were 30 children on the roll, which attended in two sessions in the morning and afternoon (PROV).

In 1966 the building was extended to increase the size of the play room, provide a separate office, and a separate cloakroom. Plans were again prepared by Shire Engineer, Ronald Chambers. In 1970 a verandah was added to the front of the building and in 1979 a small addition was made at the rear to increase the size of the office. The grounds and play area were progressively improved during the same period (PROV).

Sources

Built Heritage, *Survey of post-war built heritage in Victoria. Stage Two: Assessment of community and administrative facilities*, prepared for Heritage Victoria, 2010

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013
Heritage Victoria, Citation for Echuca Baby Health Centre

Public Records Office of Victoria (PROV), Pakenham Pre-school public building file VPRS 7882/P1, unit 432

Description

Physical Description

The Pakenham Kindergarten is a weatherboard building, L-shaped in plan with a gabled roof and a flat-roof or low skillion verandah. The windows to the main elevations are timber sash, in pairs. Skillion roofed additions are at the rear. The building appears to have good integrity and intactness when compared to the original plans held in the PROV public building file.

The building is set well back on the block behind an asphalt carpark that was the site of the now demolished Baby Health Centre and sister's flat. In front of the building is the play area.

Comparative Analysis

The first 'model' kindergartens were erected in the 1940s and while guidelines had been prepared by 1945, few pre-

school committees (often established and managed by local parents themselves) were in a position to afford architect-designed buildings. For this reason, many early post-war kindergartens were 'characterized by the use of basic timber construction and simple forms - low-pitched gable or [sic] skillion roofs, timber or cement sheet cladding, with large windows to provide the natural [light] and ventilation that was thought to contribute to the well-being of the children within' (Built Heritage 2010:16).

The Pakenham Kindergarten is representative of this type of simple and economical design and remains relatively intact to the design of the building as constructed in 1955-56 and extended in 1966. A desktop survey of the other kindergartens within Cardinia Shire has not identified any comparable early post-war kindergartens. The Berwick Kindergarten, now within Casey City, appears to have been completely re-built or replaced, as have many others.

In a broader sense, the kindergarten is comparable to other post-war community buildings including the Pakenham Guide Hall at 31-33 Henry Street (erected in 1964), and the RSL Hall at 1 Snodgrass Street (1956) which are simple buildings built using economical materials, often with volunteer support.

Statement of Significance

What is significant?

The Pakenham Kindergarten (former Pakenham Pre-school), as constructed in 1955-66 and 1966-67, is significant. It is a weatherboard building, L-shaped in plan with a gabled roof and a flat-roof or low skillion verandah. The windows to the main elevations are timber sash, in pairs. To the north of the building is the children's play area and at the front of the site is the car park, which was the site of the now demolished Baby Health Centre and flat.

Alterations and additions made to the building after 1970 are not significant.

How is it significant?

The Pakenham Kindergarten is of local historic and social significance to Cardinia Shire.

Why is it significant?

It is historically significant for its associations with the growth of Pakenham in the post-war period, as one of the new community facilities established to serve the growing population. It was one of the first free kindergartens erected in the then Berwick Shire and is now thought to be the oldest surviving example. It is also significant as a representative example of the simple and economically designed kindergartens erected by local committees in the post-war period, which reflect postwar building restrictions as well the limited resources of the local committees that established them. It has social value as a building erected as the result of community action and fundraising, and for its long and continuing use as a child care centre. The site is also historically significant as the location for the first permanent infant welfare centre in Pakenham and the position of the kindergarten set well back on the block recalls the location of the IWC within what is now the car park. (Criteria A, D & G)

HERITAGE CITATION REPORT

Recommendations 2017

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

HERITAGE CITATION REPORT

Name HOUSE
Address 39 MAIN STREET, PAKENHAM **Significance Level** Local
Place Type House
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940),
Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8. *Village townships*: 8.4 *Railway towns*

10. *Houses and their setting*: 10.6 *Town houses*

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47).

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as

HERITAGE CITATION REPORT

well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in *Municipal Directories* as a 'prosperous' business centre (*ibid*).

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the historic 'boundaries' of the town, and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments (*ibid*).

Place history

Allowance had been made for a road in the location of Rogers Street on Thomas Henty's 1886 subdivision. However, it was not until 1923 that Rogers Street was subdivided into township allotments with 66 foot frontages of a half-acre in size. Development of the street commenced soon after and by the early 1930s contained several houses (Moloney et al, 2013:47, LV).

This house at the south corner of Main Street was built in 1929 by Mr W.J. Stephenson of the local firm of Stephenson and Bloomfield. Mr Stephenson was one of Pakenham's most prominent early builders (Moloney et al, 2013:48).

Sources

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013
Land Victoria (LV), Certificate of title Vol. 2146 Fol. 061, Lodged Plan 9638

Description

Physical Description

The house at 39 Main Street is an interwar bungalow, which is specifically designed to address its corner location. Asymmetrical in plan, it has a relatively low-pitched hipped roof that extends to form a return verandah between the projecting hipped bays that face toward each street. The verandah, which continues across each bay, is carried on typically chunky tapered rendered piers. The windows to the main elevations are timber framed paired double hung sash with six pane uppers. There is one capped rendered chimney. The house is very intact and is complemented by an early or original woven wire fence along both frontages with a simple lych-gate at the corner.

Comparative Analysis

This is a representative example of an interwar bungalow. Within Pakenham, it compares with the houses at 6 Henty Street and 21 James Street, as well as the houses built to State Savings Bank of Victoria standard designs at 11, 14, 17 and 5/19 Rogers Street, and the H.B. Thomas House at 49 James Street. It is of note for the design that specifically addresses the corner location by the inclusion of projecting bays facing to each street, and for the high degree of intactness with features such as the chunky verandah piers that are characteristic of the bungalow style (and not represented in the cited comparative examples) and the early front fence.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

The house, constructed by W.J. Stephenson in 1929, at 39 Main Street, Pakenham is significant. It is an interwar bungalow, which is specifically designed to address its corner location. Asymmetrical in plan, it has a relatively low-pitched hipped roof that extends to form a return verandah between the projecting hipped bays that face toward each street. The verandah, which continues across each bay, is carried on typically chunky tapered rendered piers. The windows to the main elevations are timber framed paired double hung sash with six pane uppers. There is one capped rendered chimney. The house is very intact and is complemented by an early or original woven wire fence along both frontages with a simple lych-gate at the corner.

Non-original alterations and additions are not significant.

How is it significant?

The house at 39 Main Street, Pakenham is of local aesthetic significance to Cardinia Shire.

Why is it significant?

It is significant as a representative example of an interwar bungalow, specifically designed to address the corner location by the inclusion of projecting bays facing to each street. It is notable for its high degree of intactness with features such as the chunky verandah piers that are characteristic of the bungalow style, and is complemented by an early fence. (Criteria D & E)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name HOUSE
Address 84 MAIN STREET, PAKENHAM **Significance Level** Local
Place Type House
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8. *Village townships*: 8.4 *Railway towns*

10. *Houses and their setting*: 10.6 *Town houses*

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and in 1886 subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47).

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber

HERITAGE CITATION REPORT

mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre (ibid).

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the historic 'boundaries' of the town, and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments (ibid).

Place history

This house is situated on part of Lot 16 of Thomas Henty's 1886 subdivision of Pakenham. It was one of 15 narrow half-acre allotments between John and Stephenson streets that extended from Main to James Street, all with 66 foot frontage to both streets. Most were later subdivided into two approximately equal sized allotments, one facing Main and the other to James (Moloney et al 2013:96). In 1904 Marianne Ievers purchased Lot 16 and she held it until 1912 when it was sold to Michael Kelly, a grazier, of Pakenham (LV).

This house was constructed c.1910. When Michael Kelly died in 1914 it was described as a '5 roomed weatherboard house pine partitions occupied by tenant at 8/- per week' and valued at 200 pounds (PROV).

After Michael's death the property was transferred to Margaret Kelly and she remained owner until her death in 1951. In 1938, the rear section facing James Street was subdivided and sold to Daphne Seymour (LV).

Sources

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013
Land Victoria (LV) Vol. 2986 Fol. 105

Public Records Office of Victoria (PROV) Michael Kelly Probate & Administration files VPRS 28/3, unit 482, item 135/997

Description

Physical Description

This Edwardian timber house is asymmetrical in plan and has a high hipped roof that extends to form a verandah at one side of the projecting gabled bay. The verandah is supported by a turned timber post at the corner with half-posts where it meets the walls and has carved timber brackets. Windows are timber double hung sash and the walls are clad in square edged weatherboards with half-timbered detail at the top of the gable end that projects slightly from the wall. There is one corbelled brick chimney. The house has good integrity and intactness and is setback from the street behind a garden. There is a flat-roofed addition at the rear.

Comparative Analysis

This is one of only five known surviving examples of pre-World War I houses in the Pakenham town centre. Constructed, c.1910 it is one of the oldest surviving houses and has a relatively high degree of integrity. The asymmetrical form, and the detailing is typical of Edwardian houses. Comparable examples in Pakenham include the much altered 96 Main Street (which does not satisfy the threshold of local significance due to the low intactness and integrity) and the somewhat

HERITAGE CITATION REPORT

altered 12 Rogers Street, constructed c.1912.

Statement of Significance

What is significant?

The house, constructed c.1910, at 84 Main Street, Pakenham is significant. This Edwardian timber house is asymmetrical in plan and has a high hipped roof that extends to form a verandah at one side of the projecting gabled bay. The verandah is supported by a turned timber post at the corner with half-posts where it meets the walls and has carved timber brackets. Windows are timber double hung sash and the walls are clad in square edged weatherboards with half-timbered detail at the top of the gable end that projects slightly from the wall. There is one corbelled brick chimney. The house has good integrity and intactness and is setback from the street behind a garden.

There is a flat-roofed addition at the rear and other non-original alterations and additions are not significant.

How is it significant?

The house at 84 Main Street, Pakenham is of local historic significance to Cardinia Shire.

Why is it significant?

It is significant as one of the oldest houses in Pakenham and its historic significance is enhanced by its rarity value as one of five known surviving pre-World War One houses and one of only two situated in Main Street, which was the main residential area in the town until the interwar period. It is representative of the simple timber houses erected in Pakenham in the early 1900s. (Criteria A & D)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name PAKENHAM STATE BANK and WAR SERVICES HOMES GROUP
Address 11, 14, 17 & 5/19 ROGERS STREET, PAKENHAM **Significance Level** Local
Place Type House, Residential Precinct
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

HERITAGE CITATION REPORT

Designer / Architect Leith, GB

Architectural Style Interwar Period (c.1919-c.1940),
Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8. *Village townships*: 8.4 *Railway towns*

10. *Houses and their setting*: 10.6 *Town houses*

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47).

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as

HERITAGE CITATION REPORT

well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in *Municipal Directories* as a 'prosperous' business centre (ibid).

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the historic 'boundaries' of the town, and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments (ibid).

State Savings Bank of Victoria

The State Savings Bank of Victoria (SSBV) was created by the *State Savings Amendment Act* of 1896, which (amongst other things) introduced the 'credit foncier' scheme that was a variation of self-help financing systems used widely in Europe. The broad principle was of long-term loans at modest rates of interest, in return for good security (such as half value of a property) with regular modest repayments over a long term. The scheme was one of the first of many introduced in Australia over the first decades of the twentieth century and became known colloquially as the 'cheap money' scheme. By the 1920s the success of the credit foncier scheme led to the Bank adding other loans on special conditions for lower income workers and returned servicemen (Murray & White, 1992:204-17).

In order to obtain low prices and high standards, the SSBV effectively became a builder in its own right, issuing standard designs and selecting building contractors for many of the houses it financed. A 'Bank home' became an affordable goal, a symbol of achievement and recognition that the house was solidly built. Such was the enthusiasm of Victorian workers for Bank-financed and built homes that by the mid-1920s the SSBV was the largest home builder in Victoria (Murray & White, 1992:204-17).

George Burridge Leith, chief architect of the SSBV Building Department from 1921 until his retirement in 1953 was one of the most influential men in the Bank and by the mid-1920s presided over one of the fastest growing and most prestigious departments. He designed a series of 'Bank homes' - plans for standard homes, which sub-contractors built under the supervision of the Bank's Building Department. Several pattern books of timber and brick home designs were published by the SSBV in the 1920s and 1930s (Murray & White, 1992:204-17).

Credit foncier borrowers from the SSBV could choose one of the bank's own house designs, or choose their own design. Whatever the design, the SSBV required a high standard of construction/supervision, which seems to have been the basis for the very high reputation of a 'Bank home' for many years. Most 'Bank homes' were built in the metropolitan area, and some were built in groups. It is thought that up to 7,500 were built, principally between 1921-30, then less until 1939. All except 300 were in Melbourne and these mostly in the ring of suburbs: Brunswick, Coburg, Preston, Hawthorn, Kew, Ivanhoe, Heidelberg, Box Hill, Camberwell, Malvern, Oakleigh and Brighton. There were few 'estates' in country towns (Murray & White, 1992:204-17).

In 1922 the SSBV commenced seeking applications in country areas. At that time in Gippsland applications for Bank homes had already been received from residents of Sale and Bairnsdale, and in the mid-1920s an estate of Bank homes was built at Peace Avenue in Warragul. Other Gippsland towns where Bank homes were built included Trafalgar, Pakenham, Korumburra and Leongatha (*West Gippsland Gazette*, 27 June 1922 p.3).

War Service Homes Commission

Due to an acute shortage of houses after the First World War the Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses. A history of the

HERITAGE CITATION REPORT

Commission recalls:

The housing situation in Australia at that time left much to be desired. There was a shortage of houses and prices and rents were high. Few homes had been built during the War yet the population had increased by more than half a million. The Government faced the prospect of large numbers of demobilised ex-servicemen adding considerably to the housing demand. Moreover the building industry was in difficulty. There was a shortage of skilled labour, and construction materials were in short supply. (WSH Jubilee, p.2)

War service homes were intended by the Government as 'the counterpart to the land settlement portion of the repatriation policy' (WSH Jubilee, p.1), a policy commonly known as Soldier Settlement. Assistance for war service homes was given through low interest rate loans to erect a new house, purchase or complete an existing house, or discharge an existing mortgage. However, the focus of the Commission during the first two years was upon construction of new houses - a measure 'designed to help solve, and not accentuate the national housing problem' (*The Argus*, 18 January, 1921).

From 1919 to 1920 the Commission was assisted by the Commonwealth Bank, which considered individual applications, while the Commission set about building groups of houses in advance of applications. The Commission intended to buy large tracts of land and contract builders to erect the houses, however due to difficulty engaging contractors and finding sufficient material cheaply, the Commission was the builder for its first two years of operations (WSH Jubilee, pp. 4-7). The houses built by the Commission from 1919-22 were in standard designs prepared under the direction of their principal architect, Mr. E.R. Bradshaw (*The Argus*, 20 December 1919).

However, a series of enquiries into the Commission's activities (the first was in March 1921), which commented unfavourably on the management of the scheme led to radical changes to structure and operations of the Commission. Most significantly, the Commission stopped building houses and began to contract out its building operations, and also began negotiations with State Governments whereby State savings banks or housing boards would in future carry out the provision of War Service Homes. Consequently, in mid-1922 the Commission reached an agreement with the SSBV that the Bank would, out of moneys made available by the Commonwealth, provide homes in Victoria upon the same terms and conditions as provided by the Commission. By 1927 the SSBV had assumed responsibility for all of the war service homes built for returned servicemen and other persons eligible under the original *War Services Homes Act* and at least until 1940 all new war service homes in Victoria were designed and built by the SSBV (*The Argus*, 27 July 1922, 24 September 1929; WSH Jubilee).

Australia's first war service homes were completed in the Sydney suburb of Canterbury in September 1919 (WSH Jubilee, p.5) and Victoria's first war service homes were constructed in Preston soon afterward. The Preston houses were commenced late in 1919 and were occupied by May 1920. By 1921 the Commission had constructed over 600 homes in Victoria in suburbs such as Brunswick, Coburg, Preston, Northcote, Kew, Camberwell and Williamstown and country towns including Wonthaggi, Castlemaine and Seymour, and in the decade to 1929 over 20,000 war service homes were constructed throughout Australia of which about 4000 were in Victoria (WSH Jubilee, p.10). After the Second World War the Commission resumed its role as manager of house construction and continued to play an important role in the provision of housing for returned servicemen well into the 1960s (WSH Jubilee, p.29). The Commission eventually became what is known today as the Defence Housing Authority.

Place history

Allowance had been made for a road in the location of Rogers Street on Thomas Henty's 1886 subdivision. However, it was not until 1923 that Rogers Street was subdivided into township allotments with 66 foot frontages of a half-acre in size. Development of the street commenced soon after and by the early 1930s contained several houses (Moloney et al, 2013:47, LV).

Except for the house at no.12 (which pre-dates the subdivision and is thought to date from c.1912) the first houses in

HERITAGE CITATION REPORT

Rogers Street were built in the late 1920s at nos. 11, 14, 17 and 19. All were built on or behalf of the State Savings Bank of Victoria (SSBV), and at least one was a War Service Home.

11 Rogers Street (lot 3 in the subdivision) was purchased in 1928 by Winifred Mary Hillman and the house built with the assistance of the SSBV was first listed in the 1929-30 rate book. By then she had married and was Mrs Winifred Law. As was the practice, the title was transferred to the SSBV in 1929 when the house was built and transferred back to Mrs Law when the mortgage had been discharged, which was in 1953 (LV, RB).

14 Rogers Street (lot 15) was purchased directly by the War Service Homes Commission in 1926, while the SSBV purchased nos. 17 and 19 in 1928 (LV). The houses, all in standard SSBV designs (or variations) were built by 1930. The first occupant of no.17 was Lancelot Pritchard, a butcher. He remained until 1936 when Percy Taylor replaced him. Next door, the house at no.19 was built by a Mr. Ellis in 1928 for Arthur Howling, a mechanic, was in residence for only a year before John Jackson, a grocer, moved in. It was John and his wife, Annie, who finally became owners in 1952 when the mortgage was discharged (LV, RB, *The Dandenong Journal* 6 September 1928 p.4). Meanwhile, at no.14, it appears one of the first occupants was Ellen Dillon, who became owner in 1941. The following year she sold to John Carney, a retired farmer (LV, RB).

Sources

Berwick Shire rate books (RB), 1929-30, no. in rate 1104 (11 Rogers), 1930-31:4763, 1931-32:4154 & 1936-37:4243 (17 Rogers), 1929-30:1139 & 1930-31:4404 (19 Rogers)

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013

Land Victoria (LV), Certificate of title Vol. 2146 Fol. 061, Lodged Plan 9638, Vol. 5484 Fol. 756 (no.11), Vol. 5218 Fol. 591 (no.14), Vol. 5369 Fol. 689 (no.17), Vol. 5422 Fol. 263 (no.19)

Murray R. & White, K., *A bank for the people: A history of the State Bank of Victoria*, 1992

'The State Savings Bank of Victoria. Types of Timber-framed dwelling houses available for selection by applicants under the provisions of Housing and Reclamation Act 1920 (These Types are also available for selection by applicants for Credit Foncier Loans)', n.d., but c.1920

'War Service Homes Act - Reports of the War Service Homes Commission together with statements and balance-sheets' for the periods 6th March 1919 to 30th June 1921, 1st July 1921 to 30th June 1922, 1st July 1922 to 30th June 1923, 1st July 1923 to 30th June 1924, 1st July 1924 to 30th June 1925, 1st July 1925 to 30th June 1926, 1st July 1926 to 30th June 1927

'War Services Homes Jubilee 1919-1969' (WSH Jubilee), issued by the Commonwealth Department of Housing, 1969

Description

Physical Description

The houses at 11, 14, 17 and 5/19 Rogers Street, Pakenham are interwar timber bungalows built to standard SSBV designs (or variations) with similar form, materials and detailing. All are asymmetrical in plan and have hipped corrugated iron roofs (with deep eaves and visible rafters) that extend to form verandahs to one side of the projecting gabled (11, 19) or hipped (14, 17) bay. Windows are timber framed sash with multi-pane upper sashes, usually arranged in pairs or triples to the main elevations. Walls are clad in weatherboards with fibro-cement to the upper walls (11, 17, 19) or full weatherboard (14). All have at least one plain brick chimney

11 Rogers Street appears to be a variant of SSBV Type 21 design. Here, the verandah is supported by paired Tuscan columns set on brick piers, there are double entry doors and there is timber shingling to the gable end with a small louvred vent. It has a high degree of external integrity and intactness.

The houses at nos. 14, 17 and 19 are of interest because they use standard SSBV designs (or variants) specifically

HERITAGE CITATION REPORT

intended for use in country areas. A specific detail that sets these houses apart is the use of angled timber blade brackets to the verandahs. Nos. 14 and 17 use the SSBV Type 32 design. This type is distinguished by a broad hipped roof that extends to form a return verandah, while another unique feature is how the entrance is at the side of the verandah rather than facing toward the street. At no.17 the design has been varied by extending the house by one room on the right side and deleting the verandah return. The house is relatively intact, but the chimneys have been removed. The woven wire fence at the front appears to be original or early.

No.14 has the original Type 32 design, with the addition of a four sided bay window to the projecting bay. Apart the partial enclosure of the side verandah the house is relatively intact.

19 Rogers Street is an intact example of the SSBV Type 33 design. The distinguishing feature here is the half-timbering to the gable end.

Comparative Analysis

While some other interwar and early post-war houses in Pakenham share some of the materials and detailing of these houses (weatherboard and fibro cladding, asymmetrical plan with hipped and gabled roofs), as a group these houses are distinctive for their similarity of form, materials and detailing that identify them as Bank Home designs, with subtle variations in detailing providing individuality and interest. These include the distinctive angled blade verandah brackets to the houses at nos. 14, 17 and 19 that distinguish them as examples of the SSBV designs specifically intended for use in country areas. The relatively high degree of integrity of most of the houses, which includes an original or early woven wire fence at no.17, contributes to their significance.

Statement of Significance

What is significant?

The Pakenham State Bank and War Services Homes Group, comprising the houses built by or on behalf of the State Savings Bank of Victoria or War Service Homes Commission between 1929 and 1931 at 11, 14, 17 & 5/19 Rogers Street, Pakenham is significant.

The houses are interwar timber bungalows built to standard SSBV designs (or variations) with similar form, materials and detailing. All are asymmetrical in plan and have hipped corrugated iron roofs (with deep eaves and visible rafters) that extend to form verandahs to one side of the projecting gabled (11, 19) or hipped (14, 17) bay. Windows are timber framed sash with multi-pane upper sashes, usually arranged in pairs or triples to the main elevations. Walls are clad in weatherboards with fibro-cement to the upper walls (11, 17, 19) or full weatherboard (14). All have at least one plain brick chimney. 11 Rogers Street appears to be a variant of SSBV Type 21 design. Here, the verandah is supported by paired Tuscan columns set on brick piers, there are double entry doors and there is timber shingling to the gable end with a small louvred vent. It has a high degree of external integrity and intactness. The houses at nos. 14, 17 and 19 are of interest because they use standard SSBV designs (or variants) specifically intended for use in country areas. A specific detail that sets these houses apart is the use of angled timber blade brackets to the verandahs. Nos. 14 and 17 use the SSBV Type 32 design. This type is distinguished by a broad hipped roof that extends to form a return verandah, while another unique feature is how the entrance is at the side of the verandah rather than facing toward the street. At no.17 the design has been varied by extending the house by one room on the right side and deleting the verandah return. The house is relatively intact, but the chimneys have been removed. The woven wire fence at the front appears to be original or early. No.14 has the original Type 32 design, with the addition of a four sided bay window to the projecting bay. Apart the partial enclosure of the side verandah the house is relatively intact. 19 Rogers Street is an intact example of the SSBV Type 33 design. The distinguishing feature here is the half-timbering to the gable end.

HERITAGE CITATION REPORT

Non-original alterations and additions to the houses, the front fences at nos. 14 & 5/19 and timber side and rear fences on all sites, and other buildings on the sites are not significant.

How is it significant?

The Pakenham State Bank & War Services Homes Group is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

It is significant as an illustration of the beginnings of the growth of Pakenham beyond the historic Main Street township centre during the interwar period and also demonstrates the role played by the State Savings Bank of Victoria and the War Service Homes Commission in providing affordable housing in Victoria. The houses at nos. 14, 17 and 19 are of note as examples of the SSBV designs specifically intended for use in country areas. (Criteria A & D)

As a group the houses are distinctive for their similarity of form, materials and detailing that identify them as Bank Home designs, with subtle variations in detailing providing individuality and interest. The relatively high degree of integrity of most of the houses, which includes an original or early woven wire fence at no.17, contributes to their significance. (Criterion E)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name HOUSE (FORMER PRIVATE HOSPITAL)
Address 12 ROGERS STREET, PAKENHAM **Significance Level** Local
Place Type House,Hospital
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8. *Village townships*: 8.4 *Railway towns*

10. *Houses and their setting*: 10.6 *Town houses*

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47).

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber

mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre (ibid).

Private and bush nursing hospitals in Victoria

The first public hospitals in Victoria were established from the mid-nineteenth century onwards, but most were located in Melbourne or large regional centres. People in smaller towns and rural areas had limited access to medical care of any kind and doctors would only establish a practice in a town with a sufficient group of people able to pay full fees. Often they worked with one or two local women skilled in nursing. Much of their work was midwifery and when such local nurses provided accommodation for those needing their services their homes could be registered as private hospitals if approved by the local council under public health regulations set down in 1900 (Priestly 1986:ix, 7).

The Victorian Bush Nursing Association (VBNA) was formed at meeting in Melbourne in September 1910 in order to address the need for medical care in rural areas with the initial aim to encourage country communities to employ a fully trained nurse to provide skilled health care, tailored to their particular needs (Priestly, 1986).

After the First World War the concept of cottage hospitals emerged so that nurses could care for greater numbers. Cottage hospitals were first promoted in the VBNA annual report of 1921-22 and the first permanent example opened in 1923 in a converted house in Cowes. In November 1923 an architect, K.F. Elliot, was employed in an honorary capacity. The first buildings constructed to his designs were nurse's accommodation, which were capable of being easily enlarged into a hospital, while the first hospitals were built by the mid-1920s (Priestly, 1986:60-2).

The activities of the VBNA were boosted in 1928 by a £32,000 endowment from the Edward Wilson Trust. Specific conditions were attached to the grant - it was to assist in the building of cottage hospitals and centres for the specific benefit of women and children and the buildings were to be in brick or other fire-resistant material. These conditions were readily accepted by the VBNA, which had 'already recognised the value of solid building materials' and had 'eliminated wood wherever possible' (Priestly, 1986:95-6).

By 1930 25 bush nursing hospitals had been established. Of these, 13 were conversions from privately-run institutions and twelve were new bush nursing foundations or conversions from existing bush nursing centres. Construction of new hospitals 'continued unabated' through the 1930s and by 1935 the fiftieth hospital was opened at Trentham (Priestly, 1986:67, 97).

The development of Bush Nursing Hospitals in the 1920s and 1930s coincided with the expansion of the Victoria's public hospital system. In 1923 Victoria's new Hospitals and Charities Board outlined its range of public hospitals envisaged for the State, which included large base hospitals in regional centres, which would be supported by a range of district hospitals, cottage hospitals and 'isolated' hospitals. However, the advantage of Bush Nursing Hospitals was their efficiency - most were smaller than would be considered viable under the public model, but still offered a high standard of care (Priestly, 1986:86-90).

Place history

Allowance had been made for a road in the location of Rogers Street on Thomas Henty's 1886 subdivision. However, it was not until 1923 that Rogers Street was subdivided into township allotments with 66 foot frontages of a half-acre in size. Development of the street commenced soon after and by the early 1930s contained several houses (Moloney et al, 2013:47, LV).

This house, however, pre-dates the 1923 subdivision. It is situated on part of one of three large blocks created by an 1889 subdivision that were situated to rear of lots facing the south side of Main Street. Daniel Bourke, a grazier of Pakenham,

HERITAGE CITATION REPORT

was the first owner and in 1908 the land was transferred to Hugh Kelly. In 1923 John Wadsley became the owner and it was he who carried out the subdivision (LV).

The exact date of this house is not known, but it is thought to date from c.1912 and may have been purpose-built as a private hospital. According to oral history by Graham Treloar (a resident of Rogers Street) it was certainly being used as a hospital by 1917 when his father, Fred, was born there and may have been established as early as 1912 when the previous 'hospital' on Station Street was vacated and replaced with barber's shop, tobacconist and pool room operated by Graham's grandfather. He also believes the corrugated iron garage at the rear was used as a morgue (Treloar, cited in Moloney et al, 2013:47-8).

By 1924 this building was listed in the rate books as a 'hospital' in the ownership of John Wadsley (Moloney et al 2013:48) and in 1926 it was 'given up' to become the temporary location of the first Bush Nursing Hospital in Pakenham (and only the eighth in Victoria), which opened on 29 May under the charge of Sister Kerville (*The Dandenong Journal* 28 June 1928, p.4). In attendance at the opening were several representatives of the VBNA including Sir James Barrett, Dr Edith Barrett and a Miss Grice, who performed the opening. At the time of the opening, fundraising had already began to raise money for a 'new and up-to-date building' to be known as the Pakenham and District Hospital and more than 200 pounds was in hand of the estimated 1,600 pound cost (*The Argus*, 31 May 1926, p.10). By early 1927 a suitable site had been chosen and plans had been prepared by Mr K.F. Elliot (*South Bourke and Mornington Journal* 13 January 1927, p.4). Construction of the building was underway by the end of that year and the new hospital was opened by His Excellency the Governor (Lord Somers) in February 1928 (*The Argus* 13 February 1928, p.13). Graham Treloar's father told of watching patients in the hospital being loaded, in their beds, onto trucks to take them to the new Hospital (cited in Moloney et al 2013:48).

With the opening of the new hospital, the use of this building as a hospital ceased and it became a private residence (Moloney et al 2013:48).

Sources

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013
Land Victoria (LV), Certificate of title Vol. 2146 Fol. 061, Lodged Plan 9638
Priestly, Susan, *Bush Nursing in Victoria: 1910-1985, the first 75 years*, 1986

Description

Physical Description

The house and former private hospital at 12 Rogers Street is an Edwardian weatherboard bungalow. Asymmetrical in plan, it has a high hipped roof with gables and projecting gabled bays to the front and side, addressing its corner location. Between the bays is a separate return skillion verandah supported on turned timber posts. There are three corbelled brick chimneys. There is an entrance facing Rogers Street and appears to be another at the side facing Wadsley Avenue. Additions have been made at the rear and the windows to the projecting bays have been replaced. At the rear is an old gabled corrugated iron garage facing Wadsley Avenue.

Comparative Analysis

This is one of five known surviving examples of pre-World War I houses in the Pakenham town centre. Constructed c.1912 it is a representative example of an Edwardian house with characteristic asymmetrical form and detailing. Typically, houses of this era rarely survive completely intact and while there have been some alterations (e.g. replacement of windows), overall, the house remains legible as an Edwardian era dwelling. In Pakenham, it compares to

HERITAGE CITATION REPORT

the more intact 84 Main Street (also recommended for inclusion in the HO) and the much altered 96 Main Street (not recommended for inclusion in the HO).

Statement of Significance

What is significant?

The house and former private hospital, constructed c.1912, at 12 Rogers Street, Pakenham is significant. This is an Edwardian weatherboard bungalow. Asymmetrical in plan, it has a high hipped roof with gablets and projecting gabled bays to the front and side, addressing its corner location. Between the bays is a separate return skillion verandah supported on turned timber posts. There are three corbelled brick chimneys. There is an entrance facing Rogers Street and appears to be another at the side facing Wadsley Avenue. At the rear is an old gabled corrugated iron garage facing Wadsley Avenue.

Non-original alterations and additions are not significant.

How is it significant?

The house and former private hospital at 12 Rogers Avenue, Pakenham is of local historic significance to Cardinia Shire.

Why is it significant?

It is significant as one of the oldest houses in Pakenham and this significance is enhanced by its rarity values as one of only five known surviving pre-World War One houses in the town. It is also of interest for its early use as a private hospital which became the temporary premises of the first Bush Nursing Hospital in Pakenham, which was only the eighth to be established in Victorian. The use of residential buildings for private hospitals and the first Bush Nursing Hospitals was common practice and this house is a typical example of the small private hospitals found in country towns in the early twentieth century. (Criteria A, B & D)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name HOUSE
Address 23 ROGERS STREET, PAKENHAM **Significance Level** Local
Place Type House
Citation Date 2017



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Thematic context

This place is associated with the following themes in the *Cardinia Shire Environmental History*:

8. *Village townships*: 8.4 *Railway towns*
10. *Houses and their setting*: 10.6 *Town houses*

Pakenham

The following history of Pakenham is comprised of edited extracts from the *Pakenham Structure Plan inter-war and post-war heritage study*, May 2013, prepared by David Moloney, Rohan Storey and Pamela Jellie.

The original Pakenham township grew from the 1850s around the Bourkes' Latrobe Inn, which was situated on north side of the Gippsland Road (now the Princes Highway) on the east side of Toomuc Creek. A small township was surveyed around the Hotel by 1858 (Moloney et al 2013:6).

The new settlement of East Pakenham (as Pakenham was still called by many until the late twentieth century) sprang up around the new railway station at the junction of the 1877 Gippsland Railway and the road that became Main Street (formerly the Healesville to Koo-WeeRup Road). There was no doubt that the modern railway would rapidly displace the tortuous track through the swamps and heavily timbered ranges as the main means of communication with Gippsland; a 30 hour trip from Melbourne to Sale became just 5 hours by rail (ibid).

The railway boosted both agriculture and commerce in the district and East Pakenham became a vital transport and service town for its developing rural hinterland. The new station and embryonic settlement was situated on private land rather than on or near a government-surveyed township. Pastoralist Thomas Henty owned much of the land, and subdivided some of it into township blocks upon which a Mr Flower is known to have built four houses and three shops. There were a number of subdivisions of half-acre township allotments and adjacent small farms c.1888-1890. Seminal businesses such as a hotel, stores, and blacksmiths established very quickly, some transferring from the original, soon to be known as 'old', Pakenham township. Both old and new Pakenhams were tiny. In 1889 both had populations of only 40, but by 1895 New Pakenham had the ascendancy with 150 residents compared to the old township's 80. In 1888 it was noted of the small railway townships in the area that 'Their populations consist mainly of the various hotel and storekeepers who supply the needs of the many small settlers'. By 1895 'New Pakenham' had a police station and court house, mechanics institute, hotel, stores and post office. In 1900 all the houses were south of John Street (ibid).

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today (Moloney et al 2013:46-47).

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to

HERITAGE CITATION REPORT

sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre (ibid).

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the original residential areas, subdivided prior to World War Two and mostly between the highway and railway), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments (ibid).

Place history

Allowance had been made for a road in the location of Rogers Street on Thomas Henty's 1886 subdivision. However, it was not until 1923 that Rogers Street was subdivided into township allotments with 66 foot frontages of a half-acre in size. Development of the street commenced soon after and by the early 1930s contained several houses (Moloney et al, 2013:47, LV).

This house is situated on Lot 25 of the 1923 subdivision. Thomas Stone purchased this lot and the adjoining lot 26 in 1943 (LV). A house was erected on lot 26 in 1946 and this house was built by 1951 (Moloney et al, 2013:48).

Sources

David Moloney, Rohan Storey & Pamela Jellie, *Pakenham Structure Plan inter-war and post-war study*, 2013 Land Victoria (LV), Certificate of title Vol. 2146 Fol. 061, Lodged Plan 9638

Description

Physical Description

This is a triple-fronted post-war weatherboard bungalow. The high hipped tiled roof has projecting hipped bays at either end, which are connected by a flat roofed porch with deep eaves and visible rafters. The porch is supported on Tuscan columns set on brick piers with a brick balustrade, each featuring a band of soldier course bricks. There are large timber framed windows, with those at the corner featuring large fixed pane with double hung sash beside. The window to the porch has a fixed central pane with double hung windows either side. To the left of this window are the double entry doors, which are slightly recessed. There are two rectangular brick chimneys on the south wall. The house is very intact and is complemented by a low brick front fence with piers with stepped tops framing the driveway entry and at the north end. The concrete driveway strips and curving path leading to the front door appear to be early or original.

Comparative Analysis

The bungalows of the late 1930s to the 1950s are characteristically double or triple fronted of masonry or timber construction with hipped tile roofs, which emerged as the most common roof type in that era. They were free of non-functional details seen in 1920s bungalows: walls and chimneys were plain and decoration was often limited to the porch and front entrance. Eaves were 'boxed' (sheeted horizontally) rather than showing visible rafters as was fashionable in the 1920s. Many are complemented by low brick, stone or timber fences, and some have integral or detached garages. In some houses the Moderne influence (that emerged in the 1930s and was still evident in diluted form in the 1950s) is demonstrated by the use of corner windows, curved walls and the contrast between features that provide a strong horizontal emphasis such as windows and brickwork detailing, and vertical features such as chimneys.

HERITAGE CITATION REPORT

This house is a fine example of a post-war bungalow made distinctive by the broad, triple-fronted symmetrical form and the unusual combination of Moderne style corner windows and bungalow-style porch. It is notable for its high degree of intactness and is complemented by a typical low brick front fence.

It demonstrates how local builders freely borrowed from earlier styles that were continued into the early post-war period, particularly in country towns. As the 2013 Heritage Study notes:

As in most country towns, there are quite a number of retardataire buildings in Pakenham featuring earlier and out-dated styles. Numerous post-war buildings, for example, combine features of both the inter-war and post-war periods, such as classic inter-war verandahs across two-thirds of the facade, and post-war era corner windows. (Moloney et al 2013:35)

Statement of Significance

What is significant?

The house, constructed in 1951, at 23 Rogers Street, Pakenham is significant. This is a triple-fronted post-war weatherboard bungalow. The high hipped tiled roof has projecting hipped bays at either end, which are connected by a flat roofed porch with deep eaves and visible rafters. The porch is supported on Tuscan columns set on brick piers with a brick balustrade, each featuring a band of soldier course bricks. There are large timber framed windows, with those at the corner featuring large fixed pane with double hung sash beside. The window to the porch has a fixed central pane with double hung windows either side. To the left of this window are the double entry doors, which are slightly recessed. There are two rectangular brick chimneys on the south wall. The house is very intact and is complemented by a low brick front fence with piers with stepped tops framing the driveway entry and at the north end. The concrete driveway strips and curving path leading to the front door appear to be early or original.

How is it significant?

The house at 23 Rogers Street, Pakenham is of local aesthetic significance to Cardinia Shire.

Why is it significant?

It is significant as a fine example of a post-war bungalow made distinctive by the broad, triple-fronted symmetrical form and the unusual combination of Moderne style corner windows and bungalow-style porch. It demonstrates how local builders freely borrowed from earlier styles that were continued into the early post-war period, particularly in country towns. It is notable for its high degree of intactness and is complemented by a typical low brick front fence. (Criteria D & E)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

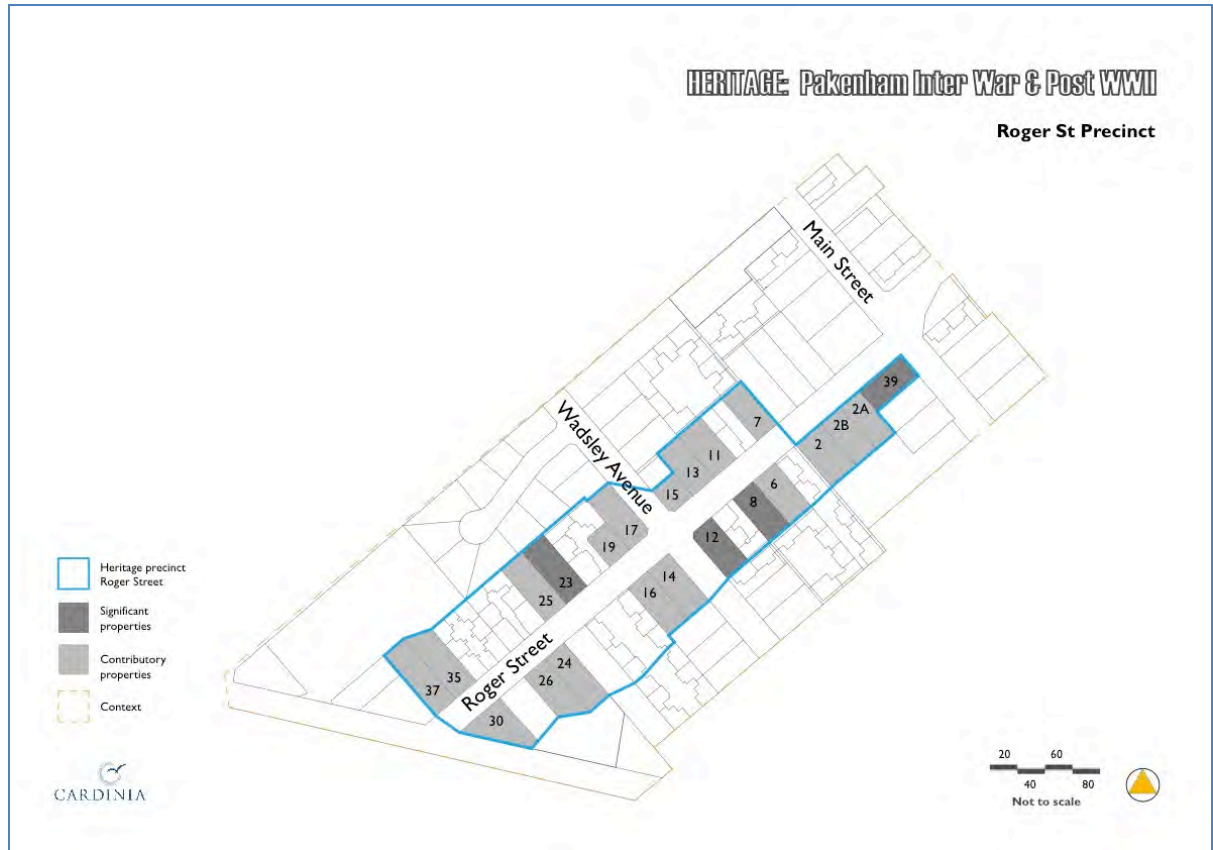
Aboriginal Heritage Place

-

APPENDIX E – 2013 STUDY CITATIONS

MAP

ROGERS STREET PRECINCT



PRECINCT: ROGERS STREET

ADDRESS :

39 Main Street

2A-30 Rogers Street

7-37 Rogers Street



11 Rogers Street



23 Rogers Street



8 Rogers Street

STATEMENT OF SIGNIFICANCE

What is Significant?

Rogers Street is a mixed precinct of inter-war houses, many in a matching Bungalow cottage style, and post-war houses in a range of materials and styles, ranging from earlier 'austerity' period weatherboard and fibro-cement houses to later brick styles, including the triple-fronted cream brick veneer style typical of the 1950s and 60s. All the significant and contributory houses are single family dwellings, all are single storey, and all set back with generous garden frontages. Later houses and unit developments are also single storey and setback, creating a generally cohesive precinct.

How is it Significant?

The Rogers Street precinct is of local historical and architectural significance to Cardinia Shire.

Why is it Significant?

Rogers Street precinct is historically significant for including a wide representative range of single family dwellings associated with the development of Pakenham in the inter-war and post-war periods when it was a country town. It has the greatest concentration of inter-war bungalow style houses in Pakenham, most with fibrous cement cladding. 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's 'country town' past. It has associations with WJ Stephenson, Pakenham's prominent early builder; IH Thomas, third generation of the Thomas family editors of the *Pakenham Gazette*; and the Pakenham hospital prior to the establishment of the Bush Nursing Hospital. (Criteria A, D)

Rogers Street is architecturally significant for including houses generally typical for the era in which they were built, and also for having a number that are a distinctive feature of the Pakenham township. The smaller Interwar Bungalows are of the 'Pakenham style', a type found throughout the Pakenham township, and are unusual for their low pitched roofs, continuing over the verandah, for their weatherboard (base) and fibro-cement

(upper) wall cladding, and absence of heavy masonry veranda columns and balustrade. The smaller, simpler post war houses are also significant for representing the more affordable end of the post war housing boom, whose simple construction became known as 'Austerity style'. No.2 continues the pre-war practise, common in Pakenham, of weatherboard and fibro-cement wall cladding. The post war houses that are entirely fibro-cement are also unusual as this cladding in the post-war period is generally only found on Housing Commission of Victoria houses in country towns, or on holiday homes in resort areas. (Criteria B, D)

DESCRIPTION

The precinct includes a mix of Interwar houses, all in the Bungalow style, and post WWII houses in a range of materials and styles, ranging from simple all fibro-cement to the triple-fronted cream brick veneer style typical of the 1950s and 60s in Melbourne. All significant and contributory houses are single family dwellings, and all are single storey. No.12 is Edwardian style, with a return verandah and high-pitched red corrugated iron roof, and is the earliest house in the precinct. No. 39 Main Street is the largest and most impressive Bungalow style house, featuring a return verandah with solid masonry supports. No.23 is unusual for its wide symmetrical frontage with corner windows typical of the 1950s combined with a Bungalow style porch, supported on masonry columns on a red-brick base.

There are five Bungalows (Nos. 11, 14, 17, 19, & 25) in a distinctive style that appears throughout the Pakenham township. They have low pitched iron roofs, extended down to form the verandah roof, wide eaves, and either a gable roof to the projecting bay or a hip roof. All except one (No.14) feature cladding with a weatherboard base, and fibro sheet for the main body of the walls. No.2 uses the same cladding style, but on a simpler post-war L plan house.

The post-war houses in Rogers Street include a number that are simple L or T plans in weatherboard or in two cases entirely in fibro, with small porches. The brick houses are generally larger, with examples of the typical 1950s/early 60s triple fronted brick veneer at Nos. 2A, 7 and 15. Some houses, including Nos.15 and 26, feature pergola-style porches, a less common variation of the period, but common in Pakenham. No.8 also stands out for its almost 'ranch-style' design, with rustic mottled brick work, horizontal lines and wagon wheels in the garden completing the stylistic reference. No. 22 dates from the late 1970s-early 1980s, and is complementary in materials and form.

Twenty three out of 31 sites, or 74% of the precinct is either 'significant' or 'contributory'.

SCHEDULE

South-East Side	Date, Description & Notable Elements. ⁸¹	Grading
39 Main Street	1929. Interwar Bungalow, return veranda with roughcast rendered piers, red painted corrugated iron roof, original woven wire fence, woven wire corner gate, and gate surround.	Significant
2A	c.1965. Triple fronted cream brick. Original or appropriate low cream brick fence and wrought iron gates. Original flat roofed	Contributory

⁸¹ Unless otherwise noted estimated dates for Significant and Contributory places are based on ratebook research. Where dates have not been found in ratebooks, date ranges have been provided based on aerial photographs in different years. Occasionally neither has been possible.

	porch.	
2B	1962. Weatherboard gable fronted T plan. Original or appropriate small flat roofed porch. Original or appropriate cyclone wire fence.	Contributory
2	(1949 War Service Home?) L plan, gable fronted, weatherboard and fibro-cement walls. Minimal flat roofed porch, single post support, is original. Aluminium windows are early but probably not original.	Contributory
4	Villa units	Non Contributory
6	1947 – 1962. 1950s style L plan hip roofed, walls fibro cement. Early aluminium windows.	Contributory
8	1970. 1960s style ranch-style house. Long transverse gable plan, mottled effect cream brick walls, large windows. Metal 'wagon wheels' in garden. Built by local builder Jim Short. ⁸²	Significant
10	c.1980s house and units	Non Contributory
12	(Pre 1924, date unknown). Edwardian style villa with return verandah. Window in main bay facing Rogers Street altered. Verandah posts have been renovated in an appropriate style. Picket fence original or appropriate. Was hospital probably from 1912, prior to establishment of Bush Nursing Hospital in 1926. Its garage facing Wadsley Avenue is included.	Significant
14	1928. Pakenham type Interwar Bungalow. Fence and corner gate appropriate but not original.	Contributory
16	1956-57. 1950s style hipped roof T plan, weatherboard walls.	Contributory
18-20	Villa units.	Non Contributory
22	1979-85. Clinker brick house, with feature arched openings.	Contributory
24	1956. L plan hipped roof, all-fibro walls with strapping grid pattern. Recessed porch.	Contributory
26	1954. L plan hipped roof, weatherboard walls. Pergola style porch.	Contributory
28	1950s house, extended and altered.	Non Contributory
30	c.1960. Transverse hipped roof, cream brick walls. Large windows, flat roofed porch. Original or appropriate garage.	Contributory

North-West Side	Date, Description & Notable Elements.	Grading
7	1967. Triple fronted orange brick. Timber fence original or appropriate.	Contributory
9	Villa units	Non Contributory

⁸² Mr Graham Treloar, pers comm, 26/2/2013; Shire of Berwick Ratebooks 1960-73

11	1930-31. Pakenham type Interwar Bungalow, gable front. Weatherboard and fibro walls.	Contributory
13	1971-74. House.	Contributory
15	c.1967. Triple fronted orange brick with timber corner windows. Pergola style porch.	Contributory
17	1929. Pakenham type Interwar Bungalow. Weatherboard and fibro walls. Original or appropriate woven wire front fence.	Contributory
19	1928. Interwar bungalow. Weatherboard and fibro walls.	Contributory
21	Villa units (extend behind No 19)	Non Contributory
23	1951. Large double fronted weatherboard with large corner windows and Bungalow-style central porch.	Significant
25	1946. Pakenham type Interwar Bungalow style with weatherboard and fibro walls. Later aluminium windows.	Contributory
27-29	Villa units	Non Contributory
31-33	Villa units	Non Contributory
35	c.1959. Transverse gable roofed, cream brick walls, large windows. Porch possibly later or altered. Original or appropriate low brick fence.	Contributory
37	1960. L plan weatherboard.	Contributory

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By

1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Precinct

Allowance had been made for a road in the location of Rogers Street on Thomas Henty's large 1886 subdivision of Main Street Pakenham.⁸³ An early settler recalls that it was on Rogers Street (where Rogers Street is now) that Pakenham's first racecourse was located.⁸⁴

It was not until 1923 that Rogers Street, except for its western end, was subdivided into twenty 66 foot (20 metre) frontage allotments. The allotments however were very deep (330 feet, or 100 metres), meaning they were half an acre in size, which was normal for township blocks in Pakenham in this era.⁸⁵

It was after this subdivision that residences began to be constructed. However the Federation style No.12 Rogers Street, on the south-east corner of Wadsley Avenue, predated the subdivision. It is one of the earliest remaining houses in Pakenham, and in its early years functioned as the Pakenham hospital. It was operating as a hospital by at least 1917 when Graham Treloar's father Fred was born in it. The date of the house was unable to be found through the ratebooks, but it is likely to date to at least 1912, when the previous 'hospital' on Station Street was vacated, and operated as a barber's shop, tobacconist and pool room by Graham's grandfather. It was presumably at this time, in 1912, that the Rogers Road hospital was established. In 1924 the residence is listed in the ratebooks as 'hospital', in the ownership of John Wadsley (farmer); it no longer appears as hospital in 1928.⁸⁶ Local lore has it that the garage, a relatively large

⁸³ Lodged Plan 1337, 20/11/1886

⁸⁴ Mrs Cecilia Hillman Memoirs, Berwick & Pakenham Historical Society manuscript, 1962

⁸⁴ In the Wake of the Pack Tracks, *op cit*, pp.156-161

⁸⁵ Lodged Plan 9638, 17/11/1923

⁸⁶ Shire of Berwick, Ratebooks, 1924-1928

corrugated gable building facing Wadsley Avenue was used as the morgue during its time as a hospital.⁸⁷

Graham Treloar's father told of watching patients in the hospital being loaded, in their beds, onto trucks to take them to the new Bush Nursing Hospital in 1926.⁸⁸ The existence of the hospital was also the reason why the men of the town were apparently keen to stop a 1926 fire at Rogers Street.⁸⁹ By 1960 Mrs Melinda Goldsack, perhaps of the Goldsack timber mill and hardware family, was living in the house.⁹⁰

Rogers Street appears on a c.1937 oblique aerial photograph as a lightly developed residential street on the outskirts of the town. It has seven houses, most in a cluster around the intersection of Wadsley Avenue, which is not yet formed or developed. A 1947 aerial shows that little has changed, Rogers Street now has nine houses. Ratebooks show that most of these houses date to the late 1920s and early 1930s.

It was not until the post-war period that the balance of Rogers Street was subdivided. In 1957 that north western block was subdivided into four allotments, with frontages ranging from 62 feet to 106 feet.⁹¹ In the 1960s there was resubdivision of some of the original half acre allotments, included the corner of Main Street, which created two new allotments on Rogers Street.⁹²

Aerial photographs show that by 1971 all but one (No.13) of the present house blocks was built on. By 1979 the first units (Nos.7-9) had been built, and another site (No.18-20) was cleared in preparation for unit construction.

The large bungalow at the eastern end of Rogers Street (No.39 Main Street) was built by Mr WJ Stephenson of Stephenson & Bloomfield. Mr Stephenson, who was Pakenham's most prominent early builder, built the property on his return to Pakenham in 1929.⁹³ Ratebooks show that he owned 2 acres at this location, from at least 1928, and one acre by 1929.⁹⁴ At the western end of the street, No.30 was built by Ian Herbert Thomas, of the *Pakenham Gazette* family, in c.1960.⁹⁵

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	39 Main Street, 2A-30 Rogers Street, 7-37 Rogers Street Pakenham.
External Paint Controls:	No

⁸⁷ Mr Graham Treloar, pers. comm. 26/2/2013 (Mr Treloar lives on Rogers Street)

⁸⁸ Mr Graham Treloar, pers. comm. 26/2/2013

⁸⁹ *ibid*; *Pakenham Gazette*, 19/2/1926. Again in 1944 the men scrambled to fight a fire which threatened the Bush Nursing Hospital on the Princes Highway (Finian, M *Through the Field Glasses: A History of the Pakenham Racing Club, 1876-1976*, Gazette, Pakenham, p.40

⁹⁰ Shire of Berwick Ratebook, 1960

⁹¹ Lodged Plan 40589, 23/5/1957

⁹² Lodged Plan 62018, 22/11/1963, Lodged Plan 69091, 28/7/1965

⁹³ Mr Graeme Treloar, pers comm. 26/2/2013

⁹⁴ Shire of Berwick, Ratebooks, 1928-1950

⁹⁵ Shire of Berwick, Ratebooks, 1957-63

Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place:

1. New houses to have the same setback as either the significant or contributory houses on adjoining sites. Where adjoining houses have differing setbacks then the average should be used.
2. Additions to significant or contributory houses should be located at the rear of the house.
3. Rear additions and new construction behind significant or contributory houses that is more than one storey should not become a dominant visual element.
4. First floor additions to significant and contributory houses should not be visible from the opposite side of the street.
5. New carports or garages should be detached and set back at least one metre from the front façade wall of a significant or contributory house.
6. Front fences should not exceed 1.2 metres in height.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building(s) or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development within the precinct that is complementary in form, scale, materials, and setbacks to the significant and contributory buildings, their settings and other contributory elements (including original front fences, garden areas and driveways), but which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of significant or contributory buildings except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;

- The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of a significant or contributory buildings except where it can be demonstrated that:
- The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the significant or contributory buildings and other elements, but is clearly contemporary in approach.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.

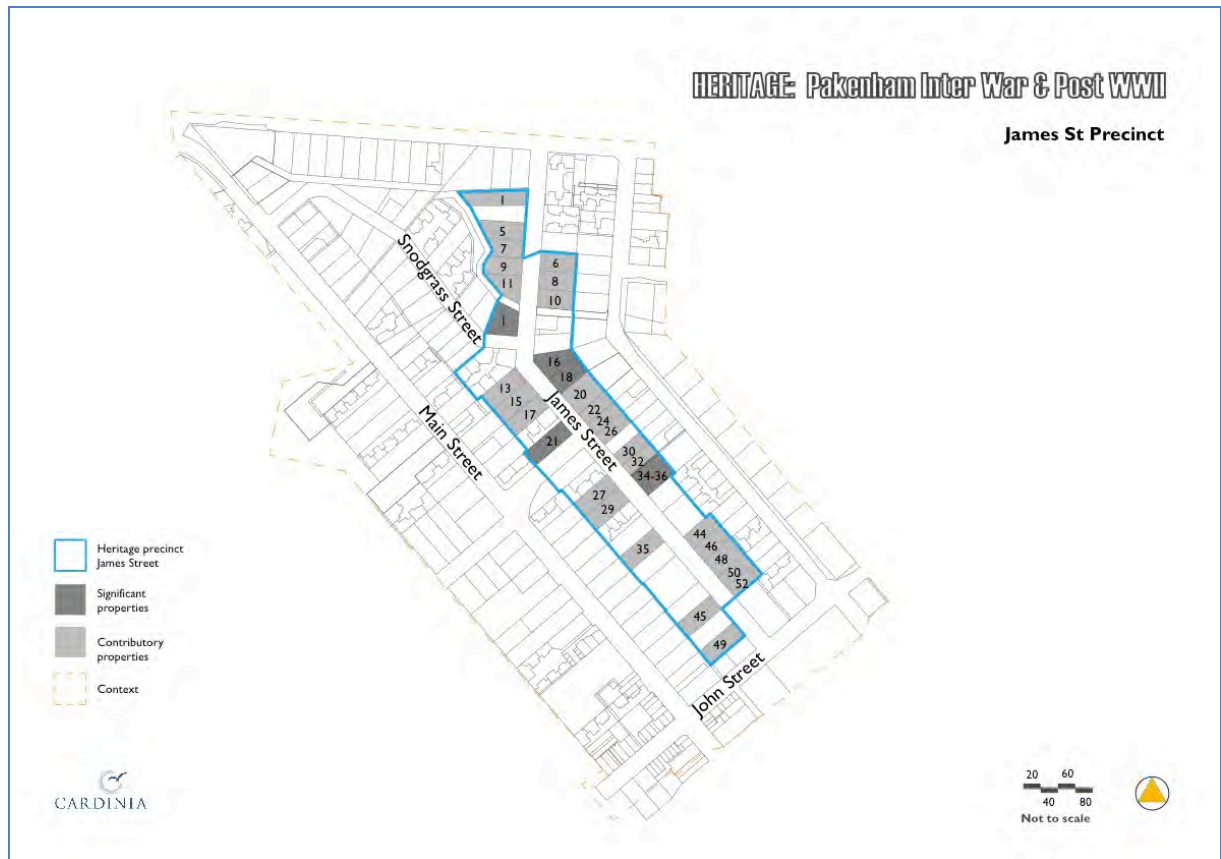
6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Ensure that the siting and design of new development does not become a dominant visual element within the precinct.
9. Retain views of significant building(s) and plantings from the street.
10. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

None recommended.

MAP

JAMES STREET PRECINCT



PRECINCT: JAMES STREET

ADDRESS :

Nos. 1, 5, 7, 9, 11, 13, 15, 17, 21, 27, 29, 35, 47, 49 James Street

Nos. 6, 8, 10, 16-18, 20, 22, 24, 26, 30, 32, 34-38, 44, 46, 48, 50, 52 James Street

No.1 Snodgrass Street



49 James Street



16-18 James Street



1 James Street



48 James Street



1 Snodgrass Street

STATEMENT OF SIGNIFICANCE

What is Significant?

The James Street precinct includes houses from the interwar and post-war periods in a range of styles, as well as two non-residential buildings, the simply designed RSL and the suitably rustic style Scout Hall which is complete with rubble stone and log details. The handful of Interwar Bungalows are mostly of the distinctive Pakenham type, with one in the form more typically found in the metropolitan areas. Most houses are from the early post-war period, most in weatherboard or the weatherboard base and fibro-cement cladding type found in Pakenham township. There is one outstanding cream brick house from c.1951, set on one of the spacious original allotments. The precinct also includes houses from the late 1960s and 1970s, all in brown brick, in a variety of forms.

How is it Significant?

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

Why is it Significant?

James Street precinct is historically significant for including a wide representative range of single family dwellings associated with the development of Pakenham in the inter-war and post-war periods when it was a country town. By 1947 it was the largest residential street in Pakenham after Main Street. Immediately after the war its vacant areas mainly to the north of the street were quickly built on, particularly with combined fibro and weatherboard clad houses. By the early 1960s virtually the whole of the street had been built with dwellings. Some of the large allotment sizes associated with late nineteenth and early twentieth century subdivisions are retained in the 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's 'country town' past. It has associations with HB Thomas, second generation of the Thomas family editors of the *Pakenham Gazette*, prominent Pakenham citizen JJ Ahern, and well-known mid-twentieth century businessmen Noel Webster and Victor Saunders. (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. The 1937 Scout Hall is another civic building of historical and social significance in the precinct. (Criterion A, G)

James Street precinct is architecturally significant not only for including houses generally typical for the era in which they were built, but for a number that are a distinctive feature of the Pakenham township, and a number that are unusual in other ways. The smaller Interwar Bungalows are of the 'Pakenham type', featuring low pitched roofs continuing over the verandah, with a weatherboard base and fibro to the main body of the walls. 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. (Criteria B, D, E).

The Scout Hall is individually significant for its deliberately rustic look and choice of materials. (Criterion E).

DESCRIPTION

The precinct comprises a mix of residential periods and styles, and two non-residential places (the RSL and the Scout Hall). All contributory and significant houses are single family dwellings, and all are single storey. Most would be classified as small, but vary from the quite humble accommodation of labourers, to larger houses built by owners of local businesses or of town land. The section north of Pakenham Creek comprises eight late 1940s-mid 1950s contributory dwellings. South of Pakenham Creek to the Scout Hall are 12 significant/contributory buildings, most dating to the 1950s, one inter-war, two 1960s and one c.1970. There is a lesser density of significant/contributory dwellings in the southern part: of 11 buildings here (including the Scout Hall) at least 8 are inter-war or immediate post-war (1940s), and two are 1970s.

The dwelling styles range from the interwar Bungalow styles to a variety of post-war styles and wall cladding materials. They include excellent examples of fibro & weatherboard (2 inter-war and 6 post-war), a simple L-shaped weatherboard, and a quite elaborate cream brick house on a sweeping block. There is a scarce example of a 1950s weatherboard triple fronted dwelling. There are four buildings in the distinctive late 1960s-early 1970s style, all in brown brick; Nos. 44 and 46 are built on the diagonal, angling away from each other.

The buildings appear from the street to be in fair-good condition; almost all have a high degree of integrity, although in a few cases renovations have impacted on this.

Two places, No.21 James Street (1927-28), and No.34-36 James Street (the Scout Hall), have existing individual Heritage Overlays, and are fully described in the Context 2011 and the Butler 1996 Cardinia heritage studies. In addition another two places have been identified as significant, the RSL (visually prominent, but significant for historical and social rather than architectural values), and No.16-18, one of the two more elaborate post-war cream brick dwellings in the Structure Plan area, set on a spacious country-era block.

Thirty two out of 47 sites, or 68% of the precinct is either 'significant' or 'contributory'.

SCHEDULE

West Side	Date, Description & Notable Elements. ⁹⁶	Grading
1 James St	1946. T plan house. Weatherboard & fibro walls. Original or appropriate porch and railings. Chimney and fence in textured concrete block.	Contributory
3 James St	Vacant	Non-Contributory
5 James St	1947. L plan house. Weatherboard and fibro walls, Original or appropriate porch with trim overlapping house wall. Unusual chimney.	Contributory
7 James St	1947-56. L plan house, original or appropriate porch. Chimney painted. Walls possibly re-clad.	Contributory
9 James St	c.1959. 'Boomerang' plan weatherboard. Original or appropriate curve plan timber porch (poor condition).	Contributory

⁹⁶ Dates for most Significant and Contributory places are based on ratebook research. Where dates have not been found in ratebooks, date ranges have been provided based on aerial photographs in different years. Occasionally neither has been possible.

11 James St	1947-1956. L plan weatherboard, original or appropriate porch. Windows altered and reclad. Original or appropriate brick fence.	Contributory
1 Snodgrass St	1956. RSL. L plan red clinker brick, corrugated iron roof. Historical & social significance; no design features of note. Reputed to have been built voluntarily by Mick Manester, a local bricklayer.	Significant
13A James St	Villa units	Non-Contributory
13 James St	c.1957-58. Triple fronted weatherboard with aluminium corner windows probably non original. Pergola style porch original or appropriate. Mottled cream brick chimney and matching front fence. Original or appropriate garage.	Contributory
15 James St	1956. High transverse gable roofed, cream brick walls. Original or appropriate porch and front fence.	Contributory
17 James St	1947-1956. Renovated weatherboard: new window hoods and Edwardian revival posts and fence.	Contributory
19 James St	Villa units	Non-Contributory
21 James St	1927-28. Weatherboard and fibro walls. Existing HO. (Refer Context 2011 report)	Significant
23 James St	Office building	Non-Contributory
25 James St	Villa units	Non-Contributory
27 James St	Mid twentieth century. L plan weatherboard, corner windows. Original or appropriate timber fence.	Contributory
29 James St	Interwar weatherboard Bungalow style. Atypical roof-form for Pakenham although typical for Bungalows, comprising small gabled bay, with larger gable behind. Windows altered. Original or appropriate timber fence.	Contributory
31 James St	Units	Non-Contributory
33 James St	Vacant	Non-Contributory
35 James St	1928. Interwar weatherboard Bungalow. Atypical roof-form for Pakenham although typical for Bungalows, with prominent gabled verandah. Windows altered.	Contributory
37 James St	Vacant	Non-Contributory
39 James St	Vacant	Non-Contributory
41 James St	Vacant	Non-Contributory
43 James St	Vacant	Non-Contributory
45 James St	Pakenham Type Interwar Bungalow. Weatherboard walls. Single Doric column to porch.	Contributory

47 James St	Vacant	Non-Contributory
49 James St	c.1933. Pakenham Type Interwar bungalow. Weatherboard and fibro walls. Owned by HB Thomas of the <i>Pakenham Gazette</i> .	Contributory

East Side	Date, Description & Notable Elements.	Grading
6 James St	1951. Hipped roof T plan, corner timber windows. Original or appropriate porch.	Contributory
8 James St	1951. L plan, weatherboard and fibro walls except for section next to inset porch. Original or appropriate garage.	Contributory
10 James St	1951. L plan, weatherboard and fibro walls.	Contributory
12 James St	Modern house	Non-Contributory
14 James St	1947-1956.	Non-Contributory
16-18 James St	1951(?) T plan cream brick with red brick dressings to gables, gable edge corbels, window sills and horizontal lines to base and porch wall. Curved 'waterfall' top to chimneys. Larger aluminum 'picture' windows to front gable. Situated across two blocks, and large site accentuated by sweeping curve and low original front fence (partly dismantled) gates and hedge (partly surviving) of Euonymus, Golden Hedge Privet, and Laurustinus. Original wrought-iron scrolled name: <i>Marnoe</i> .	Significant
20 James St	1967. 'Boomerang' plan brown brick, sprawled across one of the un-subdivided original allotments.	Contributory
22 James St	1956-62. L plan, weatherboard walls. Porch possibly later.	Contributory
24 James St	1966-71. Late 1960s style brown brick hipped roof rectangular plan, with front picture window. Inset verandah / entry porch on long side.	Contributory
26 James St	1947-56. Hipped roof T plan, corner timber windows. Walls have been rendered. Light semi-enclosed sunporch added to front.	Contributory
28 James St	1947-56. L shaped & hipped roof. Rendered, significantly altered and extended.	Non-Contributory
30 James St	1947-56. Hipped roof T plan, red brick walls, corner timber windows. Original or appropriate Ligustrum (Privet) hedge, in wire fence.	Contributory
32 James St	1950s hipped roof L plan, cream brick walls with contrasting glazed brown brick trim and feature in gable. Original or appropriate front fence.	Contributory
34-36 James St	1937. Scout Hall. Existing HO. Appropriate log front fence. (Refer Butler 1996 Report)	Significant
38-42 James St	Senior Citizens club / carpark	Non-Contributory
44 James St	1976-79. 1970s style light brown brick on diagonal, with integral carport.	Contributory
46 James St	1976-79. 1970s style light brown brick on diagonal.	Contributory

48 James St	c.1946. Hipped roof T plan, weatherboard walls. Chimney rendered with built-in planters either side – possibly later alteration.	Contributory
50 James St	1948. Pakenham type Interwar Bungalow style. Weatherboard and fibro walls.	Contributory
52 James St	1941. Pakenham type Interwar Bungalow style, weatherboard. Diamond pattern upper windows. Original or appropriate woven wire fence with hedge and gates.	Contributory

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government ‘Closer’ and then ‘Soldier’ settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street’s mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip ‘food belt’, as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle’s management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a ‘prosperous’ business centre.

This post-war prosperity is also evident in the town’s buildings. Virtually all of the town’s surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town’s surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham’s transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the ‘boundaries’ of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Precinct

James Street is one of the early residential streets in Pakenham. The west side of the south end, from the bend south to John Street, was subdivided in 1886.⁹⁷ As was the practise in Pakenham these were conventional 66 feet blocks, but long and narrow, and half an acre (0.2 ha) in area, apparently intended to maximise the number of blocks to a road, and at the same time provide space for a horse, cow and kitchen garden behind. In this case the other end of the block extended to Main Street, which was no doubt the intended address.

However an 1890 subdivision created a street, James Street, along the back ends of the Main Street blocks.⁹⁸ It subdivided the whole east side of James Street into much shallower (132 foot) but wider (100 feet, 30 metre) allotments. A few of these allotments survive, creating settings for sprawling houses (Nos.16-18, and No.20), but most were further subdivided, often by consolidating adjacent allotments and dividing these into three new blocks.

The remaining part of James Street (the north-west end) remained unsubdivided into township allotments until 1947, when it was subdivided into mainly 66 feet frontage blocks, although with some larger allotments due to the irregularities created by the Pakenham Creek's course through the area.⁹⁹ The RSL (I Snodgrass Street) was built on one of these larger allotments.

As fits this subdivision history, the earliest aerial photographs show early development on the south-east part of James Street. The c.1937 oblique aerial shows No.49, and then a gap to 6 houses in a row south of Stephenson Street, and No.21 James Street on the corner of Stephenson Street. The rest of the street is virtually undeveloped. By 1947, with about 19 dwellings, James Street is the most developed street in Pakenham after Main Street. Again most of the development is on the lots created in 1886 in the south-west of the street, but there is now some development on the 1890 allotments at the south-east of the street (Nos.48, 50 & 52).

By 1956 there has been a great increase in development, with only a few allotments on the north end of the street now without houses. Development at the south end is interrupted by the Pakenham Fruit Growers & Producers Co-op Ltd that stretched to Henry Street,¹⁰⁰ and on which the Senior Citizens complex, and some 1970s housing (Nos. 44 and 46) were built when the coolstore closed down. By 1962, with the exception of this and several two large blocks at the Princes Highway corner (one of which looks like a coolstore), the carpark behind the Uniting Church and a vacant block opposite, the whole of James Street has been developed with single dwellings. There have since been comparatively few villa unit developments to interrupt this, although changes are evident in the conversion of some of the houses near Main Street into professional offices, and a large area, currently carparking, behind Main Street has been cleared of its housing.

The RSL headquarters was built in 1956 on a large corner allotment, in solid brick. It was reputedly built by noted local bricklayer Mick Manester, who had persuaded George Barker (builder) and Bert Fox of the RSL to change their plans and build in brick. He was

⁹⁷ Lodged Plan 1337, 20/11/1886

⁹⁸ Lodged Plan 3022, 1/8/1890

⁹⁹ Lodged Plan 16990, 18/2/1947

¹⁰⁰ Shire of Berwick Ratebooks, 44 James Street, 1960-1972

a member of the RSL, and told later that he had built it voluntarily. The bricks are clinker, which at that time were seconds and cheaper.¹⁰¹

No.27 James Street appears to have been rental accommodation, apparently built by Rothwell Bloomfield in the 1920s, passing hands through a few labourers, to Audrey Goldsack, and then Mrs Marion Ahern, who were of well established families and may have held the property for investment.

No.49 James Street was built around 1933 by Herbert Bennet Thomas, son of the Albert Edward Thomas the founder of the *Pakenham Gazette*. HB Thomas was later to become editor of the *Gazette* himself, as did his son Ian Herbert. He appears to have built the house when he married Elizabeth Southern in 1933. It is situated on the same 1886 block as his father's house at No.94 Main Street, and the *Gazette* office at 100 Main Street.¹⁰² HB Thomas still owned the house in 1970.

No 48 James Street was built in 1946 by Charles Truscott, a carrier, and from about 1949 became the home of Victor Charles Saunders, a well-known Main Street post-war garage proprietor.¹⁰³

No.16-18 was built for prominent Pakenham real estate agent and active community and Anglican church member, Noel Webster.¹⁰⁴

Unusually, No.45 James Street has a Doric column supporting its porch. In this it matches No.62 Main Street, which was originally part of the same allotment. They were apparently built at the same time by JJ Ahern the noted Secretary of the Shire of Berwick and a leading citizen of Pakenham, for rental purposes.

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	No.1 Snodgrass Street, and Nos.1-49 & 6-52 James Street.
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

¹⁰¹ Mr Graham Treloar, pers. comm. 26/2/2013

¹⁰² Shire of Berwick Ratebooks, 1932 – 1970.

¹⁰³ Mr Graham Treloar, pers. comm. 26/2/2013. Vic Saunders first operated the independent Central Garage on the south-east corner of Main and John Streets, next to DW Hilder's farm machinery shop, and in the mid 1950s moved across to No.107 where he operated the Ampol garage (evidence of which remains).

¹⁰⁴ *Pakenham Gazette*, 17/11/2004

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place:

1. New houses to have the same setback as either the significant or contributory houses on adjoining sites. Where adjoining houses have differing setbacks then the average should be used.
2. Additions to significant or contributory houses should be located at the rear of the house.
3. Rear additions and new construction behind significant or contributory houses that is more than one storey should not become a dominant visual element.
4. First floor additions to significant and contributory houses should not be visible from the opposite side of the street.
5. New carports or garages should be detached and set back at least one metre from the front façade wall of a significant or contributory house.
6. Front fences should not exceed 1.2 metres in height.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building(s) or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development within the precinct that is complementary in form, scale, materials, and setbacks to the significant and contributory buildings, their settings and other contributory elements (including original front fences, garden areas and driveways), but which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of significant or contributory buildings except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

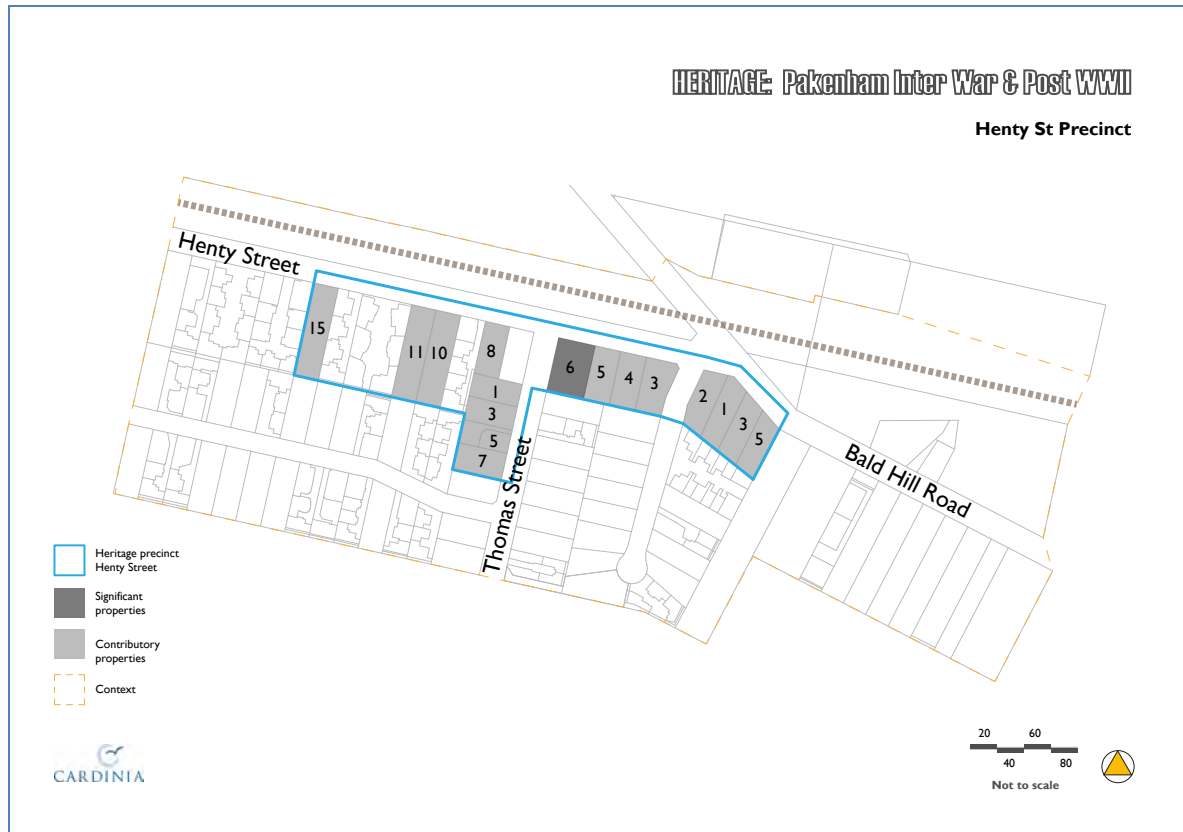
5. Discourage the demolition of a significant or contributory buildings except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the significant or contributory buildings and other elements, but is clearly contemporary in approach.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.
6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Ensure that the siting and design of new development does not become a dominant visual element within the precinct.
9. Retain views of significant building(s) and plantings from the street.
10. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

Further ratebook research might establish more exactly the dates of Nos. 27, 29 and 45 James Street.

MAP: HENTY STREET PRECINCT



HENTY STREET PRECINCT

ADDRESS

1 – 15 Henty Street

1, 3, 5 Bald Hill Road

1, 3, 5, 7 Thomas Street



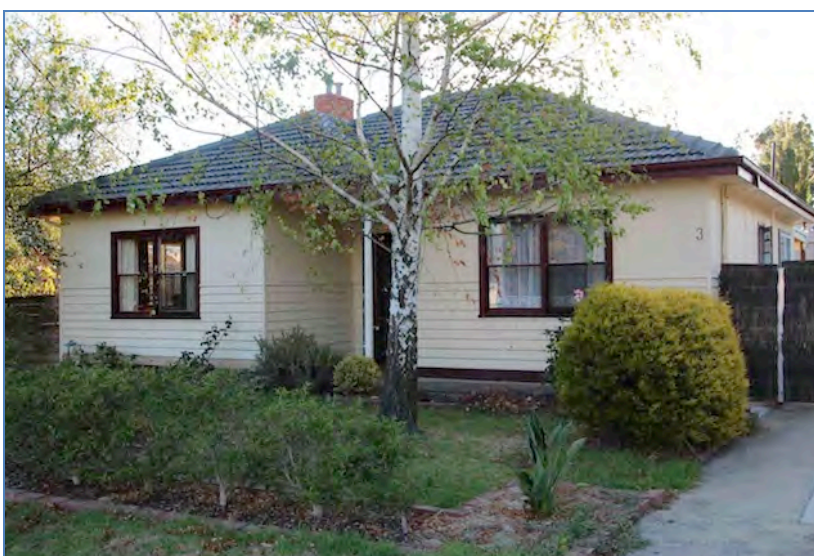
15 Henty Street



10 Henty Street



4 Henty Street



3 Thomas Street



7 Thomas Street

STATEMENT OF SIGNIFICANCE

What is Significant?

The Henty Street precinct includes houses from the Interwar period and the early post-war period. The group of four houses at 8, 10, 11, and 15 Henty Street date from 1924, and are closely similar in design, while the large house at No. 6 Henty Street (identified in the Cardinia Heritage Study 2011 as being individually significant) is an expansive Bungalow set in a large garden.

How is it Significant?

The Henty Street precinct is of local historical and architectural significance to Cardinia Shire.

Why is it Significant?

Henty Street precinct is historically significant for including a wide representative range of single family dwellings associated with the development of Pakenham in the inter-war and post-war periods when it was a country town. It includes a group of the four earliest inter-war houses in Pakenham, built c.1924, in a very different form than the slightly later bungalows constructed elsewhere in the town. It is also distinguished from both the Rogers and James Street precincts in that its post-war housing is early, dating only to the 1940s and 50s. These include 'austerity' housing, some of which are owner-built, a common practice in Australia in the post-war years. A group of houses on Thomas Street appear to have been 'spec built' by one of Pakenham's foremost builders in the late 1950s boom. Some of these are partly or fully constructed with fibro-cement, a cheap and easy material to handle for non-professional builders. The widespread use of fibro cement cladding for housing is directly associated with Australian country town history, and the houses of this type in the precinct are strongly expressive of Pakenham's 'country town' past. The large No.6 Henty Street was built by contractor Edwin Smethurst when he took up the land for dairying in 1927; after he subdivided his farm in 1955 two other Smethursts, likely his sons, built the houses on Nos.3 and 4 Henty Street. The precinct is also associated with Joseph David Purves, prominent supporter of sporting clubs and long-time publican of the Pakenham hotel. (Criteria A, D)

Henty Street precinct is architecturally significant for its good representative examples of the various periods, including a wide range of early post-war styles, ranging from a simple plan Austerity style fibro-cement clad house (No. 7 Thomas Street, 1946) to a triple-fronted cream brick veneer (No. 2 Henty Street, 1959). The large bungalow at No. 6 Henty Street is individually significant as a fine example of the type set in a large period garden. (Criteria B, D, E)

DESCRIPTION

The Henty Street precinct includes houses from a range of periods, but includes a number grouped in sets of two to four of a similar period and style, and one house that is individually significant.

No.6 Henty Street, a 1928-29 bungalow on a large block, is individually significant. Its garden is bordered with shrubs and has two well placed *Phoenix canariensis* (Canary Date Palms). It has been subject to a comprehensive previous citation by Context (2011), which recommended individual heritage overlay protection.

Nos. 8, 10, 11, and 15 Henty Street were all built at the same time (c.1924) and are all weatherboard, of similar distinctive size and style, and matching setback from the street. They are all simplified Edwardian in style rather than the more typical Bungalow style of

this period. No.15 may have been extensively, but sympathetically, altered. Nos. 10 and 11 were exactly matching high gable fronted houses with inset porches; No. 11 is intact while the porch of No. 10 has been infilled. No.8 is a striking design with a central inset door and large central gabled verandah, though this may be a later sympathetic alteration.

No. 5 Henty Street is an unusual post war house, with two separate roof types joined, with the front low pitched gable section dominating and along with the unusual window design adds a note of 1950s modernity to the street. No. 4 by contrast is a comparatively scarce example of a triple-fronted post-war plan clad in weatherboard (although not yet quite a triple-fronted in that its third wall is blank). It has a white horizontal plank fence with hedge; there are a number of these types of fence in Pakenham, influenced by American post-war modernism and very clearly associated with the 1950s and 60s.

Nos. 2A and 3 Henty Street are both 1950s cream brick veneers with all the features associated with the style, on opposite sides of Charles Street, with similar low cream brick fences sweeping around the corner blocks. No.2 is a typical triple fronted form with a matching garage, while No. 3 is the less typical transverse gable form facing the street, with variation provided by insets, a projecting porch, and large windows. The dwelling on the west corner (No.3) has a mix of exotic shrubs including camellia, azalea, rose, gardenia and *Prunus serrulata* (Flowering Cherry). The dwelling on the east corner (No.2) has an all native mixed shrubs screening the residence,

Nos. 1, 3 and 5 Bald Hills Road are a group of post-war Austerity style houses, with simple plans, few decorative details and weatherboard or weatherboard and fibro walls. They form a distinctive group due to their lack of fences or extensive landscaping and all being painted white, recalling Sydney artist Reg Mombassa's description of the unadorned simplicity of this house type (p.27).

The houses on Thomas Street, although Nos. 1, 3 & 5 were built together by 'Pakenham Builders', do not form a stylistic group. They include a range of post-war styles, from the simple Austerity / Bungalow style of the fibro-clad No.7, to the fibro and weatherboard at No.3, and a similarly unusual double fronted (U-shaped) example at No.1 constructed in timber.

The street plantings on Henty Street include interplanted *Prunus cerasifera* 'Nigra' (Purple-leaf Cherry-plum). This planting scheme, used elsewhere in Pakenham, was borrowed from Canberra where it was used frequently to create a Garden City effect.

On the opposite (railway) side of Henty Street is an avenue of mature *Eucalyptus spathulata* (Swamp Mallet), *Melaleuca styphelioides* (Prickly-leaved Paperbark) and *Corymbia maculata* (Spotted Gum), which provides a strong definition to the railway reserve. This planting contributes to but is not included in the Heritage Overlay.

Sixteen out of 20 sites, or 80% of the precinct is either 'significant' or 'contributory'.

SCHEDULE

Street No.	Date, Description & Notable Elements.	Grading
15 Henty St	c.1923-24. Double fronted low-pitch hip roofed weatherboard house with inset door. Leadlight windows and decorative Federation-style verandah may be later alterations, but are sympathetic. Fence also later but sympathetic.	Contributory
14 Henty St	Villa units.	Non-Contributory
12-13 Henty St	Villa units.	Non-Contributory
11 Henty St	c.1924. High gable fronted weatherboard house. Presumably	Contributory

	originally matched No 10, but porch infilled, and main window replaced by tall multi-pane window.	
10 Henty St	c.1924. High gable fronted weatherboard house with inset porch to one side with decorative timber valence. Small possibly leadlight window adjacent to porch. Original cyclone wire and timber fence.	Contributory
9 Henty St	Villa units.	Non-Contributory
8 Henty St	c.1923-24. High gable fronted weatherboard house with central door inset between angled walls. Verandah, window hoods, gable finials and fence possibly later alteration but sympathetic.	Contributory
7 Henty St	Demolished	Non-Contributory
6 Henty St	1928-29. Large weatherboard interwar Bungalow with projecting front bay and return verandah set in large garden, on corner site. Imposing hipped tiled roof, broken-back over veranda, which has paired timber posts with blade-like brackets (similar to Nos.17&19 Rogers Street). Mature garden features bordered with shrubs and has two well placed <i>Phoenix Canariensis</i> (Canary Date Palms). Fence non-original but appropriate. ¹⁰⁵	Significant
5 Henty St	c.1958. Weatherboard house with rear half transverse skillion roof, and front half low pitched gable roof added early. Cut away in front corner to from entry. Unusual timber windows featuring vertical stacks of three small square open-able windows either side of main window.	Contributory
4 Henty St	c.1956 Triple fronted plan (though rear 'front' lacks the expected street facing widow), hip roofed, weatherboard walls. Inset porch. Timber fence possibly original.	Contributory
3 Henty St	1958. L plan cream brick veneer with gable tiled roof. Large steel framed windows to front elevation, and wide porch under extended roof features decorative wrought iron supports. Original low cream brick fence.	Contributory
2 Henty St	1959. Triple fronted cream brick veneer, hipped roof, timber windows. Original low cream brick fence, original brick garage.	Contributory
1 Bald Hill Rd	1956-57. L plan with long projecting wing, gable roofed, with weatherboard and fibro-cement walls. Porch and entry later alteration.	Contributory
3 Bald Hill Rd	1956-57. L plan, hip roofed, and weatherboard walls. Inset porch in main wall. Roof sympathetic colourbond corrugated iron.	Contributory
5 Bald Hill Rd	1953-54. L plan, hip roofed, and weatherboard and fibro-cement walls. Porch later alteration.	Contributory
1 Thomas St	c.1958-59. Symmetrical U-shaped weatherboard house with low pitched tiled roof. Projecting bays flank an inset flat roofed central porch. Windows appear to be later larger alterations, but sympathetic. Porch screen and fence not original.	Contributory
3 Thomas St	1958. L plan, hip roofed, and weatherboard and fibro-cement walls. Inset porch.	Contributory

¹⁰⁵ See full citation in Context, Cardinia Heritage Study, 2011, Place No.253

5 Thomas St	c.1957-58. Bungalow-style house with tall gable front and projecting smaller gable bay with inset porch. Reclad in fake bricks (reversible) and recycled Victorian windows installed.	Contributory
7 Thomas St	1946. Bungalow-style house, with tall gable front and projecting smaller gable bay. All walls fibro-cement. Long skillion roofed semi-enclosed porch. Aluminium windows possibly later alteration.	Contributory

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Precinct

In 1924 ten township sized allotments were created on Henty Street west of Thomas Street.¹⁰⁶ These had standard 66 foot (20 metre) frontages, but were extremely long (660 feet, 200 metres) and one acre (0.4 ha) in area. No doubt this was to accommodate the greatest possible number of allotments on the available road frontage, and also to provide space for a horse, cow, kitchen garden and perhaps a house orchard, hens etc.

A c.1937 oblique aerial photograph shows a cluster of houses on these allotments. Six of the houses visible in this photograph remain, five of which are in this precinct. Ratebooks show that four of these houses were built in 1924, making them the earliest known inter-war period houses in Pakenham. These houses are also similar in design, three of them featuring longitudinal gable form. Three (including an altered one outside of the precinct) appear to have been identical in design, with a very high gables and an inset verandas across part of the façade. The other inter-war house (No.6) is a conventional bungalow design.

One of this group, No.15, was from 1944 the residence of Joseph David Purves, publican of the Pakenham hotel.¹⁰⁷ 'Dave' Purves was described in his obituary in 2002 as one of Pakenham's 'greatest champions', who had had a kind word for all. He was a WW2 veteran, a keen sportsman and strong supporter of virtually all of Pakenham's sporting clubs at some stage. He had taken over the Pakenham hotel in 1946 and formally retired in 1980.¹⁰⁸



c.1937 oblique aerial photograph, showing the cluster of housing on the 1924 Henty Street subdivision.

¹⁰⁶ Lodged Plan 9917, 3/4/1924

¹⁰⁷ Shire of Berwick, Ratebooks, 1920s-1950s.

¹⁰⁸ *Berwick Leader*, 7/8/2002

The next significant subdivision in the area did not occur until 1952,¹⁰⁹ and created the allotments upon which Nos. 2A Henty and the adjacent 1,3 & 5 Bald Hill Road were built in the mid-late 1950s. Several of these houses were owner builder constructions by the Monckton family, including the composite weatherboard and fibro clad No.5. Mr Monckton explains that, with wages at £2 per week, there was no other way to obtain a house.¹¹⁰ These three simple Bald Hill Road dwellings fit the category of post-war 'Austerity' housing, which was a feature of 1950s Australia.

This was followed by subdivision of allotments between Charles and Thomas Streets in 1955, upon which weatherboard 1950s style houses, including one example with a very low pitch front gable and a rear skillion roof (No.5 Henty Street, perhaps the only original skillion roof in the study area) were built.¹¹¹ In 1927 Edwin Ernest Smethurst, a 'contractor', had purchased land in this area from Alexander Crichton 'grazier'.¹¹² By 1956 he was described as a 'dairyman'; it would appear then that the part of Henty Street east of Thomas and around Charles Street was part of the change from pastoral to small farming that occurred in the 1920s. When the Smethurst land was subdivided the ratebooks show that in 1956 No.4 Henty Street was owned by Frank & Louie Smethurst, while in 1957 No.3 Henty Street was owned by Kenneth V Smethurst. Both Frank and Kenneth, possibly sons of Edwin, built the houses that are on these blocks today.¹¹³ No.2 Henty Street was also a part of this 'Smethurst subdivision'.

In the meantime the long 1924 blocks on the west side of Thomas Street (Nos. 1, 3, 5, 7) had been re-subdivided, and one 1946 fibro and weatherboard, and three 1950s weatherboard houses had been constructed. The ratebooks reveal that in 1957 Nos. 1, 3, and 5 Thomas Street were all owned by 'Pakenham Builders', and the following year all the allotments had houses and new owners, suggesting that these were houses built 'on spec' by the builders and sold quickly. Harold Jenkins and Colin Smith constituted 'Pakenham Builders', who in the 1950s and 60s were highly regarded builders in Pakenham.¹¹⁴

A later subdivision of 1959 created allotments on the opposite side of Thomas Street that were developed in the 1960s, but are not strong or unique examples and so have not been included in this precinct.

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	Henty Street Precinct, comprising Nos. 1-15 Henty Street, Nos. 1, 3 & 5 Bald Hill Road, and Nos. 1, 3, 5, and 7 Thomas Street.
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No

¹⁰⁹ Lodged Plan 23259, 1/1/1952

¹¹⁰ Mr Monckton, 21/1/2013

¹¹¹ Lodged Plan 32157, 22/11/1955

¹¹² Context Pty Ltd, Cardinia Heritage Study, 2011, Place No.253, *Grason* (6 Henty Street), p.466

¹¹³ Shire of Berwick Ratebooks, 1951-1960

¹¹⁴ Shire of Berwick Ratebooks, 1957 – 1960; Graham Treloar, pers comm 26/2/2013

Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place:

1. New houses to have the same setback as either the significant or contributory houses on adjoining sites. Where adjoining houses have differing setbacks then the average should be used.
2. Additions to significant or contributory houses should be located at the rear of the house.
3. Rear additions and new construction behind significant or contributory houses that is more than one storey should not become a dominant visual element.
4. First floor additions to significant and contributory houses should not be visible from the opposite side of the street.
5. New carports or garages should be detached and set back at least one metre from the front façade wall of a significant or contributory house.
6. Front fences should not exceed 1.2 metres in height.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building(s) or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development within the precinct that is complementary in form, scale, materials, and setbacks to the significant and contributory buildings, their settings and other contributory elements (including original front fences, garden areas and driveways), but which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of significant or contributory buildings except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;

- It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of a significant or contributory buildings except where it can be demonstrated that:
- The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the significant or contributory buildings and other elements, but is clearly contemporary in approach.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.

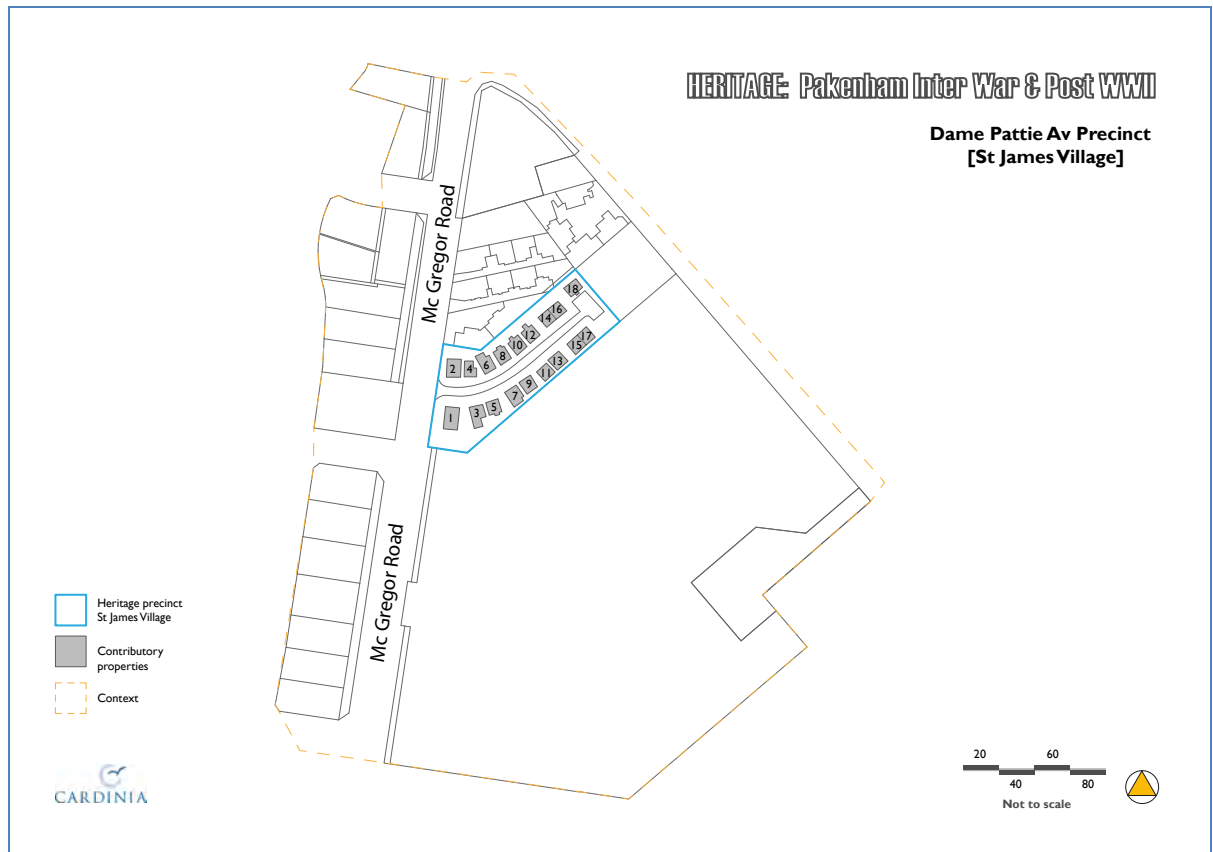
6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Ensure that the siting and design of new development does not become a dominant visual element within the precinct.
9. Retain views of significant building(s) and plantings from the street.
10. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

None recommended.

MAP

ST JAMES VILLAGE: DAME PATTIE AVENUE



PRECINCT: ST JAMES ESTATE

ADDRESS : 1-18 Dame Pattie Avenue



Dame Pattie Avenue, looking west



No. 7 Dame Pattie Avenue



Nos. 14 & 16 Dame Pattie Avenue

STATEMENT OF SIGNIFICANCE

What is Significant?

The first stage of the St James Estate, an initiative of the Pakenham St James Parish, was officially opened by the Anglican Archbishop of Melbourne in 1959. The estate consists of 18 small timber houses along Dame Pattie Avenue. The curved roadway is narrow and the houses are set close to the street and to each other, creating an unusually cohesive urban environment. All the houses are weatherboard, now over-clad in modern vinyl 'weatherboards' with the same appearance. The majority of the houses closely match in design, with variation provided by mirroring of the plan on alternate blocks, differing tile colour to the gable roofs, glazed porches to the houses on the south side of the street, and patterning to the continuous low red brick front fence in front of some of the houses. At the beginning of the street further variation is provided by the use of hip roofs, and the quite different design of Nos. 1 and 4, which still maintain the materials and scale of the other houses. At the end of the street, Nos. 14 and 16, and 15 and 17 are duplex versions of otherwise matching design, while No 18 facing the cul-de-sac is a smaller and simpler version.

How is it Significant?

The St James Village precinct on Dame Pattie Avenue is of local historical and architectural significance to Cardinia Shire.

Why is it Significant?

The St James Estate is historically significant as an example of the early stage of provision of independent living accommodation for the elderly in Victoria, and for its association with the Anglican Church in Pakenham. It was dedicated by the Anglican Archbishop of Melbourne in 1959, and in 1960 was said by the Victorian Director of Social Services to be the best complex of its kind in Victoria. It is a rare if not unique type and scale of street in Victoria, undertaken in the early stages of aged accommodation in Australia, when the government assisted communities to resolve the emerging social issue of an ageing population. It is unusual compared with later developments in having a suburban street dedicated to independent living units. The provision of paved streets and footpaths as part of a housing development was an achievement in that era, and reflects in part the Council's support for the project. (Criteria A, B, E, G)

The St James Estate is architecturally significant as an unusually scaled and substantially intact precinct of mostly closely matching small houses. Although designed essentially as a retirement village, unlike later versions of this housing type, it is a suburban street, but with all the allotments and houses at a reduced scale. With facades varying mainly by mirroring of the plan and the presence or absence of glazed porches, the street has a remarkable uniformity, reinforced by underground services, close spacing, small front setbacks, continuous low brick front fences, and a sense of enclosure created by the narrow curved road. Monotony is avoided by the subtle variety introduced by the curve of the road, variations in the colours of the roof tiles and wall cladding, the fence brickwork, as well as by the few houses with different plans or roof form at one end, and two pairs of duplexes at the other. The houses themselves, although small, are carefully designed. The slightly projecting glazed porch provides variety, some sun protection to the houses on the south side of the street, and the large corner windows are generously scaled, providing plenty of light to the living area. (Criteria B, E, F)

DESCRIPTION

The St James Estate is an estate of 18 small houses on Dame Pattie Avenue, a short cul-de-sac street, which curves in slightly from McGregor Road, creating a sense of enclosure. The street is narrow, and the houses are small, set close together, and close to the front boundaries, creating an unusually compact and enclosed streetscape. The road reservation is narrower than other contemporary roads in Pakenham, and unlike many other contemporary streets in Pakenham features footpaths on both sides. All the houses share a continuous low red-brick fence, and are all single storey weatherboard (albeit now over-clad in modern vinyl 'weatherboards' with the same appearance) with tiled roofs creating an unusual uniformity. The majority of the houses have a matching facade design, featuring a central front door with continuous tall corner to one side which wraps around the corner, and a smaller window pair to the other. Almost all windows appear to be awning style. A major difference is the provision of a glazed wall to the porch to the houses on the south (even numbered) side of the street, and open porches with wrought iron railings in various patterns to the other.

The eight houses in the central section (Nos. 6, 8, 10 and 12, and Nos. 7, 9, 11 and 13) appear to be the same in plan form, all with transverse gabled tiled roofs. Some variety is provided by differing roof tile colour, mirroring of the plan on alternate blocks, slightly differing paint colour and the patterning of the fence to some of the houses. Nos 2, 3 and 5 continue the façade treatment of the matching houses, but Nos 2 and 3 have deeper plans and hip roofs, while no 5 has a hip roof. Nos 14 & 16 and 15 & 17 are two pairs of duplex style units opposite each other at the end of the street, which vary from the matching houses only by being joined by an expressed brick party wall, and a hipped roof over each pair. No 16 has an added carport, the only on-site car space in the estate. No. 18 at the cup-de-sac end of the street is arranged in a similar manner to the matching houses, but is smaller, the porch is smaller and instead of corner windows there is only a small aluminium framed window.

Nos. 1 and 4 are the most different in design, though both are weatherboard and the same scale as the others. No. 4 is an L shaped gabled design, with a pergola porch and window wall to one side, and No. 1 is a more modernist low pitched gable metal roofed design, with large windows (possibly aluminium framed) and a porch formed by a setback of half the frontage.

The street is enhanced by planting appropriate to the 1950s of smaller shrubs such as roses and lavender. A *Corymbia maculata* (Spotted Gum) is beside the turning circle and a row of *Melaleuca styphelioides* screen the end of the narrow street.

All the sites, or 100% of the precinct, is 'contributory'.

SCHEDULE

Street No.	Date, Description & Notable Elements. ¹¹⁵	Grading
1	1958-1959. Longitudinal low pitched gabled metal roof, no porch, fence patterned.	Contributory
2	1958-1959. Matching façade to standard type, but with	Contributory

¹¹⁵ The estimated dates for the buildings are generally based on ratebook research, but limited information in ratebooks necessitates a date range. The 1959 date is based upon ratebooks and a media report of opening of first stage. The 1962 end date for the accommodation units is based upon ratebooks and a 1962 aerial photograph. The 1965-66 date for the Grason building is based on a late 1965 tender notice, and 1966 and 1971 aerial photos (this building is not marked in the ratebooks until 1980).

	smaller window as corner type, and deeper plan and hip roof.	
3	1958-1959. Matching façade to standard type, but deeper plan and hip roof, and large windows replaced by window wall. Fence patterned.	Contributory
4	1960-1962. L shaped, gabled roofs, large window wall / corner window. Fence patterned.	Contributory
5	1958-1959. Standard type, but hip roof.	Contributory
6	1958-1959. Standard type. No porch.	Contributory
7	1958-1959. Standard type.	Contributory
8	1960-1962. Standard type. No porch. Fence patterned.	Contributory
9	1958-1959. Standard type.	Contributory
10	1960-1962. Standard type. No porch. Fence patterned. Small window located at corner and continues around creating a second corner window.	Contributory
11	1958-1959. Standard type.	Contributory
12	1960-1962. Standard type. No porch.	Contributory
13	1960-1962. Standard type.	Contributory
14 & 16	1960-1962. Duplex pair, hip roofed, no porches. No16 has a carport added to the side.	Contributory
15 & 17	1960-1962. Duplex pair, hip roofed.	Contributory
18	1966-71? Similar to standard type but smaller, smaller porch and smaller aluminium framed main window.	Contributory

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Precinct

Many of the details of the origin of St James Village remain unknown as yet. It was developed by St James Anglican Church, whose history records the idea of establishing homes for the aged arose 'following a visit by Mr LL Elliott'.¹¹⁶ Mr Elliott may have been from the Anglican Diocese, which Mr Bill Shelton, one of the original St James Village committee members, remembers had an annual meeting of Anglican providers of local aged housing services. The vicar at the time, the Rev PE Gason, was clearly supportive, and the decision was made by the Vestry to offer part of the church's land to the church's new St James Village committee.¹¹⁷

In late 1958 the project was launched with a fundraiser 'Celebrity Concert' held at the 'well filled' Pakenham picture theatre. The Pakenham Brass Band marched up Main Street, and the Consolidated School Choir contributed to the celebration before five visiting artists provided a 'musical treat for a highly appreciative audience'. The appeal was kicked off with a £70 donation from General Motors Holden, the *Gazette* promised to

¹¹⁶ Kidgell, M, *A History of St James Pakenham*, (nd, 1980s), p.66

¹¹⁷ Kidgell, *op cit*, p.68

publish the names of other donors, and Shire President Thewlis assured the gathering of Council's full support.¹¹⁸

Mr Robertson, Minister for Social Services, also in attendance, explained that elderly people now represented 10.5% of the community, and their number was growing. The government had helped schemes such as this by providing a subsidy, originally on a £1 for £1 basis, but now increased to £2 for £1.¹¹⁹

In July 1959 Council assistance was sought to help 'sand the roadway and provide kerb and channelling' within the village.¹²⁰

By the end of 1959 it was reported that the St James village 'was well established and occupied by several elderly people'. One of these was the well-loved retired Canon Hoffman and his wife.¹²¹

On 16th December 1959 there was a 'Service of Dedication of St James Village and the blessing of the first cottages'. The Archbishop of Melbourne prayed that 'St James Village may provide for those who need comfort, companionship and rest'.¹²²

Original committee member Mr Bill Shelton explains that the committee included members of other denominations, and the Village too was open to people of any denomination.¹²³ Clearly there were good relations with the Catholic co-operative at Maryknoll, which was developing a smaller group of aged care cottages at the same time. Rev Pat Gason made a special welcome of Fr Pooley to the initial St James Village fundraiser, noting that they were 'co-workers in a community social problem'.¹²⁴ And several days after the St James dedication service Rev Gason met with Fr Pooley together with the Shire President and the Minister for Social Services Mr Buchanan to discuss the Maryknoll project.

Mr Shelton tells that the complex was built by local builder, Dutchman Gene (Eugene) Drossaert, but cannot recall anything regarding an architect. The name Dame Pattie Avenue honoured the wife of then Prime Minister Menzies, but apparently Dame Pattie herself had no direct connection with the scheme.

The complex was built within a few years. Ratebooks confirm that the first stage consisted mainly of houses on the south-east side of Dame Pattie Avenue, with the other side built later. In 1965 tenders were invited for the construction of 'a common room' at the Village.¹²⁵ Mr Shelton explains that this was a community meeting room at the end of the Village ('Gason Cottage', No.18), but was not well used and was later converted into another residence. There were no other redevelopments of cottages that Mr Shelton remembers apart from the introduction of vinyl 'weatherboards', which were placed over the top of the original weatherboards of the cottages.¹²⁶

Mr Shelton is uncertain of the financial structure, other than that the original residents paid about £1000, which was added to by the government, and the St James Village committee (under the Anglican Archdiocese) remained as owner, and manager, of the scheme. The church committee advised the amount the subsequent residents would pay, or if needy whether they would pay at all, for their cottage. There was a nominal monthly rent for maintenance such as lawn-mowing.¹²⁷ Graham Treloar's mother was

¹¹⁸ *Pakenham Gazette*, 5/12/1958

¹¹⁹ *Pakenham Gazette*, 5/12/1958

¹²⁰ *Pakenham Gazette*, 25/7/1959

¹²¹ Kidgell, *op cit*, pp.68-69

¹²² Pamphlet held by Berwick & Pakenham Historical Society

¹²³ Mr Bill Shelton, pers. comm, 6/3/2013

¹²⁴ *Pakenham Gazette*, 5/12/1958

¹²⁵ *Pakenham Gazette*, 19/11/1965

¹²⁶ Mr Bill Shelton, pers comm. 6/3/2013

¹²⁷ Mr Bill Shelton, pers. comm, 6/3/2013

one of the rent collectors, and his father in semi-retirement used to go to the Village and help out with odd jobs.¹²⁸

In October 1960 an inspection of the Village conducted by the Director of Social Services became a source of pride for the St James Village committee. Director Loveless said that 'St James Village was, in his opinion, the best of its kind in Victoria'. Its 'situation, layout, level nature of the land, and concrete footpaths and kerb and channel all were of the highest order'. 'He also commented favourable on the design of the cottages', reported the *Gazette*, 'and remarked that the workmanship of the builder was of a very high standard.'¹²⁹

A week later Mr AG Hillman, a Pakenham retailer, made an offer of six acres of land with which to extend the St James Village. However the Archdiocese later decided that more elderly person units in Pakenham was not a priority, and the land was sold, despite legal contest by Mr Hillman. That land, to the west of Main Street, is now occupied by a supermarket.¹³⁰

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No [Note: Further research may establish that is of higher than local level significance.]
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	The St James Street Precinct, comprising Nos. 1-9 and Nos. 2-18 Dame Pattie Avenue, Pakenham.
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place:

¹²⁸ Mr Graham Treloar, pers comm, 26/2/2013

¹²⁹ *Pakenham Gazette*, 7/10/1960

¹³⁰ *Pakenham Gazette*, 14/10/1960; Mr Graham Treloar, pers. comm. 26/2/2013

1. Subdivision, demolition, significant alteration to any of the house frontages, additions to the sides of the houses, or alteration to the front fences, are strongly discouraged.
2. Reversal of later alterations where these can be identified is encouraged.
3. Any further information regarding the design or colour scheme of the houses should be taken into account in managing changes to the houses.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building(s) or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development within the precinct that is complementary in form, scale, materials, and setbacks to the significant and contributory buildings, their settings and other contributory elements (including original front fences, garden areas and driveways), but which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of significant or contributory buildings except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of a significant or contributory buildings except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the significant or contributory buildings and other elements, but is clearly contemporary in approach.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.

6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.

7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Ensure that the siting and design of new development does not become a dominant visual element within the precinct.
9. Retain views of significant building(s) and plantings from the street.
10. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

1. Further research into the history of the complex, including its purpose, architect, models for the concept, and comparative analysis, should be undertaken, to ascertain whether the place is of State level heritage significance.
2. Research into the architect should include any original drawings, specifications regarding colour schemes etc.

PLACE: FORMER GOLDSACK'S AND HARDY'S HARDWARE, PAKENHAM

ADDRESS: 1-7 Station Street (Corner Main Street), Pakenham



No.1-7 Station Street, Main Street corner



No.1-7 Station Street, Station Street facade

STATEMENT OF SIGNIFICANCE

What is Significant?

Nos.1-7 Station Street Pakenham is situated on the original Victorian Railway reservation, part of which had become freehold by time the corner building was constructed in 1953. In the early twentieth century this reserve was the location of the Pakenham 'Auction Mart', an early commercial hub in the town. By 1917 it was also associated with the building supply industry, as the headquarters of prominent early builders Stephenson & Bloomfield. In the 1920s it became the location of W Goldsack's sawmill, one of the first if not the first in Pakenham. The Goldsack family developed an associated hardware business and in 1953 built the two-storey brick shop and residence on the corner. In 1954 the company was purchased by Trevor Hardy in association with Pigdon & Lardner, who closed the timber mill and significantly built-up the hardware business. In 1960 Hardy built the Station Street extension, reputedly in light portable sections as this part of the site was still owned by the Railways. The whole building is currently occupied by two separate businesses.

How is it Significant?

Nos.1-7 Station Street Pakenham is of local historical significance to Cardinia Shire.

Why is it Significant?

Nos.1-7 Station Street Pakenham, former Goldsack and then Hardy Hardware store, is historically significant at the local level as the location of the Pakenham 'Auction Mart', an early commercial hub in the town, and the prominent early builders Stephenson & Bloomfield. It was also the location of W Goldsack's early sawmill in Pakenham, apparently for fruit boxes originally, but by the post-war period for building timber also. By this time it also accommodated the hardware business of LD Goldsack. The 1953 brick two-storey shop and residence expresses the historical association of the site, since at least 1917, with the building supply industry, and reflects the growing demand for hardware in Pakenham's post-war residential boom. It is a now rare remnant of the historical practice of having a joint residence and shop. With the nearby Pakenham Hotel, it is also now one of very few substantially intact Main Street commercial buildings. The 1960 Station Street extension by Mr Trevor Hardy reflects the residential growth of Pakenham at the time. The building is also locally significant for its association with Mr T Hardy, former President of the Pakenham and then Victorian Chamber of Commerce, whose family is still associated with large Pakenham hardware businesses. Its small scale and central location contrasts dramatically with the Hardy's 'mega' hardware store now situated far away from the traditional commercial centre of the town. (Criteria A, B, D)

It is of social and aesthetic significance as a rare surviving commercial building that is a relic of the 'country town' era of Pakenham's growth, and for its prominence in the townscape. Its acute-angle corner site is possibly the most visually prominent location in the old Main Street commercial area. While not of architectural significance, the site and relative size of the building is imposing, and its triangular form capped by a tile roof slanting down to the corner lending a pyramidal appearance, is distinctive. After the Pakenham Hotel, this was one of the early two-storey buildings in the town. In 1961 it was thought 'modern' and 'attractive'. (Criteria E)

DESCRIPTION

The former Goldsack's and Hardy's hardware store consists of a complex of buildings constructed over time.

The first section was the mainly two storey brick shop and residence on the corner. This comprises the triangular single storey building facing Main Street. There is a later single storey extension along the Station Street frontage.

The corner building is brick faced, now painted. It is a complex shape made to fit the irregular site. The upper level is a rectangular structure parallel with Main Street, which is cut short where it meets the boundary on Station Street, and the splayed corner between the two streets. There is a toothed brick join in the wall of the upper floor where the corner section meets the other street facades. The tiled hipped roof is a standard shape over the rectangular section, while over the triangular section the ridge angles down where the two roof slopes meet, and there is a separate triangular section to accommodate the splayed corner, giving the whole roof a pyramidal appearance in views towards the corner. There is a small single storey section on the Station Street side, now the location of the doors.

The upper floor windows, three on Main Street, and one on Station Street, are relatively small side by side pairs of double hung windows, while the splayed corner section is blank. The ground floor windows have all been lowered to the ground and new narrow shopwindows installed, but identify where the original windows were located as evidenced by the lintels visible above. The doors are also new.

There is a cantilevered street verandah wrapping around the whole corner building.

There is a long single storey brick section along Main Street with matching windows and no lintels, so this section or the windows may be later. It is a triangular flat roofed structure with the other two walls aligned with Station Street. Beyond this is a yard behind the Station Street frontage, with a chain link fence, and a pair of gates with the words 'Ringlock Farm Fencing' in metal lettering along the top.

There is a very long single storey section along Station Street with a low pitched gable roof, and a timber framed windows wall above a brick base along much of the length. The window wall is composed of large rectangular panes, with a row of half width and height highlight panes above. There are two sets of doors at either end of the section that is now a separate tenancy further along Station Street. There is a continuous flat roof verandah along the whole 1960 single storey section, with a taller face attached to the separate tenancy section.

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under

Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Place

The land on which the building is situated was originally part of the Railway Reserve, whose western boundary extended to Main Street.¹³¹

In the early twentieth century this western part of the site near Main Street was leased privately from the railways for an 'Auction Mart'; at its height this event appears to have been held every few weeks.

¹³¹ Lodged Plan 1337 (20/11/1886)



'Pakenham Auction Mart (c.1917)'. The corner of Station and Main Streets was by this time a functional and a visual focal point in the town. The site was already associated with the timber and building supply industry: the sign splayed across the corner says 'Stephenson & Bloomfield, Builders. We build to order. Building Materials - Fair Price'. (Berwick & Pakenham Historical Society)

By 1920 the site was also occupied by Stephenson & Bloomfield, 'Timber Merchants, Builders and Contractors' ('New Premises, Station Street, opposite Railway').¹³² It apparently became Bloomfield and Webster afterwards. In the 1920s Mr & Mrs W Goldsack took over the corrugated iron buildings originally erected by Stephenson & Bloomfield as the headquarters of their building company. W Goldsack, described as 'one of Gippsland's foremost sawmillers', had moved to Pakenham at that time and decided to start a mill to cut up case timber.¹³³

In 1949 the Shire ratebooks list 'Leslie Goldsack (Ironmonger) of Pakenham East' as the owner of 'two shops and house, railway reserve'. Mr LD Goldsack and his wife had taken over the business by this stage. In 1950 the Goldsack entry changes to 'shop, house and sawmill'.¹³⁴ There were three sawmills in Pakenham in the 1950s: Beech Timber and Trading (7 Bald Hill Road); Truscott's on the site of the present Millhaven Home (corner of Princes Highway and Ahern Road); and Goldsack's (by then the smallest). Together they were producing some 130,000 super feet of timber, and employing about 85 men in the mill, the bush or in transporting the timber.¹³⁵ This reflected changes that had been occurring in the sawmill industry from the 1930s, as improvements to trucks and roads enabled logs to be transported from the forests to sawmills established in towns, rather than being milled in the bush and transported on light tram or rail roads. The other major reason for this development was the post-war shortage of building materials. The 'Back to Pakenham' booklet concluded its discussion of sawmilling with the statement that 'Pakenham is doing its share in supplying much needed building materials'.¹³⁶

¹³² *Pakenham Gazette*, 23/9/1920

¹³³ Mr Graham Treloar, pers. conv. 26/2/2013; *Pakenham Gazette*: 4/11/1955; 3/3/1961

¹³⁴ Shire of Berwick, Ratebooks, 1949, 1950

¹³⁵ Don Jackson, 'The Township of Pakenham: A Short History', Berwick & Pakenham Historical Society, 1995, p.9. See also 'Back to Pakenham Souvenir Booklet, March 3-10, 1951.

¹³⁶ 'Back to Pakenham', op cit.

Directories confirm that it was in the post-war period that sawmilling boomed in Pakenham.¹³⁷ Amenity issues as Pakenham grew, and the centralisation of the milling industry, eventually saw the closure of Pakenham's mills.¹³⁸ Given its early date, central location, limited size, and the fact that it didn't originally supply building timbers, it is likely that Goldsack's was the first sawmill in Pakenham.

As its 1950 advertisements – 'For Your Timber and Hardware' – reveal, hardware was also an important part of Goldsack's business. The hardware sold tools, 'aluminium ware' and men's boots, and were agents for Cyclone ringlock and Chandler's welded fencing, Aladdin lamps, and Yates' seeds.¹³⁹

In 1953 Goldsack demolished 'the old shop and residence' and built 'a modern two-storey brick structure'. This was the hardware retail store, with the mill, and timber storage, on Station Street behind. In 1961 it was described as an 'attractive two-storey shop and residence'.¹⁴⁰



Shopfront as it was in 1955, featuring large display windows. (Pakenham Gazette, 4/11/1955)

In July 1954 Mr Trevor Hardy, in association with Hec Lardner and George Pigdon (of Pigdon & Lardner, Dandenong) formed 'Pakenham Timber and Hardware Pty Ltd' to purchase the Goldsack business.¹⁴¹ Mr Hardy, who became President of the Pakenham Chamber of Commerce, and then State President, closed the timber mill:

'In the first place we were not happy about having a mill in the heart of Pakenham. It was alright there when it was established but not when the town had grown around it. Secondly, we felt it was more economical to import the finished product – cut up timber – rather than pay freight on logs containing a percentage of waste timber.'¹⁴²

While the mill had originally provided timber for fruit boxes, it is clear from this statement that by the 1950s it was also cutting timber for building purposes.

¹³⁷ Victorian Municipal Directories, 1951-1960

¹³⁸ Jackson, *op cit*, p.9

¹³⁹ *Pakenham Gazette*, 13/1/1950

¹⁴⁰ *Pakenham Gazette*, 3/3/1961

¹⁴¹ *Pakenham Gazette*, 4/11/1955

¹⁴² *Pakenham Gazette*, 3/3/1961

In 1954 the business had employed three staff, by 1961 it employed ten.¹⁴³ In 1960 the brick showrooms 'already very pleasing' were 'extended a further 105 feet along the Station Street frontage'.¹⁴⁴ This is the existing Station Street façade. Mr Hardy is thought to have built this structure of light materials that could be easily dismantled, as this part of the site was still owned by the Railways.¹⁴⁵

The Hardy family has since expanded the hardware business to other sites, including the Hardy's Retravisation Superstore on the opposite side of Station Street, and Hardy's Mitre 10 'Mega', on the corner of Bald Hill and Racecourse Roads. Part of the original site (beyond the 1960 buildings) still hosts a nursery business of Hardy's Mitre 10; about half of the 1960 Station Street frontage is separately occupied (currently a furniture store); and a Brotherhood of St Laurence opportunity shop occupies the other half and the brick corner building, in addition to the brick section on Main Street.

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	1-7 Station Street, Pakenham
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	No
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place:

1. Any advertising signage associated with the former (hardware or timber mill) use of the premises should be retained.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

¹⁴³ *Pakenham Gazette*, 3/3/1961

¹⁴⁴ *Pakenham Gazette*, 3/3/1961

¹⁴⁵ Mr Graham Treloar, pers. conv. 26/2/2013

1. Conserve the fabric of the building or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development that is complementary in form, scale, materials and setbacks to the place, its settings and contributory elements; which is not dominant; and which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of the place except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of the place except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.
6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Retain views of the place from the street.
9. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

Confirmation of the light form of construction of the Station Street façade.

PLACE: HOUSE & SHOP

ADDRESS

No.90-92 Main Street



No.90-92 Main Street



Doric columns on side entrance, No.90-92 Main Street



Window, No.90-92 Main Street

STATEMENT OF SIGNIFICANCE

What is Significant?

No.90-92 Main Street comprises a brick house built 1938-39 set back from the street frontage, and a brick shop on the street frontage that was added in 1953-54. The red brick house was probably a typical bungalow form, with the original porch now in the corner between the house and shop extension, and there is a new entry marked by a pair of Doric columns down the driveway. The wide shallow bay window with inward slanting glass is distinctive and along with the door is original to 1954.

How is it Significant?

No.90-92 Main Street is of local historical and architectural significance to Cardinia Shire.

Why is it Significant?

No.90-92 Main Street is of historical significance at the local level. Historical photographs show that small, single-fronted, street-front shops, isolated from one another by the house of the owner, or other houses, was the form of much of early Main Street. This practice was continued when the original Main Street weatherboard shops of early twentieth century were rebuilt in brick from the 1920s to the 50s. No.90-92 Main Street is one of three remaining small shops on the street frontage of Main Street that are associated with a house. The house is a rare (apparently unique) Pakenham interwar residential building constructed in brick. It was originally part of the same allotment with the only other early Pakenham house with Doric columns, at No.45 James Street. It is notable for its association with JJ Ahern, who built and presumably rented out both the house and the shop. Ahern served as the Secretary of the Berwick Shire Council for over four decades, and was extraordinarily active in the Pakenham community. Some of his Pakenham involvements included long terms of office as president or committee member of the Racing Club, the Bush Nursing Hospital, the

Agricultural Society, the Recreation Reserve, Cemetery Trust, and the Hall. (Criteria A, D, H)

It is of architectural significance for its distinctive and intact shallow bay windowed shopfront, original shop door, and the unusual entry porches, framed by Doric columns. (Criterion E)

DESCRIPTION

The house and shop at No.92 Main Street are constructed of brick with low pitched hipped tile roof. The house, originally U shaped, was on the same original block as No. 45 James Street, which was built at the same time. Like that house, this one has a Doric column within what is now an inset front porch, but may have originally been the main entry. There is also a rear porch under the north corner of the house, also supported on a Doric column. The house was built in red brick, now painted at the front, with timber framed double hung windows.

The shop was created as an extension to what would have been the main wall of the house, from the driveway side to the edge of the porch, then widening out to overlap the porch itself. The roof was extended out to create a continuous hipped roof over the whole complex, which was probably all tiled at this time. The roof over the shop extends out over the front with a generous eave to create a kind of verandah. The entry to the house is now via a narrow porch supported on two Doric columns along the driveway. The shop portion may also have been in red brick but is now painted.

The shopfront has a distinctive wide, shallow bay window in three parts on a brick base. The window is timber framed, running from the underside of the eave, with the glass slanting slightly inwards to the base. The door is separately expressed within a brick frame, up two steps. It is an unpainted timber framed glass door with a push bar formed of a pair of slanting chrome metal bars, and is probably original to 1953.

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By

1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Place

The house is situated on Lot 17, which was part of the first major subdivision of East Pakenham, of 20th November 1886.¹⁴⁶ It was one of 15 narrow half acre allotments between John and Stephenson Streets that stretched between Main and James Street, all with 100 links (66 feet, c.20 metres) frontages to both streets. Most were later subdivided into two approximately equal sized allotments, one facing Main and the other facing John Street. This did not occur until about 1960 in the case of Lot 17, which then became No. 90 Main Street, and No.45 James Street.¹⁴⁷

Until then the subject site was described as Lot 17 LP 1337. The oblique aerial photograph thought to date to around 1937 does not show any building on this site.¹⁴⁸ This is confirmed by the ratebook, which in 1937 shows that the property, owned by Berwick Shire Secretary JJ Ahern, was empty. In 1938 the valuation increased dramatically, to an amount that was repeated in the following year (1939) with a handwritten insertion '2 houses'. In 1947 the ratebook crossed out 'two houses' and wrote in 'one'.¹⁴⁹ The 1947 aerial photograph shows that there were in fact two houses on Lot 17, one at 90 Main Street, and the other 45 James Street.¹⁵⁰ (The rating of the two properties may have been divided at this time.) Presumably JJ Ahern was renting them both out.

The 1947 aerial shows that No.90 Main Street did not include the front shop at this time, but only a U shaped hipped roof dwelling. The 1953 ratebook entry for 90 Main Street includes a handwritten insertion of 'shop', which shows that JJ Ahern (retired) owned

¹⁴⁶ Lot 17 LP1337

¹⁴⁷ Lots 1 & 2, LP 74156

¹⁴⁸ Berwick & Pakenham Historical Society

¹⁴⁹ Shire of Berwick Ratebooks, 1937-1947

¹⁵⁰ 1947 Aerial Photograph (Land Victoria, Aerial Photograph, Project 860/7, 10/1947)

the 'house and shop' on the property. The following year (1954) the dramatically increased ratebook valuation caught up with and confirms this new addition.¹⁵¹

In about 1967 John and Wendy Moon of 23 Snodgrass Street took over the Main Street property (by now subdivided from that on James Street) from the estate of JJ Ahern.¹⁵²

The house then was built in 1938-39, and the shop was added to its frontage in 1953-54. The shop is now the Pakenham Florist.

Early photographs of Pakenham township show that small, single-fronted, street-front shops, isolated from one another by an associated house of the owner, or other houses, was the common form of early Main Street. This practice was continued when the original Main Street weatherboard shops of early twentieth century were rebuilt in brick from the 1920s to the 50s. No.90-92 Main Street compares in this regard with Nos.96-100 Main Street, the former *Pakenham Gazette* office set on the street-front, and on the same allotment but set-back the interwar house of the Thomas family; and with No.62 Main Street, a street-front shop with a mid twentieth century house set-back on what was originally the same allotment.

The association with James Joseph Ahern is notable. JJ Ahern was born in Dandenong in 1875, attending the Eumemmerring State School where his father was headmaster, and then St Patrick's College. He spent time on the Western Australian goldfields before returning to work at the Dandenong Shire Office. In 1906 he was appointed Shire Secretary of the Berwick Shire Council, and retained this position until his retirement in 1947. At the same time he owned and operated one of the district's best orchards. An admirable administrator with a keen financial understanding, he was described as having 'unbounded common sense and a deep desire to help his fellow man'. Some of his interests in Pakenham affairs and sport are listed in the *Pakenham Gazette's* 1955 obituary. They include: long serving founding President of the Pakenham Bush Nursing Hospital; long serving President of Pakenham Racing Club; committee member Gippsland District Racing Association; President of the Pakenham Agricultural Society (and Secretary of both the Dandenong and Berwick Agricultural Societies); President Combined Sports Association; President Gippsland Fruit Marketing Association; President Melbourne Hunt Club's Country Committee; committee member of the Pakenham Hall Committee, the Pakenham Cemetery Trust, the Pakenham Recreation Reserve; involvement with various church and religious organisations; and Returning Officer for the Gippsland West Electoral Division. Home and family, however, were said to be his first priority. 'James Joseph Ahern had a big part to play in making Pakenham what it is today' concluded the Narre Warren Family History Group on a recent tour.¹⁵³

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	90-92 Main Street Pakenham
External Paint Controls:	No

¹⁵¹ Shire of Berwick Ratebooks, 1947-1954

¹⁵² Shire of Berwick Ratebooks, 1964-1967

¹⁵³ Narre Warren & District Family History Group Inc, Pakenham Cemetery Tour, 30th October 2011.

Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	No
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place:

None.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development that is complementary in form, scale, materials and setbacks to the place, its settings and contributory elements; which is not dominant; and which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of the place except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of the place except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.

6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Retain views of the place from the street.
9. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

None recommended.

PLACE: SHOP, 62 MAIN STREET**ADDRESS**

62 Main Street Pakenham



62 Main Street, Pakenham

STATEMENT OF SIGNIFICANCE*What is Significant?*

The shop at No.62 Main Street is a small free-standing brick shop built in 1953-54. It was associated with now altered mid-twentieth century house situated adjacent on what was originally the same allotment, but which is now subdivided onto a separate allotment. In this it is a mid twentieth century replication in brick of the typical nineteenth and early twentieth century development of Main Street, with street-front shops, isolated from one another, separated by their owners' dwellings set back behind, sometimes with other dwellings in between.

The shop is a brick structure, noticeably smaller in scale than other more recent shops in the street. The main feature is the street-front, composed of a pair of brick piers terminated by brick corbelled tops flanking the shopfront and main high parapet. The shopfront is intact, featuring an off centre door within an angle-sided ingo, and metal framed windows above a masonry base.

How is it Significant?

The shop at No.62 Main Street built in 1953 is of local historical and architectural significance to Cardinia Shire.

Why is it Significant?

No.62 Main Street is of historical significance at the local level. Historical photographs show that small, single-fronted, street-front shops, isolated from one another by the house of the owner, or other houses, was the form of much of early Main Street. This practice was continued when the original Main Street weatherboard shops of early twentieth century were rebuilt in brick from the 1920s to the 1950s. No.62 Main Street is one of three remaining small isolated shops on the street frontage of Main Street. (Criteria A, D)

It is of architectural significance as a substantially intact shop complete with shopfront in a traditional interwar format. (Criterion D)

DESCRIPTION

The shop at 62 Main Street is a small rectangular brick structure with a corrugated iron roof hidden by parapet walls. The visible side wall is face brick with one small window. The street front is composed of a pair of end pillars in brick with the shopfront between. The pillars are set slightly forward and continue up beyond the main parapet, terminated by two rows of bricks corbelled outwards forming a capping. The main parapet above the shopfront is topped by a row of projecting brickwork. The fronts of the pillars and the main parapet wall appear to be clad or rendered. The door to the shopfront is probably recent, but appears to be timber and is within a timber frame, and reached by two steps. It is set within an ingo (inset doorway) located off centre, allowing a large display window to the south. The windows are timber framed, set above a solid plinth (painted tiles) and follow the line of the boundary and the ingo. There may be a highlight window above the main window, which is now covered.

The arrangement of brick piers and metal framed windows with a door located in an ingo is typical of shops from the 1920s to the early 1950s in Victoria.

HISTORY*Contextual History of Pakenham in the Inter-war and Post-war Periods*

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By

1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Place

The shop is situated on a part of Lot 10, one of a row of half acre allotments created between Main and James Streets in 1886.¹⁵⁴ An 1947 aerial photograph shows that the allotment was vacant at this time.¹⁵⁵ In 1952 the allotment was owned by SJ & DJ Constable, and was still unimproved, but in 1953 the word 'shop' is handwritten into the ratebook. The construction of the shop is confirmed in the following year, which again records the word 'shop' and a large increase in valuation. In the following year (1955) as well as the shop, the ratebook includes a handwritten note 'house', and another increase in valuation (which suggests that it wasn't quite finished in that year).¹⁵⁶ The shop then was built c.1953-54, and the house in 1955-56.

Sometime between 1964 and 1969 the original 66 feet frontage allotment on which the house and the shop were located had been subdivided into separate allotments, of 49 feet 6 inches, and 16 feet 6 inches respectively.¹⁵⁷

Early photographs of Pakenham township show that small, single-fronted, street-front shops, isolated from one another by an associated house of the owner, or other houses, was the common form of early Main Street. This practice was continued when the original Main Street weatherboard shops of early twentieth century were rebuilt in brick from the 1920s to the 50s. No.62 Main Street compares in this regard with Nos. 96-100 Main Street, the former *Pakenham Gazette* office set on the street-front, and on the same allotment as the Thomas family interwar house which is set-back from the street-front; and also with No. 90-92 Main Street, a set-back house combined with a later street-front shop.

¹⁵⁴ Lodged Plan 1337, 20/11/1886

¹⁵⁵ 1947 Aerial Photograph (Land Victoria, Aerial Photograph, Project 860/7, 10/1947)

¹⁵⁶ Shire of Berwick, Ratebooks, 1952-1955

¹⁵⁷ Shire of Berwick, Ratebooks, 1964-69

The present owner of the adjacent house at No.60 Main Street advises that the present house was originally fibro-cement. However it has been rendered and significantly modernised to an extent that it no longer reads as being of the same period as the shop, and is not included in this citation.



Main Street, Pakenham (nd, early twentieth century) small isolated weatherboard shop on street frontage. (Berwick Pakenham Historical Society collection).

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	Shop, No.60 Main Street, Pakenham
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	No
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place:

1. No changes to the shopfront except painting. Preferably restore.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development that is complementary in form, scale, materials and setbacks to the place, its settings and contributory elements; which is not dominant; and which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of the place except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of the place except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.
6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Retain views of the place from the street.
9. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

None recommended.

PLACE: GUIDE HALL

ADDRESS

32-33 Henry Street, Pakenham



Guide Hall, 32-33 Henry Street

STATEMENT OF SIGNIFICANCE

What is Significant?

The 1964 Pakenham Guide Hall is situated on the same piece of land as the 1937 Scout Hall. In 1933 the land had been donated for both Scout and Guide purposes by businessman WL Thompson. The Guide Hall is a small domestic scaled building set on a substantial parcel of land, preserving a sense of spaciousness of 'country town' Pakenham.

It is a traditional country hall type building: rectangular with a gable roof, but parallel to the road with the entry in the centre of the long side. The entry is marked by a gable fronted porch, the windows are small and timber framed, and there is a small rear skillion roofed addition. All walls and roof are corrugated iron, with the walls painted blue, and timber details picked out in white. Metal decking has replaced some of the original cladding.

A fine hedge and formal plantings delineate a curved driveway highlighting the entry.

How is it Significant?

The Guide Hall, at 32-33 Henry Street Pakenham, is of local historical and architectural significance to Cardinia Shire.

Why is it Significant?

The Guide Hall, at 32-33 Henry Street Pakenham, is historically significant. It is modest and domestically proportioned, described at the time of its opening as a 'fine', 'attractive' and 'beautiful' building. It overlooks the Recreation Reserve to which it is historically directly related. Its 'country town' sized parcel of land (of 100 feet, or 30 metres, frontage) preserves something of the spaciousness of the pre-suburban Pakenham townscape. The Guide Hall, part of the Baden Powell Scout movement, was conceived and realised by the townspeople, with the assistance of businessman Mr WL Thompson who had earlier donated the land. It epitomizes the strong local tradition of volunteerism, and the active role of local church, media, business and other organs of civil society, which often without any government assistance, had assumed responsibility for many community institutions in Pakenham, in this case regarding the leadership of girls and youth. It was claimed in 1964 that no better example of what was being done for young people could be found than 'the erection of this hall'. The location of the Guide Hall is also of historical significance. Its situation adjacent to the Scout Hall reflects the sibling links and complementary histories of these organisations in Pakenham. They had assisted one another in fundraising and by other practical means, and ultimately shared the site that had been donated for both organisations. (Criterion A)

It is of architectural and aesthetic significance as an unusual example of the traditional hall type often found in country towns or as church halls. While most often these are pre WW2, in timber and entered from the gable end, this example is in the more humble corrugated iron, and has a more unusual arrangement, with the entrance in the long end, highlighted by the small gable, and particularly by the circular driveway marked by formal planting. The formal driveway and pedestrian entrances are formed by a very well maintained hedge of a very fine *Ligustrum* species (Privet), which contributes to its significance. (Criterion D)

DESCRIPTION

The Guides Hall is a small building set on a large site that extends westwards to James Street, on which the Scout Hall, the Guides' brother organisation, is situated. Together they preserve a sense of country-town spaciousness. The Guide Hall and its grounds constitute a substantial presence within Pakenham's residential townscape. The entrance to the Guide Hall on Henry Street is an unusual and impressive formal setting. The curved drive entrance, and the separate pedestrian entrance are formed by a very well maintained hedge of a very fine *Ligustrum* species (Privet), combined with period specimens alongside.

The guide hall is in the form of a traditional rectangular hall building, with a transverse gable ended roof, clad in unpainted corrugated iron, projecting slightly at the gable ends and eaves with timber trim. There is a small skillion roofed addition to the rear at the north end. All walls are clad in corrugated iron painted blue. The entry is in the centre of along side facing the street and is marked by a small gable fronted porch roof supported by a pair of tubular posts. There are two small timber framed double hung windows on the north end, and doubled versions punctuate the walls either side of the entry, each with one fixed pane and one double hung. There is a simple brick chimney in the centre of the south gable end.

As with the Scout Hall, which in 1957 was quite extensively increased in size,¹⁵⁸ and whose shingle roof has been replaced in iron, there have been a few comparatively small modifications to the Guide Hall. Some new metal decking has replaced corrugated iron on the south and the rear; there is a small rear extension.

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

¹⁵⁸ Williams, EM, *Pakenham Scout Hall, 1937-1987: 50th Anniversary*, pp.33, 48. A store room, Scouters-Room, and kitchen were added to the existing building.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Place

Mrs Busby, wife of the Church of England clergyman organised the formation of a Pakenham Guide Company at a meeting in June 1925. The company was formed and met in a small building that had formerly been the Church of Christ in Pakenham East. According to the 1951 'Back to Pakenham' publication, the Guides were formed six years before Rev HC Busby started the Pakenham Scout Troop in 1931. The Anglican Bishop of Gippsland dedicated the Guide company's colours, the flag having been given to the company by Mrs Ronald of *Koomangoonong* in the name of her son Peter.¹⁵⁹

It was late in 1931 that the site on which the Guide hall is situated was inspected and pronounced suitable by the Scouts' SM Keys and ASM Giles, largely because of its proximity to the Recreation ground for outdoor activities. Mr Keys wrote: "We inspected a possible site for our scout hall and found a block of land between Henry and James Street to be eminently suitable, it is only one and a half chains from the Recreation ground and will make a good site for our own meeting hall".¹⁶⁰

The diary of Scout troop leader George Giles recorded that 'In 1933 the blocks of land being Lots 9 and 34 were donated to the Pakenham Scouts by Mr L Thompson who had purchased them in 1931.'¹⁶¹ However the 1951 'Back to Pakenham' booklet entry regarding the Guides notes that 'the land in James Street was given by Mr WL Thompson for the use of Guides and Scouts'.¹⁶² Certainly the Guides had been part of the fundraising for the Scout Hall. In 1931 the Giles diary noted that 'a concert with the Guides was also held for the Building Fund'.¹⁶³

Mr WL Thompson was a Collins Street businessman who owned a piggery on Toomuc Valley Road. He was a quiet man, but regularly sighted at the Scout camp where he would arrive in his chauffer-driven Rolls Royce and drop off eggs and vegies without a word of where they came from; the only explanation forthcoming was "we were asked to drop these off to you as we were going by". He wanted his donation of land to remain a secret, and allowed a rumour to circulate that the land was on a 99 year lease from the Shire for one pound.¹⁶⁴

In 1937 the present scout hall was built, and there is a photograph of its opening showing the 'Guide Co Guard of Honour'.¹⁶⁵ More fundraising efforts were arranged to pay off the debt on the hall, and purchase seats, tables and crockery. In this regard the hall was used for 'quite a few socials, including dances, card parties and such'.¹⁶⁶ Clearly the Guides and their elder sisters would have been an indispensable part of such fundraisers.

The 1957 charter of the scouts committee included the objective: 'Assist Girl Guides to obtain their own hall as soon as possible'.¹⁶⁷ In March 1964 the Guides opened their 'attractive new hall', and finally the 'scouts and the guides were side by side'. There were

¹⁵⁹ 'Pakenham Girl Guide Company', in *Back to Pakenham Souvenir Booklet, March 3-10, 1951*. Historical Society photographs raise doubt about these dates. One of the official opening of the Bush Nursing Hospital in 1927 is attended by scouts, while another Historical Society photograph of the guides has the date '1920?'

¹⁶⁰ Williams, *op cit*, p.16

¹⁶¹ Williams, *op cit*, pp.21-22

¹⁶² 'Pakenham Girl Guide Company', in *Back to Pakenham Souvenir Booklet, March 3-10, 1951*.

¹⁶³ Williams, *op cit*, p.16

¹⁶⁴ Williams, *op cit*, pp.21-22

¹⁶⁵ Williams, *op cit*, p.25

¹⁶⁶ Williams, *op cit*, p.24

¹⁶⁷ Williams, *op cit*, p.33

many speeches, headed up by Mr Alex Buchanan MHR, the Shire President Cr AG Robinson and Mrs M Giles, president of the local association. It was explained that a building committee had been formed in 1962, and by September 1963 had raised £1250, all but £683 of the total cost. Mr J Short, a well-known Pakenham builder, had won the tender to construct the hall.¹⁶⁸

Mr Robinson acknowledged the 'vast amount of work' that had been put into the hall, and the guides leaders in turn paid tribute to scouts for 'allowing the Guides the use of the Scout hall for many years', and to the Pakenham Rotary Club, the *Pakenham Gazette* and others who had rendered 'valuable help'.¹⁶⁹

A number of speakers took the opportunity to reflect on the role of the guides and the scouts and acknowledge their leaders. The Shire President noted that 'these young people are trained in the right way. Where we have Scouts and Guides we don't have boddies and widgees'. The guides public relations officer also contrasted the 'delinquents' and the 'sensible solid boys and girls', who included the guides and scouts. 'They could not find a better example of what was being done for the young people than in the erection of this hall.'¹⁷⁰

In accordance with the practical and unpretentious standards of the time, the hall was repeatedly described as a 'fine building', as well as 'attractive', and a 'beautiful building'. Such affection for the new building was no doubt spiced by the gatherings' intimate sense of 'ownership' of the building through their voluntary work and fundraising.

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	32-33 Henry Street, Pakenham
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

The following specific guidelines apply to this place: None

¹⁶⁸ *Pakenham Gazette*, 6/3/1964

¹⁶⁹ *Pakenham Gazette*, 6/3/1964

¹⁷⁰ *Pakenham Gazette*, 6/3/1964 (Mrs Curtis Otter).

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development that is complementary in form, scale, materials and setbacks to the place, its settings and contributory elements; which is not dominant; and which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of the place except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of the place except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.
6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Retain views of the place from the street.
9. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

None recommended.

PLACE: BOURKE PARK

ADDRESS

Park, bounded on the north by Station Street, on the east by Henry Street, on the south by Railway Avenue, Pakenham, and on the west by 1-7 Station Street.



Sound Shell



Open central area of Bourke Park, looking east



Northern (Station Street) boundary, showing double row of shelter planting.

STATEMENT OF SIGNIFICANCE

What is Significant?

Bourke Park, Railway Avenue, Station Street and Henry Street Pakenham, is a passive recreational and ornamental reserve of size 127 x 25 metres. It is part of the original Railway Reserve a small portion of which was dedicated after the First World War (c.1920) as a Memorial Park, where the stone memorial obelisk was erected, but later removed. After the Second World War the present larger area was leased by the Railways to the Council at a peppercorn rate, to be used exclusively as an ornamental park and for children's playground. Its boundary is planted with shade and ornamental native and exotic trees. Its facilities include the 1954 Sound Shell built by the community, barbeques, picnic tables and children's play equipment, some of it donated by local service clubs. It has been extensively used for concerts and other events, both by the Pakenham community and groups from outside the municipality.

How is it Significant?

Bourke Park, Railway Avenue and Station Street Pakenham, is of local historical, social, aesthetic and architectural significance to Cardinia Shire.

Why is it Significant?

Bourke Park, Railway Avenue and Station Street Pakenham, is of historical significance at the local level. Between the wars a small part of the park was established as the 'Memorial Park' for the First World War stone obelisk memorial, and after the Second World War it assumed its present dimensions and became an ornamental park and a children's playground. The construction of the Sound Shell in 1954 was a community initiative, intended to provide a venue at which the Pakenham Band might be enjoyed. This was a late example of a Victorian and Edwardian custom in which towns and suburbs constructed rotundas for their local bands to provide public entertainment, but which was undermined by the introduction of the new mass media of radio, cinema and television. The young Pakenham Brass Band returned the honour bestowed on it by the construction of the 'Band Shell' (as it was first known) by performances in Bourke Park,

and at many community fundraisers, festivals, and openings thereafter. The Sound Shell is also testament to the strong tradition of volunteer community leadership in Pakenham, which was responsible for establishing and then managing the park (prior to Council assuming full responsibility of this role in 1962), and which had provided other park facilities including trees, tables, and barbeques. It is also significant for its commemoration of and association with the Bourke family, pioneers of Pakenham, and leaders in the local community especially with respect to the Pakenham Racing Club. (Criteria A, D, H)

It is of social significance at the local level as a place where the Pakenham community gathered, initially to commemorate those who had served in war, but for most of its history for passive recreation. This is strongly expressed in the Sound Shell, built for the Pakenham Brass Band in 1954, and since used as a stage for a variety of civic events such as Carols by Candlelight, and also by the form of the park, which has a large open central area sheltered and adorned by various exotic and native trees. The park has also been a pleasant place for many different groups to congregate for their own particular events and celebrations. The park continues to be highly valued both by the community, and by the Council as demonstrated by its efforts to secure the site by either zoning or ownership, as a valuable passive open space in the town centre. (Criterion G)

It is aesthetically significant at the local level for its design, which incorporates open space and playground facilities, protected by border planting of exotic and native plantings, some planted as specimens, and some planted in double rows for shade. (Criterion E)

The soundshell is architecturally significant as an example of this relatively rare type of post WW2 public facility, and of an early date in the post-war period. (Criterion D)

DESCRIPTION

The Sound Shell

The soundshell is a wedge shaped brick and concrete structure. The base and side walls are in brick, with a concrete 'stage' floor elevated three steps above ground level. Brick walls form the rear, the outwardly opening sides, and flanking wing walls parallel with the rear, set back from the front of the stage floor. The wedge shaped flat concrete roof slopes up from the rear and projects beyond the wing walls, creating an outwardly opening stage area, a shape intended to project sound from the stage area. The brick walls facing the park have all been painted with murals in more recent times. Unpainted areas indicate that it was originally red brick.

Plantings

Bourke Park's perimeter planting of native and exotic trees allowed the internal space to be used for community functions associated with the permanent stage construction and other activities. The reserve remains an important open space in the formal grid of the town centre aligned with the railway station.

The planting on the north boundary of a double row of trees to maximize shade includes mature specimens of *Grevillea robusta*, *Ulmus procera* var. *van houttei* (Golden Elm), *Corymbia maculata* (Spotted Gum), *Corymbia ficifolia* (Flowering Gum), *Acmena smithii* (Lilly-pilly), *Prunus cerasifera* 'Nigra' (Purple-leaf Cherry-plum) and a *Ligustrum* sp. (Privet).

The west boundary is screened with shrubs of *Coprosma repens* (Mirror Bush) with Eucalypts and Golden Elms and *Crataegus* sp. (Hawthorn) in front.

The south boundary includes some fine eucalypts such as *E. polyanthemos* (Red Box) and *E. crenulata* (Buxton Gum), *E. radiata* (Peppermint Gum), native species such as *Lophostemon confertus* (Queensland Brush Box) and *Grevillea robusta* as well as exotic *Crataegus* (Hawthorn) and *Ulmus procera* var. *van houttei* (Golden Elm). The east end of

the Reserve also has mature Golden Elms either side of a *Corymbia maculata* (Spotted Gum) and a *Fraxinus 'Raywoodi'* (Claret Ash).

Other Facilities

Other facilities include children's playground equipment, seats, barbeques, water fountain and toilet facilities.

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the

continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Place

Bourke Park is situated on part of the Pakenham Railway Station Reservation which is shown in 1886 as extending to the station car park in the east, between Station Street and Railway Avenue, and to Main Street in the west.¹⁷¹

Shortly after the First World War the people of Pakenham convened a public meeting to consider a suitable form of war memorial. A memorial hall, and tree avenues were considered, but a stone obelisk was eventually decided upon. The meeting decided to ask the Railways Department for a block of land at the station entrance. This was rejected as it might be needed for railway purposes, but the Railways agreed to the community having a portion one chain wide (c.20 metres) running between Station Street and Railway Avenue. The memorial obelisk was erected on this site (since relocated to the front of the Pakenham Hall on Henry and John Street corner) and a public appeal raised money to fence the section (and include a gate for pedestrian through traffic), plant a hedge, provide seats, and erect a machine gun. Also, 'trees were planted along Station Street'.¹⁷² The Railways had granted the land to the Council, at a peppercorn rent, for the formation of 'an ornamental reserve and erection of a soldiers memorial'.¹⁷³

A similar discussion was held by the community after the Second World War, and this time the Railways granted all the block they had previously refused.¹⁷⁴ This was the extent of the present Bourke Park. In 1948 the Railways and Council signed a legal document in which the land was demised to the Council, again for a peppercorn rent, for the purposes of 'ornamental gardens and a playground for children'.¹⁷⁵ However the Railways expressly disallowed (Clause 10) the land 'to be dedicated or to be regarded as a memorial'.

The Council was to be responsible for the improvement and maintenance of the park. In 1951 it was preparing a plan for its layout which, it was anticipated, 'would give Pakenham a park which is very necessary'.¹⁷⁶ Park seats or playground equipment may have been introduced or grass sown, but aerial photographs of the park from 1947 do not reveal any dramatic evidence of development of the Park from this time; apart from the new Band Shell the only changes evident are the reduction in the number of mature tree plantings, and a few new plantings that can just be seen in 1962 (see below).

The Name: Bourke Park

Given the Railway's 1948 cancellation of permission for the park to be used for memorial purposes, it is likely soon after this that the stone obelisk (soon to include the names of those who served in World War Two) was moved to its location on the corner of Henry and John Streets.

It was probably also about this time that the name changed from 'Memorial Park' (as it was still known to the community in 1951) to 'Bourke Park.' Councillor MJ Bourke, one of the signatories to the 1948 agreement, was a highly esteemed member of the Pakenham community. However it is not the MJ Bourke Park, so doubtless the name

¹⁷¹ LP 1337, 20/11/1886

¹⁷² 'Memorial Park', in *Back to Pakenham Souvenir Booklet*, March 3-10, 1951

¹⁷³ *Pakenham Gazette*, 30/1/1920, cited in 'Pakenham War Memorial', Place No.257, in Context Pty Ltd, Cardinia Heritage Study, 2011, Vol.3

¹⁷⁴ *Back to Pakenham, op cit*

¹⁷⁵ The Victorian Railways Commissioners to the President Councillors and Ratepayers of the Shire of Berwick, 'Land at Pakenham for Ornamental Gardens and a Playground for Children', 21/6/1948

¹⁷⁶ *Back to Pakenham, op cit*

commemorates his Bourke family who built the Latrobe (Bourke) Hotel and were pioneers of 'Old' Pakenham. Many descendants of the family became leaders within the Pakenham community, and some made very significant financial contributions to it, most notably in the establishment and success of the Pakenham Racing Club, which had played a major role in the development of the town and been a significant benefactor of so many of its causes, in particular the Bush Nursing Hospital.

The Sound Shell

The official opening of the 'Band Shell' on the evening of Monday 1st November 1954 was a grand celebration.¹⁷⁷ The Band Shell had been built for the Pakenham Band, a young group under Bandmaster Frank Walsh, a member of the ABC Symphony Orchestra. He had elicited the support of the Melbourne High School Band, and together the 'massed bands' marched from the Shire Hall to Bourke Park; the people who lined the footpaths 'kept pace with the lively airs played by the bands' as they progressed. At the park a very large crowd estimated at 300 people sat on temporary seats and on the grass, while others watched from cars parked around the park. The 'multi-coloured light globes lent a festive air to the scene' reported the *Gazette*. Separately, or as 'massed bands', the bands entertained the crowd with overtures, hymns and marches, and popular numbers occasionally to their own arrangement.

Chairman Cr PB Ronald, after first acknowledging the presence of Mr DJ Bourke secretary of the Bourke Park Committee, explained that 'the high opinion that the district people held regarding the band had given them the urge to erect the band shell'; the plan was for the band to provide a series of concerts in the warmer weather. As usual in Pakenham it was a community initiated and funded event, with a 'Band Shell Committee' formed to raise money. A popular competition raised funds quickly, and various townspeople mucked in to provide in-kind help. Mr WJ Stephenson erected the fencing around the park, the Horticultural Society planted the trees, Ken Fraser did some plastering, and Reg Maloney lent his microphone. The shell was designed by Shire Engineer Chambers,¹⁷⁸ and the construction was done by two building firms, Pakenham Builders and Collyer & Brown. (Graham Treloar believes it likely that bricklayer Mick Manester, who was on the Band committee, and who built the brick RSL on James Street voluntarily, also built the Band Shell.¹⁷⁹) Expenses for the evening itself were defrayed by the sale of programs, the Ladies Committee making a small charge for supper, and by 'several donations'.

The honour of officially opening the Band Shell was given to Mr CW Plummer, who had provided the leadership for the project and much of the work involved for the evening's event. Mr Plummer noted that: 'This band shell is something more than bricks and concrete - it is a milestone in Pakenham's progress'. Noting the very evident development of the town in recent years, he concluded that 'worthwhile progress [must] be accompanied by the development of cultural pursuits'. He hoped that the shell would be used for band and vocal concerts, which would bring 'true delight to many people'.

Bandmaster Frank Walsh noted that 'music played a great part in our lives', and paid tribute to individuals who had helped establish the band. Noting the bright future of the young Pakenham Band, Melbourne High School Bandmaster Bob Dunn stressed the importance of training youth in music: 'The band shell was a monument to those who had the interests of their children at heart'.

¹⁷⁷ The following information is from the *Pakenham Gazette*, 5/11/1954. The 'Band shell' has been known by various names in later years, including the 'bandstand', 'rotunda', 'stage', and 'sound shell'.

¹⁷⁸ Also signifying the initial movement of local government beyond its traditional 'roads and drains' engineering tasks, it was acknowledged that the Council had made a grant to the Pakenham Band.

¹⁷⁹ Mr Graham Treloar, pers. comm. 26/2/2013

Graham Treloar, who was a member of the young brass band, tells that it played concerts in Bourke Park on occasional Sunday evenings. The Pakenham Brass Band became an integral part of the town festivities and fundraisers, for example playing at the Pakenham Shows and at the opening of the swimming pool in 1962, and marching up Main Street to launch the St James Village appeal in 1958.

Plantings

Aerial photographs from 1947 to 1985 show that the plan for the reserve has always been that of an open space, enabling the internal space to be used for community functions (some associated with the permanent stage) with border plantings fluctuating.

In 1947 there is shown a row of some eight equally spaced mature trees on Station Street that were presumably the plantings associated with the Memorial Park of c.1920. There are no plantings on the other boundaries. The 1962 aerial shows only the eastern six of these trees remaining, and some new small plantings on the western and eastern perimeters of the park, and perhaps a few on the south; these may have been the plantings by the Horticultural Society in November 1954. These new trees continued to grow, but sometime between 1974 and 1979 the six remaining mature trees on the northern boundary were removed. The 1985 aerial shows a number of small trees or shrubs growing on the northern boundary which may have been planted in the late 1970s to replace the original single row.

This history might explain the presence of exotics such as Golden Elms as well as natives, possibly planted in the 1950s, as well as the native shade and specimen trees, many of which (especially on Station Street) were probably planted in the 1970s when indigenous species became popular.

While the overall planting scheme is clear, planting appears to have been ad hoc and participatory, with community and service groups contributing at different times.

Later Development and Community Uses

Council management of the park in the post-war period appears to have been by delegated Committee of Management. In 1962 the Bourke Park Committee was wound up by the Council, its last act being to provide the balance of its budget, some £50, to install a 'stop tap for the use of children', who were having to use the taps of adjacent private properties, and sometimes left them open. DJ Bourke was the chairman of the committee, with Charles W Plummer an active member.¹⁸⁰

After Council assumed full management of the park it kept extensive files which provide an idea of the park's many and varied uses since that time. A scan of a few of these files provides an idea of the uses of the park for community and civic events:

- 1970 the Pakenham Rotary Club applied for a permit for its annual 'Carols by Candlelight' event. In 1973 it wrote to Council that 'This setting has proved to be very popular over the last few years and the Club would be very appreciative if the same venue could be used this year.'
- In 1973 the Croydon Chamber of Commerce wrote to the Shire Secretary: 'I believe you have a very pleasant ground near the railway station, which is available for hire'. They were arranging a train ride to a picnic ground and were inquiring regarding availability and charges.
- In 1977 the Bicycle Institute of Victoria and Melbourne Bike Touring Club successfully sought permission to use the park as a mustering point for riders on the upcoming 'Cycle Tourists Day'.¹⁸¹

¹⁸⁰ Shire of Pakenham, 'Bourke Park, Pakenham', File 75-25-25, correspondence 27/4/1962-23/5/1962.

¹⁸¹ Bourke Park file, *op cit*, Council Minutes, 24/10/1977

- In 1979 the *Pakenham Gazette* promoted the 'Free Entertainment Afternoon' being organised by Council's recreation officer in Bourke Park, as an experiment 'to see if enough interest was shown in local artists'. The afternoon, with many local individual artists and bush bands was a great success, attracting 300 people for 'three hours non stop entertainment, for nothing, in pleasant surroundings'. It was decided to hold more such events.¹⁸²
- In 1980 the Pakenham branch of the ALP requested permission to provide refreshments at the park for steam train travellers on a Party rural trip.

As a sign of the changes that were occurring in community organisation, Charles Plummer, who had been a leader in the community initiative to build the Sound Shell, and then an active member of the Bourke Park Committee, was now a member of Pakenham Rotary. Through Rotary, which periodically requested and was granted permission to install barbeques or picnic seats, he kept up his constructive interest in the park. In 1974 he wrote noting that the 'Band Rotunda' required some attention and a coat of paint to brighten it up, and a toilet block was wanted. He noted that 'Since Council have been looking after the gardens and grass area, it is amazing the numbers who use the same for picnics etc'.¹⁸³

In 1983 the Rotary Club applied to erect an electric barbeque in the park. In 1993 the fledgling Lions Club was granted permission to undertake proposed works in the park, including 'painting of the bandstand, installation of additional seating, and tree planting'.¹⁸⁴

In 1995 the St James Anglican Church sought permission to put a caravan in the park for 'a friendly drop-in centre and soup kitchen for young people'.¹⁸⁵ In 1998 the Pakenham Assembly of God sought permission to use the stage and park for an 'Open Air Christmas Service'.

The park is regarded as extremely valuable to Pakenham, perceived to be one of the few open spaces left as the town continues to develop. It is integral to the annual Pakenham 'Yakkerboo Festival', with its craft market and children's activities.¹⁸⁶

From the 1980s consecutive Victorian governments conducted land sales programs, as a result of which the Victorian Railways declared Bourke Park surplus to its needs, and up for sale. The Council received an inquiry from a development group that wanted to build a retail development on the park. Council's response has been to seek to rezone the land, and if necessary to purchase it (at a valuation reflecting its historical use as a park) from the Railways.

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	Bourke Park, Station Street, Railway Avenue, Henty Street, Pakenham
--------------	---

¹⁸² *Pakenham Gazette*, 21/11/1979, 12/12, 1979

¹⁸³ Bourke Park file, *op cit*, 20/3/1974

¹⁸⁴ Bourke Park file, *op cit*, 14/11/1983, 21/9/1993.

¹⁸⁵ Bourke Park file, *op cit*, 20/7/1995

¹⁸⁶ Mr Graham Treloar, pers. comm. 26/2/2013

External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

None.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development that is complementary in form, scale, materials and setbacks to the place, its settings and contributory elements; which is not dominant; and which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of the place except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of the place except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.

6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Retain views of the place from the street.
9. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

None recommended.

PLACE: PB RONALD RESERVE

ADDRESS

Bounded by Henry Street, Anderson Street and John Street, Pakenham



Anderson Street, view of English Oak in the pool.



Cracker Jackson Memorial Pavilion.



CFA Training Track, adjacent to John Street



Two rows of Blue Gums to south of PB Ronald Stadium.



Council Depot, off Henry Street.

STATEMENT OF SIGNIFICANCE

What is Significant?

In 1892 what is presently known as the PB Ronald Recreation Reserve Pakenham was purchased privately by the local community, who then developed a cricket and football ground, and a bicycle racing track. From 1914 until 1959 when it was transferred to the Pakenham Racecourse, the reserve also hosted the annual Pakenham Show. In the 1950s the community again raised money to build the Pakenham Hall (built 1959, now demolished) on the reserve. Around this time the war memorial was moved from Bourke Park to a site near the hall on the corner of Henry and John Streets, and three rows of Blue Gum eucalyptus trees planted near the oval (seven of which remain). After the Second World War the community gave the recreation reserve to the Shire, which then purchased additional land along Henry and Anderson streets, and built the brick Council depot. The management of the Recreation Reserve and Hall for most of its subsequent history was by a Council delegated Committee of Management.

In the late 1950s a community group began raising funds for a swimming pool for the children and youth of the town, and this was opened in 1962. Tennis courts and a bowling green were added, and the Fire Brigade Training Track built beside John Street. In 1969 the football club built the 'Crackers Jackson' pavilion, followed in the 1980s by social club extensions. In c.1972-73 the Council built the PB Ronald Stadium for indoor sport. In c.2000 the football and cricket clubs moved to the new grounds provided on the Princes Highway, as part of a new Council strategy for the reserve, in which passive rather than active recreation became the new priority. Picnic and landscaped areas were provided, together with a skateboard park. A new hall, library and multi-purpose facility was opened on the corner of Henry and John Streets in 2011. The former Council depot, and small *ad hoc* sheds nearby, are home to a number of Shire hobby interest and theatre groups. There is a red oak, planted in 2002 and a plaque explaining its commemoration of the Red Cross.

The Cracker Jackson Memorial Pavilion is a simple long rectangular brick structure incorporating change rooms and a covered viewing area, each occupying half of the structure, divided along the ridge line of the low pitched gable roof. The roof on the park side is cantilevered, providing a large covered area, with elevated viewing from a concrete platform raised a few steps above ground level. The most notable element of the structure is the use of textured block work in the rear wall of the viewing area which appears to spell out CRAC, a short version of the name of the stand, which is spelled out fully on the deep fascia attached to the roof edge of the viewing side.

The Council depot is a large red brick shed-like structure, with a prominent high corrugated iron gable roof with timber edging all painted green. The openings on the main visible sides, including four large vehicle entries with solid timber plank sliding doors (one on the main gable end and three on the Henry Street side) a pedestrian door, and two windows, are edged in cream brick, most surviving with what was probably their original brown paint colour. The whole effect is a decorative treatment more common to buildings constructed before the First World War than c.1950.

How is it Significant?

The PB Ronald Reserve Pakenham is of local historical and social significance to Cardinia Shire.

Why is it Significant?

The PB Ronald Recreation Reserve is of local historical and social significance for its associations with the foundation of many sporting and civic organisations in Pakenham. The first of these were cricket and football, followed by bicycle racing in the early twentieth century. It was also the site of the town's first swimming pool. The Recreation

Reserve has a strong historical association with other key Pakenham organisations and events, including the War Memorial and Anzac Day services, the Fire Brigade (Training Track), the Pakenham Hall, and the Pakenham Show which was held at the Recreation Reserve before moving to the Racecourse. Other sporting groups established on the reserve include the tennis and bowling clubs, and the theatre and hobby groups that have built clubrooms. In recent decades the Recreation Reserve has also hosted other important Council-sponsored recreation, education and lifestyle facilities, held at the PB Ronald Stadium, the new hall and library, the skateboard park and the new passive recreation landscaping and picnic facilities.

The Recreation Reserve is also of local historical and social significance as a testament to civil society in Pakenham, from its foundation by the community to the transition of its operation to local government. It was the second (after the now-demolished Mechanics Institute), and the most remarkable instance of community self-sufficiency, wherein in 1892 the people purchased land privately to develop recreational facilities. In contrast to early government surveyed townships in East (or New) Pakenham there was no land withheld or reserves gazetted for recreation, clubs or churches, necessitating that the community purchase land prior to then building facilities. The success of the recreation reserve encouraged a model of community responsibility that predominated in Pakenham into the 1960s, by which time local government was assuming a greater role in such endeavours. Other community facilities developed by the small Pakenham community in the twentieth century have included one of the most successful regional racing clubs in Victoria, the Bush Nursing Hospital, the Agricultural Show, Pakenham Hall, the Bourke Park Sound Shell, the kindergarten, St James Village, Scout and Guide Halls and the Yakkerboo Festival. Some of the concluding products of this notable community spirit are situated on the PB Ronald Reserve: the Crackers Jackson pavilion (1969); the Fire Training Track (1966); and the Swimming Pool (1962), which was also the subject of a 2002 community campaign to ensure its survival. The Crackers Jackson pavilion (and less directly the later football social club buildings) is now the only remaining evidence of the football and cricket oval that were the origin of the Recreation Reserve and which played a significant role in developing the community engagement model that has distinguished Pakenham's history. (Criteria A, B, G)

The Recreation Reserve is also of historical significance for its association with PB Ronald after whom the Recreation Reserve is named, whose many local associations included presidency of the Pakenham Racing Club and the Pakenham & District Horticultural & Agricultural Society (the Pakenham Show), and councillor of the Shire of Pakenham. Appropriately, it is also associated with a sportsperson, footballer RL Jackson. (Criterion H)

The Depot building is of aesthetic significance as a prominent functional building that is given a decorative treatment, with cream brick edging to the many openings in the red brick walls and green painted roofing, and brown painted doors. (Criterion E)

DESCRIPTION

The place is a recreation reserve, essentially open in the centre where the cricket/football ground once was, with recreational facilities on the streets around the perimeter. These include the Crackers Jackson pavilion and associated football club social rooms (now a licensed tabaret), the remodelled and extended PB Jackson Stadium, also used for 'Neighbourhood House' education and recreational purposes, the c.1950 Council depot, sheds associated with Pakenham hobby and theatre groups, the bowling club, the tennis courts, the swimming pool, the former netball court area, the Fire Brigade Training Track and landscaping, the new Pakenham library and hall, and the war memorial. The Pakenham Creek crosses the northern end of the site.

Parts of the streets frontages of the reserve are planted with eucalypts, including some mature specimens on Henry Street. The Fire Brigade training track has a row of *Eucalyptus botryoides* (Mahogany Gum) on the reserve side of the track (c.1960s)

planting) and a mixed planting of native species of varying ages on the John Street side of the track.

An important early plantings within the reserve is the two rows containing seven mature *Eucalyptus globulus* (Blue Gums) planted immediately south of the PB Ronald Stadium.

The *Quercus robur* (English Oak) at the swimming pool is a very early planting that pre-dates the swimming pool. Aerial photographs show that this area was originally orchard, with other random trees growing along the Anderson Street frontage.

There is a large *Corymbia citriodora* (Lemon-scented Gum) standing alone on the west side of the PB Ronald Stadium.

A red oak was planted in 2002 to replace an earlier (1949) tree commemorating the Red Cross, that had been inadvertently lost during park restructuring. It has a plaque, and is situated on the north side of the barbeque area near John Street.

The 'Crackers' Jackson pavilion is a simple long rectangular brick building with a low pitch gable roof. The south and west facades, now painted cream, have regularly spaced small aluminium framed windows. The east wall is set back under the roof, at almost the mid point of the structure, creating a long covered area over a raised concrete viewing platform, which steps down to the ground, creating a kind of grandstand. The north and south side walls extend beyond the mid point to help support the roof, and there are doors at either end of the grandstand side at ground level providing access from the change rooms behind. The walls within the grandstand area are unpainted red bricks, with large letters 'CRAC' spelled out in textured block work, painted white. A deep fascia in metal tray-deck attached to the front of the grandstand side has the the words "CRACKER" JACKSON MEMORIAL PAVILION' painted in large letters.

The Council depot is a large red brick gable roofed building. This building is relatively tall, and the Corrugated iron roof high pitched, with small eaves and gable end projection, all painted green. The walls are red brick, with all openings trimmed with cream brick, in a manner more common for buildings from the late 19th century than c.1950. It has a number of large openings, as high as the eaves, and large enough for vehicles, with vertical timber plank doors, again more typical of earlier eras. There is one in the main gable end front that appears to be a double sliding door, and three more on the Henry Street elevation, two as a pair, and all of these appear to be single sliding doors. The Henry Street side also has two small timber framed windows, and a pedestrian door, again in vertical boards. The rear gable is blank, and there is a row of four timber framed windows on the remaining long side, which are not edged in cream brick.

HISTORY

Contextual History of Pakenham in the Inter-war and Post-war Periods

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

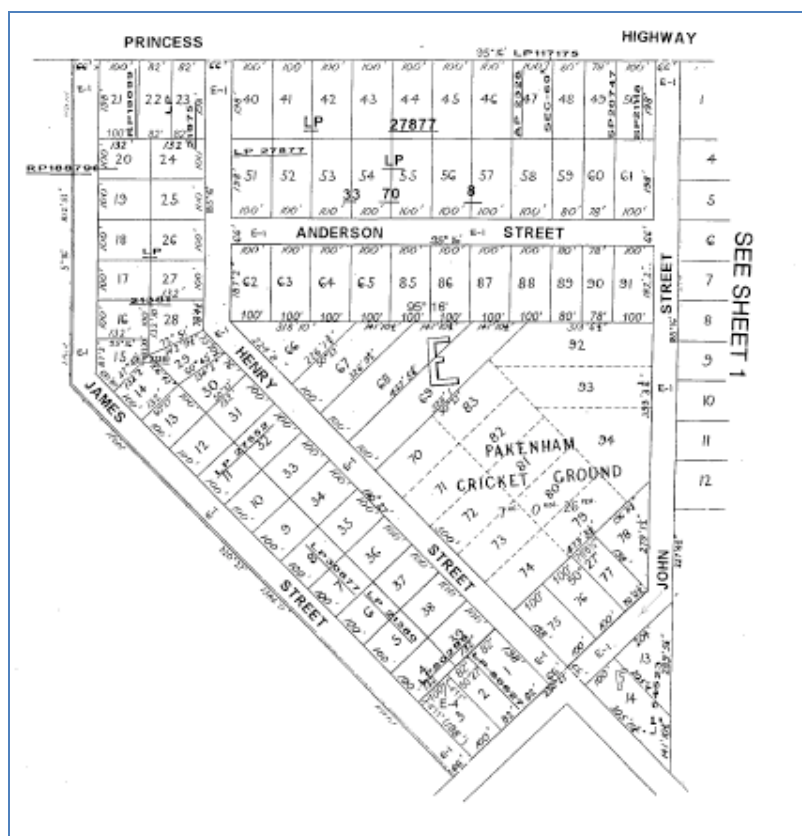
History of the Place

Most towns were established on government township reserves, laid out, subdivided and sold by the government, with unalienated land granted without charge for reserves. However Pakenham East, which was established later and on private land, missed these advantages. Its churches were built on donated land, and its recreation reserve was purchased privately.

The community banded together to acquire a sports reserve. In January 1892 thirteen allotments of a large 1890 subdivision – over seven acres between Henry and John Streets¹⁸⁷ – were purchased by trustees Daniel Bourke, James Ramage, Alfred Kitchen, and John Mulcahy. A voluntary committee took responsibility to manage the reserve, and pay out the debt. The title document shows that Thomas Bourke had provided the mortgage for the original purchase, which was discharged in 1897.¹⁸⁸ The football and cricket oval was constructed and fenced, and in about 1905 a well-cambered bicycle track was constructed around the perimeter of the oval. In 1913 the community extended the reserve by acquiring the allotments on the corner of John and Henry Streets. In 1941 the Council acquired land on the Henry Street frontage, and in 1954 on the Anderson (originally George) Street frontage.

¹⁸⁷ Lodged Plan 3022, 20/11/1886

¹⁸⁸ Certificate of Title Vol.2400 Fol.986



Part of LP 3022, August 1890, showing the 13 allotments for private sale that were purchased by the townspeople in 1892 for a recreation reserve. The balance of the reserve was purchased by the community (1913) and the Council (1941, 1954).

The facilities established on the reserve, including the Pakenham Public Hall (demolished) also expressed the community's initiative in providing for itself. From 1885 the community developed-Mechanics Hall on Station Street was the venue for the town's entertainments, from euchre parties to balls, but the committee of the 1951 'Back to Pakenham' festivities acknowledged that the Institute was by that time inadequate for the district. 'Let us hope', it said, 'that the money obtained by this movement will be sufficient to enable us to start on the way of building a decent hall and one worthy of the centre of a large shire.'¹⁸⁹ The historical society reports that, indeed, the 1951 'Queen Carnival' went a long way to provide the finance for the Pakenham Public Hall that was built a few years later.¹⁹⁰

After the war the State government offered grants for improvements to reserves on Crown land or in Council ownership, meaning the community-owned Pakenham recreation reserve was ineligible. Thus the trustees agreed to transfer the recreation reserve to Council.¹⁹¹ In 1968 the Pakenham Hall and Recreation Committee became the Committee of Management of the reserve.

The Pakenham Public Hall Recreation Reserve Committee had representatives of all the users of the reserve, elected members, and delegated Council members, a total of some

¹⁸⁹ 'Back to Pakenham', *op cit*

¹⁹⁰ Don Jackson, 'The Township of Pakenham – A Short History', Typescript, Berwick and Pakenham Historical Society, 1995, p.5

¹⁹¹ Jackson, 'The Township of Pakenham', *op cit*, p.6

14 members.¹⁹² It was responsible for strategic planning, development of facilities and finances, while Council contributed a budget for repairs and general management.

In regard to the name of the c.1972 PB Ronald Stadium, secretary Graham Treloar later wrote to Council that 'our Committee, again as the original builders of the Complex, put a lot of time and thought into naming the building the PB Ronald Sports Stadium. The name was to honour the work of former Councillor and great worker for all of Pakenham, the late Peter Bruce Ronald.'¹⁹³ Clearly, the name was later adopted for the whole Recreation Reserve.

In the face of rapid population growth in distant parts of Pakenham, from the early 1990s Council began to explore options for the Recreation Reserve. At one stage these included sale,¹⁹⁴ but the feedback was that the Reserve was in a valuable central location and should be retained. However, active recreation facilities were following the shifting population, and the conversion of the site to passive used gained favour. Consultants put out plans to the community, generating much discussion and inevitably some stress within some of the Reserve users who were being asked to relocate. In 1999 the Council decided to resume full management of the Reserve, and the *Gazette* reported president Ron Carroll and secretary Graham Treloar on the 'historic' decision of the Pakenham Hall and Recreation Committee to disband. A new committee, the Pakenham Hall, committee, was formed.¹⁹⁵

The Swimming Pool

Another remarkable instance of self-help was the Pakenham swimming pool. Originally a children's swimming pool had been created with sandbags across the Toomuc Creek. In the late 1940s a committee raised money through events such as a barbeque at the Racecourse, which featured a raffle for a lamb donated by butcher Jack Lia, a competition for a sports coat donated by Langsford Tailoring Co, and miscellaneous donations from town publican Joseph (Dave) Purves and other local businessmen.¹⁹⁶ It began building the concrete base of a half-sized pool before the money ran out.

In 1959 another community committee took on the challenge of raising the money for a full sized pool, and by this time was able to approach the State government for a £6000 grant. The balance of the £21,500 cost of the pool was raised by the committee, from fundraising balls, car raffles, and the ladies committee's street stalls, auction sales, house parties, and catering for dances, weddings and social events, all kept in the public eye by the *Gazette*. (It had to compete though: the announcement of its car raffle shared front page of one edition with bigger stories on other demands on local civil society – the St James Village, Pakenham Hospital, and the formation of a new Ambulance Auxiliary.¹⁹⁷) Committee working bees helped build many of the buildings on the site. The Shire of Berwick agreed to the committee's request for an £8000 loan, which it would pay back with interest over ten years. The pool opened in 1962.¹⁹⁸ Pakenham Band member Graham Treloar remembers well the extreme heat on the day of the opening, at which the band, in hot band uniforms, played in the open without any shade in sight.¹⁹⁹

The significance of the community's sense of ownership of the pool became apparent when, due to age and declining functionality of machinery, it had to be closed. With a

¹⁹² Shire of Pakenham, File No.75-25-110 'Properties Halls and Recreation Reserves, Pakenham'.

¹⁹³ Graham Treloar, secretary Pakenham Hall and Recreation Committee, to Shire of Pakenham, 6/1/2000.

¹⁹⁴ *Pakenham Gazette*, 1/7/1998

¹⁹⁵ *Pakenham Gazette*, 7/7/1999

¹⁹⁶ *Pakenham Gazette*, 5/11/1954

¹⁹⁷ *Pakenham Gazette*, 24/10/1960

¹⁹⁸ Cochrane, LJ, 'Pakenham Swimming Pool, Official Opening, Saturday Nov.17th, 1962'

¹⁹⁹ Graham Treloar, pers comm, 26/2/2013. Bandmaster Frank Walsh invited the band around the back of his utility afterwards, where they discovered he had brought a car fridge full of cold drinks.

smaller new indoor pool available, Council decided that it was not economical to repair and continue the pool. A strong community campaign arose in reaction. On 20th May 2002 Cr W Ronald presented a 'Save Pakenham Public Outdoor Pool Petition' with 4237 signatures.²⁰⁰ The 'Save the Pakenham Pool' committee did its research and received much support in the Pakenham community, from individuals, community organisations, service groups, traders and businesses who were, it said (echoing a former time):

'willing to participate, both physically and financially in such a worthwhile community-building, co-operative project'.²⁰¹

The campaign of course received much media coverage, this time even beyond Pakenham, and was successful in staving off the proposed permanent closure of the pool.

The 'Cracker' Jackson Pavilion

Raymond Leslie Jackson moved to Pakenham with his family in 1927, and began a meteoric football career with the Pakenham Football Club. He was a member of the successful 1920 Premiership side, and in 1931 was persuaded to transfer to North Melbourne. After two successful years, North Melbourne reluctantly cleared him back to Pakenham. He was appointed Captain Coach in 1935 and played until 1949, less the years 1942-46 which were interrupted by the war. He was non-playing coach until 1957, and then an active committeeman. He was instrumental in Pakenham winning nine premierships. 'He stood head and shoulders over the other players because of his fearlessness', states a short football club biography. The pavilion named after him was built in 1969, the year after he died.²⁰²

The Cracker Jackson pavilion was the best clubrooms in the West Gippsland Football League when built. Its official opening was performed by Brian Dixon MLA, Minister Youth, Sport and Recreation, and the grand final of the League and was played at the Pakenham ground to mark the occasion. The Council contributed about \$1000 towards the total cost of about \$6000. The construction had been assisted by much voluntary labour, and working bees.²⁰³

In 1982 the Pakenham Football Club fully funded the construction of the first stage of its Social Club as an extension of the Crackers Jackson pavilion. Local builder Charlie Rosetti constructed this building. The second stage of the Social Club, another extension, was built in the late 1980s with much voluntary labour.²⁰⁴

The Fire Brigade Training Track

The Pakenham Fire Brigade was formed at a meeting at EV Jackson's shop in September 1929. It was a voluntary organisation. In 1933 a Bush Fire Brigade was formed, with some financial assistance of the Shire, including provision of the land on John Street where the Brigade built its fire station. Despite some Council assistance, it was annual balls, fortnightly dances (with orchestra), various games and euchre nights, and other fundraising initiatives that kept the Brigade functioning.

An entry in the history of the Pakenham Fire Brigade reports that in April 1966:

'There was a working bee held to help the plumber in his work on the "running track" being built at the Recreation Reserve. The Brigade made a request to the

²⁰⁰ Shire of Pakenham, File 75-25-25 'Swimming Pools'.

²⁰¹ 'Save the Pakenham Pool Committee' presentation to Council, 21/2/2004. (The committee's note that 'The buildings may be sad and dilapidated ... but they are structurally sound, the brickwork is remarkable' raises the question as to the role of bricklayer and volunteer Mick Manester in construction.) Shire of Pakenham File 75-50-16 (2).

²⁰² Information provided by Laurie Jackson.

²⁰³ Graham Treloar, pers comm, 26/2/2013. (He was committee at this time, and thinks that Mick Manester would have been involved with the better brick construction, and the Monckton family with the concreting.)

²⁰⁴ Mr Graham Treloar, pers. comm, 26/2/2013

Ladies for £640 to meet commitments for the running track. The ladies were running dances and euchre parties.²⁰⁵

While the men attended to their Fire Brigade duties and participated in working bees, the women of the town, with the shillings wheedled from the pockets of their neighbours, fuelled the community institutions of Pakenham. With many other fundraising activities, including raffles, and social events such as kitchen teas, dinners, the annual ball, and a Christmas Party, they were kept well occupied. A benefit was the 'family involvement' the Fire Brigade offered. There were square dances, and the Brigade was 'well known for its singalongs, with Noel Webster on piano and Frank Ramsdale on squeeze box'. The Brigade provided much reciprocal practical assistance to other Pakenham community organisations and events.

The development of the training track around this time is confirmed in the aerial photographs, which also show new trees growing, firstly on the John Street side of the track.

Former Places

The Pakenham Hall

The Pakenham Hall, built on the Recreation Reserve in 1959, was another fully financed community endeavour.

From 1885 the Mechanics Hall on Station Street had been the venue for the town's entertainments, from euchre parties to balls, but the committee of the 1951 'Back to Pakenham' festivities acknowledged that the Institute was by that time inadequate for the district. 'Let us hope', it said, 'that the money obtained by this movement will be sufficient to enable us to start on the way of building a decent hall and one worthy of the centre of a large shire.'²⁰⁶ The historical society reports that, indeed, the 1951 'Queen Carnival' went a long way to provide the finance for the Pakenham Public Hall that was built in 1959.²⁰⁷

Although unsuitable for sizeable theatre productions, and other requirements of a growing suburb in the late twentieth century, the 1959 Hall was affordable and remained popular with residents for various social and formal events. It was evidently still in good use, although a little ragged, in 1992 when a resident reported that when attending a ball at the hall, she had badly cut her leg on a chair. New chairs were ordered; ever alert Hall Secretary Graham Treloar immediately wrote thanking the Council.²⁰⁸

Plans for the 40th Anniversary Ball of the Hall in 1999 generated great excitement. Nostalgic old rockers were apparently the target audience of a program which included the Chatfield's dance band who had played at the opening night, Lofty Lees Chordettes who had played at the 'famous Saturday night dances', and other former band members and artists who had performed at the venue over the years.²⁰⁹

In 2011 the 1959 hall was replaced with the larger modern hall, library and multi-purpose centre. On the 16th July 2011, in traditional Pakenham style, the opening was celebrated by a dinner-dance.²¹⁰

²⁰⁵ *Any Day, Any Night, Duty Always: A Tradition of Family Involvement* (a history of the Pakenham Urban Fire Brigade, nd, c.1995)

²⁰⁶ 'Back to Pakenham', *op cit*

²⁰⁷ Jackson, 'The Township of Pakenham', *op cit*, p.5; miscellaneous documents, Berwick and Pakenham Historical Society

²⁰⁸ Shire of Pakenham, File 75-25-110 'Properties Halls & Recreation Reserves, Pakenham'

²⁰⁹ *Pakenham Gazette*, 7/7/2000

²¹⁰ Cardinia Shire press clipping (local papers), 24/6/2011, 1/7/2011

The Pakenham Show

Another initiative of the Pakenham community that set it apart from towns of similar size (and many of bigger size) was the Pakenham Show.

The Pakenham Show was inaugurated at the Mechanic's Hall in 1912. For the 1914 Show a pavilion for the exhibit of all manner of local produce and stock was erected on the Recreation Reserve. In 1939 the Society changed its name from the Pakenham & District Horticultural Society to the Pakenham & District Agricultural & Horticultural Society, and gradually developed a far greater range of exhibits. The Society had been guided through this by president Michael Bourke (also secretary and prime-mover of the Pakenham Racing Club) and secretary AE Thomas (also editor of the *Pakenham Gazette*). In 1941, at the age of just 19, Peter Ronald (later president of the Pakenham Racing Club, and councillor of Pakenham Shire, after whom the Recreation Reserve is named) became president, and his enthusiasm took the Society to another level again. Other notable later leaders included president Syd Thewlis, and secretary David Bourke (who was also president of the Victorian Country Racing Council at the time). At the 1951 'Back to Pakenham' celebrations the Pakenham committee proudly declared their show 'the Royal Show of Gippsland'.²¹¹

In 1959 the growing Pakenham Show moved to the Pakenham Racecourse, whose larger spaces were put to good advantage. The *Pakenham Gazette's* generous reporting, which included maps of the Pakenham Racecourse pavilions (which remain today) for the exhibitions, and areas for gardens, schools and dressage, give a sense of the anticipation generated in the town by the annual autumn show.²¹² The agricultural exhibits that shaped the event were set off by the colourful grand parade, the Pakenham brass band, events such as the potato-picking contests, and, later, show jumping and the draught-horse derby.²¹³

It is not known whether the original Recreation Reserve Show pavilion was moved to the Racecourse and survives there today. Nothing remains of the former Show pavilion at the Recreation Reserve itself.

Basketball and Netball

Formerly there were outdoor basketball courts north of the Fire Training Track.

Other Features of Note

- War memorial.

The war memorial is a very highly valued community memorial, for which a heritage citation was prepared in the Context Pty Ltd 2011 heritage review. It was probably moved to the Recreation reserve from what is now Bourke Park in the early 1950s.

- Former Council Depot.

No records have been found in relation to the date of construction of the Depot. It is situated on land that was, or was immediately adjacent to, a clay pit that was in use until the mid twentieth century. Aerial photographs show that it was built between the years 1947 and 1956, perhaps in 1954 when the Council acquired and added the Anderson Street frontage to the park. The use of bichrome brick is very unusual for that late period, being generally associated with the Victorian or Federation eras.

In 1967 the Shire wrote thanking the Fire Brigade for its assistance in fighting a fire at its Henry Street depot.²¹⁴

²¹¹ 'Back to Pakenham', *op cit*

²¹² Eg, *Pakenham Gazette*, 11/3/1960, 25/3/1960

²¹³ Fiddian, M, *Through the Field Glasses: A History of the Pakenham Racing Club, 1876-1976*, *Gazette*, Pakenham, 1976, pp.94-95.

²¹⁴ Any Day, Any Night, *op cit*.

- Rows of Blue Gum Trees.

Aerial photographs show that three rows of these trees, south of the PB Ronald Stadium, were planted in planter boxes in about 1950. They may have been planted in association with the week long 'Back to Pakenham' event in 1951. Or they may have been planted by the cricket club, or the Horticultural & Agricultural Society, which at that stage held the Pakenham Show on the Recreation Reserve.²¹⁵

They constitute the only remaining Recreation Reserve landscaping that predates the redevelopments and landscaping of the past decade. In 1982 the Recreation Committee opposed the Pakenham Football Club's plans for its new social club, in order to save the trees. As a consequence the social club was built in its present position instead.²¹⁶

- Red Cross tree

In 2002 the *Pakenham Gazette* reported that an elderly citizen Mrs Lorna Giles noticed that Council contractors working on the beautification of the Recreation reserve had uprooted a claret ash planted in June 1949 to mark the centenary of the Red Cross. The mayor of Cardinia subsequently handed over a replacement tree which was planted, and a new plaque erected. The red oak, with plaque, is situated just north of the barbeques on the John Street side of the park.²¹⁷

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	Henry, John and Anderson Streets Pakenham
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes
Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

²¹⁵ Mr Graham Treloar, pers. comm. 26/2/2013

²¹⁶ Mr Graham Treloar, pers. comm. 26/2/2013

²¹⁷ *Pakenham Gazette*, 21/8/2002

The following specific guidelines apply to this place:

1. It is desirable that all of the identified features be retained in use. If this is not possible, substantial parts of the prime historical features of the site should be retained with new uses as tangible memorials of the history of the site. These would include the Crackers Jackson pavilion, and substantial elements of the swimming pool complex.
2. It is only desirable to save symbolic evidence of, or references to, the Fire Training Track. The preservation of the native plantings associated with the track should be a part of this.
3. The unusual former Council depot should be preserved.
4. Early plantings, in particular the rows of eucalypts south of the PB Ronald Stadium, should be preserved. Similarly the English oak in the swimming pool, and the mature eucalypts along the Henry Street.

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development that is complementary in form, scale, materials and setbacks to the place, its settings and contributory elements; which is not dominant; and which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of the place except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of the place except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.

6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Retain views of the place from the street.
9. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

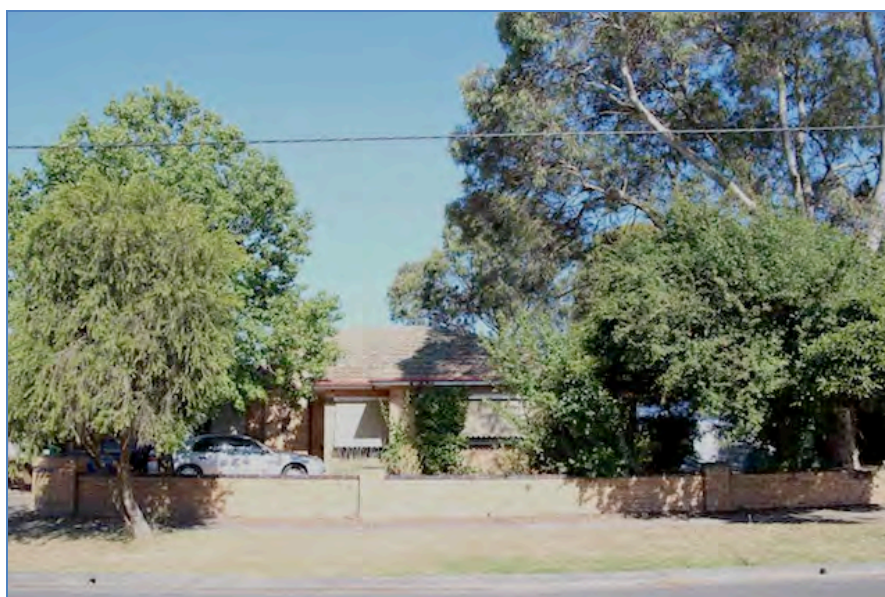
FURTHER RESEARCH

None recommended

PLACE: HOUSE, 89-91 HENRY STREET PAKENHAM

ADDRESS

89-91 Henry Street Pakenham



STATEMENT OF SIGNIFICANCE

What is Significant?

No. 89-91 Henry Street was constructed 1948-49 for local businessman Charles William Plummer. Like another early, substantial and ornamented brick dwellings at 16-18 James Street it was built by a local businessman, and situated on a large allotment.

The triple fronted cream-brick house has a number of unusual features, namely the flat roof section on the north side, with steel-framed curved corner windows, and the semi-enclosed brick entry porch that is part of the main structure. Other features are more typical including timber framed windows, dark glazed brick used as trim, a 'waterfall' chimney top (one of only three in the Structure Plan area), and a matching brick fence.

It features appropriate period garden with mature plantings, comprising specimen trees (including *Liquidamber styraciflua*), shrubs along the front fence, ornamental flower beds in the open lawn of geranium, lavender and exotic shrubs such as hibiscus and camellia.

How is it Significant?

The house at No. 89-91 Henry Street is of local architectural and historical significance to Cardinia Shire.

Why is it Significant?

The house at No. 89-91 Henry Street, constructed in 1948-49, is of architectural significance at the local level as the most elaborate of the triple fronted cream brick houses in the original township area. It also has features unusual for the type, and is a mature example of the style for such a relatively early date. It is also notably intact, and includes a matching fence. It is set off by a period garden layout and mature plantings. (Criterion D, E)

The substantial and modern cream brick residence at No. 89-91 Henry Street is of historical significance at the local level as an early example of post-war prosperity in Pakenham, led by local businessmen, and then evident in the spread of brick housing in the 1950s and 60s. It is also of interest for its association with Charles W Plummer, who led the community effort to build the Sound Shell in Bourke Park, and remained active in the management of the park through its committee of management and then the Rotary service club. (Criteria A, H)

DESCRIPTION

The house is triple fronted cream-brick veneer structure with a hipped tiled roof with a number of unusual features. There is a sunroom or additional lounge on the north side, with an eaveless flat roof and steel-framed windows including a curved corner window. The entry is marked by a large feature chimney and is through a semi-enclosed brick porch that is part of the main structure, with a large opening on the street side marked by a corbelled out brick base. Other features are more typical, including timber framed windows, with only the furthest window being a corner example, and thin dark brown glazed bricks used as trim - below the windows and porch opening, and on the chimney to create a tall vertical diamond pattern at eye height, and to trim the three curved steps of the 'waterfall' chimney top.

The low brick fence is matching in style, in cream brick with widely spaced solid square piers, chamfered dark brown glazed brick capping, and curves inwards to flank the driveway entry with decorative wrought iron gate.

The 1960s extant planting includes a *Liquidamber styraciflua* specimen tree and three Photinia 'Robusta', mature shrubs along the front fence that may once have been part of a hedge. Ornamental flower beds in the lawn of geranium and lavender and exotic shrubs such as hibiscus and camellia are typical plantings of the era that were planted to set off the residence. A large open sward of lawn allowed for recreation on the north side of the house, with the driveway confined to the south side of the residence.

HISTORY*Contextual History of Pakenham in the Inter-war and Post-war Periods*

Pakenham was established at the crossing of the railway line and Koo Wee Rup Road in the late nineteenth century as a transport and service town for its developing rural hinterland.

At first the town grew slowly, but from the early twentieth century the pace picked up in response to the reclamation of the Koo Wee Rup swamp and the break-up of nearby pastoral estates into small farms, assisted by government 'Closer' and then 'Soldier' settlement schemes. In the interwar period there was a spurt in population, from 225 in 1915 to 600 by 1940 (mostly in the 1920s on the evidence of remaining residential buildings), and a flourish of social and civic endeavours, such as the establishment of the Bush Nursing Hospital in 1926. The consolidation of the town is also evident in the gradual rebuilding of the early twentieth century weatherboard shops in brick, although Main Street's mixed commercial-residential pattern, and the small forms of many of the original shops, were often continued and some of these survive today.

Hinterland development continued, evident in the orchards and rich vegetable horticulture of the Bunyip 'food belt', as well as many small dairy farms in proximity to the town. Shortly after the Second World War a number of new timber mills and cool stores appeared in the town, processing products from its forest and farm hinterland. In 1952 a substantial vegetable cannery was established; it expanded greatly under Nestle's management after the town was connected to sewerage in the 1970s. Immediately after the war, and throughout the 1950s and 60s, the growth of the town accelerated, from approximately 600 in 1945 to 2,000 in 1960, and 3,000 in 1970. By 1960 Pakenham was described in Municipal Directories as a 'prosperous' business centre.

This post-war prosperity is also evident in the town's buildings. Virtually all of the town's surviving inter-war dwellings were clad in either fibro-cement & weatherboard, or plain weatherboard. Only one brick residence from this period has been identified, whereas this material became increasingly popular during the 1950s, such that by the mid 1960s virtually all dwellings were of brick or brick-veneer. A feature of Pakenham is its number of composite weatherboard and fibrous cement clad buildings. These date to the 1912 former Shire Offices, now on the corner of Main Street and Princes Highway, and constitute the greater number of the town's surviving inter-war residential buildings. They continued to be popular in Pakenham in the 1950s and into the 1960s, together with weatherboard, from which time virtually all new dwellings were constructed with brick veneer.

From the 1970s the signs of Pakenham's transition from a country town to a suburb became evident. The town was connected to the suburban railway network in 1973. Residential expansion spilled over the 'boundaries' of the town (the earlier subdivided residential areas, approximately the boundaries of the Structure Plan area), and population exploded in the 1980s and 1990s. New car-based shopping complexes appeared outside of the traditional Main Street shopping strip, and in the residential areas many detached single-family houses began to be demolished and their large blocks redeveloped for villa apartments.

Especially in view of the fact that it was a very small place until the 1950s and 1960s, Pakenham township registered some notable community achievements, including the continuing development of facilities on its recreation reserve, the Pakenham Show, and the Pakenham Racing Club.

History of the Place

In 1886 the block of Henry Street, John Street, Main Street and Station Street was subdivided into mostly one acre town allotments. No. 89-91 Henty Street is built on part of one of these original allotments, on the corner of Station and Henry Streets.²¹⁸

In the mid twentieth century this one acre allotment was owned by Charles William Plummer, 'Agent' of Pakenham East. The 1948 ratebook includes several hand-written insertions. The first is 'workshop', and the second is an illegible date, together with an increase in valuation of the land to £56, together with the note that this would be greater next year, suggesting that the house was not finished. In 1949 the higher valuation (£75), together with the word 'house' signifies the completion of construction of the present house.²¹⁹

Plummer remained in occupation of the workshop, which was on the same allotment. He had been planning to subdivide the allotment since 1947, when a plan of subdivision was first prepared, but it was not until November 1954 that this subdivision was lodged.²²⁰

The workshop on the corner occupied the greater part of the allotment, leaving the house on Lot 1, with a 60 foot (c.18 metres) frontage. The house appears to have been

²¹⁸ Lodged Plan 1337, 20/11/1886

²¹⁹ Shire of Berwick, Ratebooks, 1947-49

²²⁰ Lodged Plan 28858, 20/9/1954

constructed close to the northern boundary of Plummer's allotment. By 1952 however Mr Plummer is also rated for part of the adjacent allotment (Lot 28, LP 1337); it appears that he had purchased this land to extend the north side of the house grounds. This area, on a separate allotment (No.91) is currently part of the garden of No.89-91 Henry Street.

Ratebooks show that Plummer was still in occupation of the site by at least 1963,²²¹ and presumably he remained there afterwards, during which time he is recorded as an active member of the Pakenham community.

CW Plummer's Workshop adjacent to his house was for his dealership in International tractors and Austin cars.²²² In 1954 Charles W Plummer was granted the honour of officially opening the Band Sound Shell in Bourke Park, in acknowledgement of his leadership of this project and much of the work involved for the opening event. In opening the Sound Shell Mr Plummer said that: 'This band shell is something more than bricks and concrete – it is a milestone in Pakenham's progress'. Noting the very evident development of the town in recent years, he concluded that 'worthwhile progress [must] be accompanied by the development of cultural pursuits'. He hoped that the shell would be used for band and vocal concerts, which would bring 'true delight to many people'.²²³

Mr Plummer remained a very active worker for Bourke Park. He was a member of its Committee of Management. At the time this committee was winding up in 1962 he was busy ensuring the installation of plumbing and a 'stop tap for the use of children', who were having to use private taps, and sometimes left them open.²²⁴ He continued his interest in the Park as a member of Pakenham Rotary, which did much in the way of improving its facilities. In 1974 he wrote noting that the 'Band Rotunda' required some attention and a coat of paint to brighten it up, and a toilet block was wanted. He noted that 'Since Council have been looking after the gardens and grass area, it is amazing the numbers who use the same for picnics etc'.²²⁵

RECOMMENDATIONS

Statutory Listing

Victorian Heritage Register:	No
Heritage Overlay, Shire of Cardinia Planning Scheme:	Yes

Heritage Schedule

Description:	89-91 Henry Street, Pakenham
External Paint Controls:	No
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings or Fences not exempt:	Yes
On VHR:	No
Prohibited Use may be permitted:	Yes

²²¹ Shire of Berwick, Ratebooks, 1960-63

²²² Mr Graham Treloar, pers. comm., 26/2/2013

²²³ *Pakenham Gazette*, 5/11/1954.

²²⁴ Shire of Pakenham, 'Bourke Park, Pakenham', File 75-25-25, correspondence 27/4/1962-23/5/1962.

²²⁵ Bourke Park file, *op cit*, 20/3/1974

Name of Incorporated Plan:	NA
Aboriginal Heritage Place:	No

Conservation Management

Conservation Guidelines: Specific

None

Conservation Guidelines: General

In order to conserve the heritage significance of this place, the following conservation guidelines are recommended for use in its future maintenance, development or management:

1. Conserve the fabric of the building or other elements which are identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historical development of the place and/or provide evidence of changing architectural styles or techniques.
2. Encourage a contextual approach to new development that is complementary in form, scale, materials and setbacks to the place, its settings and contributory elements; which is not dominant; and which is clearly contemporary in design.
3. Encourage the restoration or reconstruction of missing features that can be known from historical evidence.
4. Discourage the demolition of part of the place except where it can be demonstrated to the satisfaction of the responsible authority that:
 - The fabric to be removed is not significant;
 - The fabric to be removed is not of primary significance and its removal will not result in the loss of fabric considered to be of primary significance or adversely affect the significance of the place;
 - It will assist in the long term conservation of the place;
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building;
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Discourage the demolition of the place except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking replacement of fabric to a degree that would significantly reduce the integrity of the building; and
 - The proposed replacement building embodies design excellence.

Note: The condition of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the place has deliberately been allowed to deteriorate.
6. Encourage the conservation of contributory plantings and maintain a visual relationship between the plantings and associated buildings or other structures.
7. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
8. Retain views of the place from the street.

9. Subdivision should encourage the retention of the significant buildings, trees and related elements on one lot.

FURTHER RESEARCH

None recommended.