
ST JAMES TOWN CENTRE PRECINCT

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ST JAMES TOWN CENTRE PRECINCT

LOCATION

Precinct Boundaries and Map

The St James Town Centre Precinct is located astride the two major roads in the town, St James Main Rd (east – west) and Devenish Road (north-south). The precinct encompasses the main commercial, service and residential sites of St James throughout its history from the 1880s onwards.

The irregular boundary incorporates historically, socially, aesthetically and scientifically important buildings, views, and parks of St James' historic town centre. These are illustrated on the map in Fig 1 and listed in Table 1.

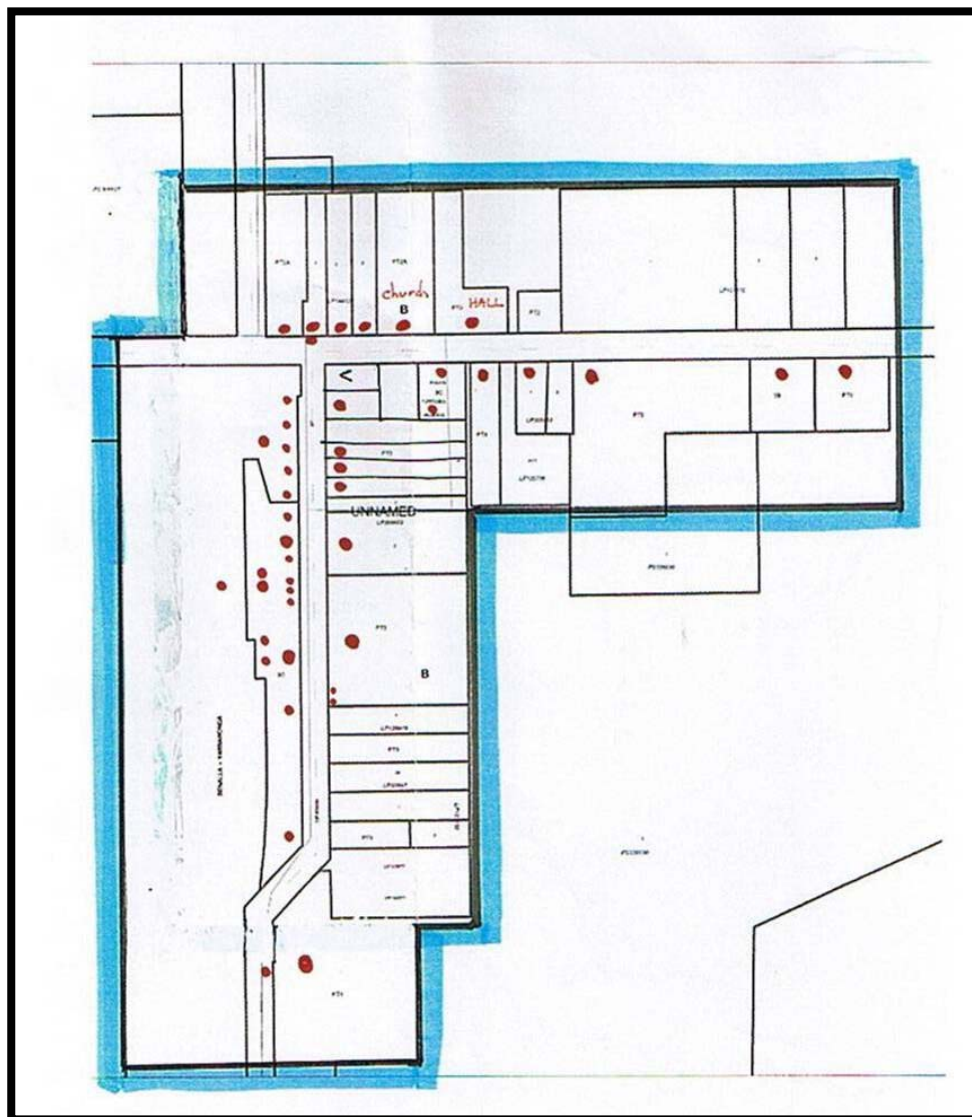


Fig. 1. Map of St James Town Centre precinct with location of 44 significant places marked with red dots. Source: Lorraine Huddle Pty Ltd. 2006

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME FIVE of Five: HERITAGE PRECINCTS: NUMURKAH, ST JAMES, TUNGAMAH,
YARRAWONGA

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HISTORICAL BACKGROUND : List of places.

<i>Period</i>	<i>Associated Historical Themes</i>	<i>Date of places</i>	<i>Extant Places within the St James Town Centre Precinct</i>	<i>Location</i>
Victorian 1880s to 1900	Infrastructure: Railways open 1882. Early agricultural development; Expansion of Primary production and commercial concerns. Development of local institutions.	1882	Railway Reserve and infrastructure (DB 47)	Devenish Road
		1882	Timber shops (DB 260)	St James Main Rd
		c. 1893	Caruthers House (DB 259)	St James Main Rd
		c 1895	St Jimmy's Shop and house (DB 261, 99)	Devenish Road
		1895	Coles House (DB 266)	St James Main Rd
		1880s-90s	Peppercorn Trees (DB113)	Devenish Road
		1880s-90s	Police Lock up (DB 1098)	St James Main Rd
			Weighbridge (DB 1099)	Devenish Road
			Victorian Houses (DB 96, 266, 268)	St James Main Rd
Federation 1900s-1914		1909 c1910	Water Tower (DB 267) Concrete Shop (DB 118)	St James Main Rd Devenish Road
		1910	St James Hall (former Mechanics Institute)(DB 97) with later additions	St James Main Rd
Interwar 1920-30s	East Goulburn Irrigation Scheme	1923	Anglican Church (DB 87) St James Post Office (DB 121) St James Hotel (DB 116)	St James Main Rd Devenish Road
		1939	Interwar bungalows (DB 258, 95, 262, 264)	Devenish Road
			J F Kelly Reserve, Bowling Club & gateway commemorative. (DB 263)	St James Main Rd
				Devenish Road
Post War	100 Years of Rail Service 1883-1983	1940s	Concrete Silos (DB 47) Police Station (DB 265) War Memorial (DB 119)	Devenish Road St James Main Rd Devenish Road Relocated from St James Hall.
		1983	Centenary Railway Plaque (DB 114)	Devenish Road
		1994	Centenary School Plaque (DB 115)	Devenish Road

ST JAMES TOWN CENTRE PRECINCT

Historical Context¹

Main historical periods in the development of St James

St James was excised from the Cobram run in January 1855 when it was still held by Octavius Phillpotts, the first holder of Cobram.²

St James is in the Parish of St James and in 1994 was in the former Shire of Tungamah. St James was a privately subdivided township located near the railway station (DB 47). Population figures recorded for St James show an increase in the early 1900s: 131 (1891), 166 including Lake Rowan (1901), 427 (1911), 198 (1961).

To service the railway lines, townships such as St James, Katunga, Telford, Yarroweyah and Waaia were privately subdivided adjacent to planned railway stations. St James' first allotments were carved out of the land taken up by the Kelly family who arrived in the district in 1873.³ The J F Kelly Reserve in Devenish Road, is named after this family. The township itself did not grow significantly until the 1880s, and it is to the early 1880s that the precinct's earliest surviving buildings can be dated. Other significant families who left their mark on the commercial landscape included but were not limited to the Dowlings and Carruthers who built early shops – a blacksmith and carpenters respectively. The small timber shops clustered on St James Main Rd are typical of the commercial aspect of the precinct in this period. The tornado of 1884 meant that 'hardly a building in the town remained intact' that was built earlier.⁴



Fig 2. Shops (1882) Main Road, St James Source: Willis 1998.

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The reason St James township was created was purely for its location on the railway line. By 1894 St James had five hotels, two banks, two churches, two stores and a creamery. In 1883 the line opened from Benalla to St James and in 1886 the extension from St James to Yarrawonga was opened.

The township of St James was surveyed and established in conjunction with its adjacent towns, such as Tungamah and Lake Rowan, in 1875. The railway lines constructed in the Shire opened up transport to the south and in particular with Melbourne and the Melbourne to Sydney railway line. The population and development of the region had progressed rapidly from the land selections of the 1870s justifying the extension of existing railway lines from the south. In 1883 the Railway Department noted in the Argus: 14/09/1883 p. 10 – “Tender accepted for goods shed and platform at St James. Messrs. Hart & Fry, £1145.11.3.” Rail was the most rapid form of transport available at the time and the 1870s development was further enhanced in the 1880s and 1890s by the growth in business and employment opportunities generated by the opening of the railway lines.



Fig 3. St James Station 1893 showing shops in the two main streets.

Source: SLV Accession Number: H40946 age Number: a14898

In 1882 the *Tungamah and Lake Rowan Express* was first published, marking the beginning of growth for the town, with three hotels opening, including the Royal Hotel (1883) and the coming of the railway from Benalla in 1883. In 1886 the line was continued to Yarrawonga. By 1894 St James boasted five hotels, two banks, two stores, two churches and a creamery.⁵ In 1891 the population was 131, which grew to 427 by 1911.⁶



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Fig 4. Derailment between St. James and Tungamah. R.341. Engine.. July 14, 1897.

Source: SLV picture collection Accession Number: H1077 mage Number: b21436

Throughout this time the area continued to be an agricultural and dairying economy, with the St James precinct area containing the main commercial, community and service points during this period, and residences connected to these concerns. Examples are the store opened by George Coles Snr in 1892 (demolished) and the family house built in 1895 (DB 266), both on St James Main Rd. Similarly, the Kelly family who ran the Commercial Hotel are said to have lived in the same house.⁷ George Coles Jnr, who also ran his father's store, went on to establish Coles Pty Ltd, providing the town with a significant connection with the commercial history of Victoria.⁸

St James's biggest claim to fame is its association with the formation of G. J. Coles and Company. In 1892 George Coles bought shops in St James and Lake Rowan (all demolished) and in 1895 he built his family home in St James (DB 266) which is the only authentic heritage place remaining in St James with which the Coles family were associated. His son, George junior, had "worked for several rural and Melbourne retailers" and in 1910 purchased the St James business which was the beginning of the famous company.



Fig 5 Coles 1895 House, St James Main Road, St James. Source : Lorraine Huddle Pty Ltd 2004

The white Victorian weatherboard house on St James Main Rd (DB 266), adjacent to the police station, was built by George Coles Snr in 1895 shortly after he took on the North Eastern Stores.⁹



Fig 6 Shops (1882) Main Road, St James DB 260 Source: Lorraine Huddle 2004

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The three timber and corrugated iron shops in St James Main Rd are located on the site of George Coles' first North Eastern Stores. George Coles opened his first store in 1892 in a building constructed in 1882. Sketches and the 1915 photographs suggest that this building was indeed that run by George Coles. Since that time the site was one of the town's general stores well into the post-war period. Oliver Ferrier (est. 1882) and M & I Finch were also store names associated with the shop over its history.¹⁰ The Coles family sold their interest in the North Eastern stores in 1913. Thereafter another long standing owner of the store was the Morris family who took over its operation in the post-war period.¹¹

Nelson Morris (owner from 1945-71) described the store:

'My memory of the shop (St James North East Stores) was the drapery counter down one side, next to the National Bank ... and the office with wires stretching to the different counters, along which small cannisters with money or dockets were sent by a spring loaded propulsion to the cashier. A cashier and petrol store at the back, with timber racks, and chaff and manure sheds along the back yard.'¹²

The extant brick shops, adjacent to the timber shops are formerly the National Bank. (fig) While the site was that of the original 1890s building, the bank was demolished and remodelled in the post-war period, with the National Bank premises finally rebuilt in 1968.¹³



Fig 7 Bi Centenary Plaque: *Source: Lorraine Huddle 2004*

A plaque (DB 112) commemorates the site of this “North Eastern Store” in the main street. “Back-To” celebrations were held in St James in 1977 and in conjunction with the celebrations Sir George Cole financially assisted the St James Golf Club and Recreation Reserve. Wheat growing continues to be the main farming activity in the district.¹⁴

The early twentieth century saw the closure of all but one of the town's five hotels under local option legislation. The next significant construction period was during the Interwar Period, with the Anglican Church (1923), garage (1929), extensions (1934) to the Mechanics Institute hall of 1910, a new post office c1920 and a new Commercial Hotel (1939). A small number of shops and houses besides the earlier ones also date to this period. Nonetheless by 1953 the population of St James fell to 200, and 100 in 1978.¹⁵

ST JAMES TOWN CENTRE PRECINCT

PHYSICAL DESCRIPTION

Urban Design, Views and Foci.

Urban Design

Layout and Orientation

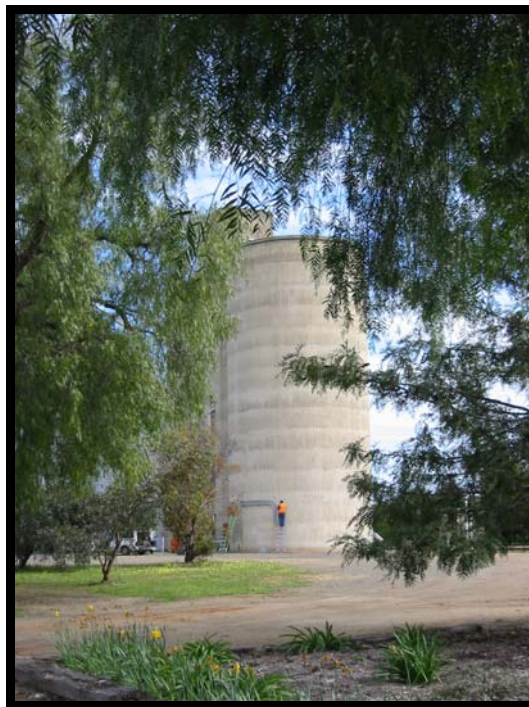
St James Town Centre precinct is dominated by the spacious layout of the railway reserve and the two major streets. Devenish Road runs parallel with the railway reserve and terminates at a T intersection with St James Main Road. These prominent thoroughfares cut across the north-south and east-west layout of the commercial and residential allotments which are all rectangular and fronting one of the two main streets. Buildings are aligned with the allotment boundaries and this forms a strong part of the visual character of the area. These building and street alignments many with small site coverage of allotments, are an important setting of this precinct.

Views and Foci

Significant views within the precinct include various views to the historic hotel, views along the railway reserve from each end of the precinct and from the railway goods station, particularly to the wheat silos and to the historic buildings along Devenish Road and St James Main Road. Another significant view is the avenue of mature, flowing peppercorn trees along the boundary of the Railway reserve in Devenish Road.

The tall wheat silos and water tower are significant foci which represent vital infrastructure development for the town and are beacons throughout the precinct and mark the location of the town centre from outside the precinct.

Railway Reserve: Railway Silos (c1940s) Tracks, platforms, weighbridge and commemorative plaque. DB 267 & 117



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Fig 8 View showing the manner in which the large trees beautify the view.

Source: Lorraine Huddle Pty Ltd. 2004.

They help to soften the view of hard, rigid surfaces such as concrete, asphalt roads, gravel driveways in the harshness of the full sun, by providing green colour, movement in the wind, change in appearance, change of heights, girths, variety in the details and shade for pedestrians as the day evolves.



Fig 9 View showing the closeness of the railways with the town: Base of silos in foreground with weighbridge and peppercorns in middle ground and the hotel in the background.

Source: Lorraine Huddle Pty Ltd. 2004.



Fig 10 View showing visual relationship of J. F. Kelly Reserve and Bowling Green, Devenish Road, c 1880s Peppercorn trees, weighbridge building, weighbridge, rail tracks and platform

Source: Lorraine Huddle Pty Ltd 2004

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Fig 11 View towards the east, along St James Main Road, showing important foci: the church and trees on the left and water tower on the right. Source: Lorraine Huddle Pty Ltd 2004.



Fig 12 View showing the strikingly good visual impact of the large green flowing peppercorn trees along Devenish Road complementing the important but hard industrial surfaces adjacent.
Source: Lorraine Huddle Pty Ltd 2004.

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Culturally Significant Places – Some Details

Infrastructure and associated machinery.

1983 Centenary Railway Plaque.

Railway track and machinery associated with the importance of transporting goods to and from St James using the railway, has survived. The weighbridge platform, scales and building sit near the railway silos. The water and grain storage and transport infrastructure at St James mirrors that in adjacent towns across the shire, with a concrete water tower built in 1909, and wheat silos near the former railway yard site constructed in the immediate post war period. The weighbridge is an integral part of the operation of the transport of goods and hence its location next to the railway.



Fig 13 Centenary Railway Plaque in the railway reserve showing the proximity of the concrete silos and rail tracks in the picture. “This plaque commemorates 100 Years of rail service to the communities of Goorambat, Devenish and St James. 1883 – 1983”

Source: Lorraine Huddle Pty Ltd.



Figs 14 and 15 Nineteenth century 16 Tons ‘Tolbert ?’ weighbridge, on Devenish St

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Source: Lorraine Huddle 2004

Concrete Water Tower (1909) designed by John Monash. St James Main Rd



Fig 16. Concrete 1909 Water Tower, St James Main Road. Source Lorraine Huddle Pty Ltd 2004.

Early settlers obtained their water from rivers, creeks, lagoons and wells. The volume and quality of supply was governed by rains and drought and in some cases heavily impacted by the construction of the railway lines from the south which temporarily blocked the flow of Broken Creek. Thus the building of the water towers was a major addition to the water infrastructure of the Shire. A group of water towers were designed by the distinguished engineer John Monash (1909) in Tungamah and St James.

Town Beautification

The peppercorn trees in Devenish Road have been a defining landmark and feature of St James since they were planted by one of the town's early families, the Dowlings, who contributed the trees from their farm at Bundalong towards town beautification.¹⁶ The trees were also a feature of St James Main Road providing a shady, green tree lined street. Michael Dowling arrived in St James in 1882 as a blacksmith¹⁷ and the pepper trees are seen already of a decent size in photographs of the town dating to 1915.



Fig 17 Left c 1880s-90s Avenue of 12 surviving Peppercorn Trees , St James DB 113
Source: Lorraine Huddle 2004

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Fig 18. Right: 1915 view of St James, looking south (top) and east along St James Main Rd. Note pepper trees and timber shop fronts with skillion posted verandahs. Source: Willis 1988

War Memorial

Many people from the Shire were involved in both World Wars and experienced many losses from their communities. Places of enlistment during the Second World War included Bundalong, Cobram, Katamatite, Nathalia, Numurkah, Picola, St James, Strathmerton, Tungamah and Yarrawonga. Although many may have moved to Melbourne or other larger centres prior to enlistment, the Second World War Nominal Roll showed that 1,596 were residents in the Shire at the time of enlistment and 3,014 were born in the Shire. Honour Rolls for the First and Second World War were hung in many halls throughout the Shire and monuments, memorial windows, plaques and buildings were dedicated in memory of the fallen and those who served.¹⁸

Figs 19, 20, 21. War Memorial, flagpole, and plaque. Source: Lorraine Huddle Pty Ltd 2004.



Stone with bronze plaque, set in a memorial garden.

Plaque

“DEDICATED TO ALL EX-SERVICE
PERSONNEL OF ST JAMES AND DISTRICT
WHO SERVED IN ALL THEATRES OF WAR.
LEST WE FORGET.”

Tubular Piping Memorial and Flagpole. Devenish
Road.

(Formerly located beside the St James Hall.



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C 1910 Concrete Shop, Devenish Road, St James

DB 118



Fig 22. Shops, St James, Devenish Road
Source: Lorraine Huddle 2004

The concrete shop may have been built about the same time as the 1909 concrete water tower. Aspects of the shop design have Federation characteristics including the parapet and chimney. Certainly the pressed metal window hood on the side window is Federation in style, but it may have been added at another time.

St Jimmy's Shop and House (c.1890) Devenish Road, St James

DB 261 & 9



Figs 23, 24 St Jimmy's Shop and House, St James. Devenish Rd
Source: Lorraine Huddle 2004

The house attached to St Jimmy's Store appears to date to the late Victorian period, as one of three shops that were adjacent to the North East Hotel on the corner of Main Road and Devenish Rd. Both the shop and the house probably date from 1895 as the design is typical of this era. The front shop addition certainly dates back to 1930 at the latest, when photographs identify the store as the town butcher.¹⁹ In 1893 McCague was listed at 'butcher and baker', with these stores close to each other on Devenish Rd.²⁰ In 1986 the shop became Wendy's Takeaway Foods.²¹

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Hotel St James (1939) Devenish Road,

DB 116

The Hotel St James is located on the site of the Commercial Hotel of 1882. The old timber hotel was demolished and replaced in the interwar period, one of significant building activity in the town. Like its predecessor, the present building built during 1939-40 was initially called the Commercial Hotel, and opened by Nell and Tom Kelly. Michael McCarthy was its first owner.²² This building is an excellent example of a Moderne style building with unpainted brickwork and sweeping curved verandah balustrades and facias and a terra cotta clad hipped roof.



Fig 25 St James Hotel, Devenish Road, Source: Lorraine Huddle 2004.

Former Post Office (c1920s) (DB 121)



Fig 26 c1920s St James Post Office, Devenish Rd Source: Lorraine Huddle 2004

The Post office has an intact Interwar Georgian Revival design in face red brickwork and (originally) unpainted cement render trims. The use of the classically based style has enabled the development of a building which exhibits the impression of strength and permanence.

The first post office operated in St James in 1882 (Willis p.45). Surveys for Telegraph lines virtually coincided with surveys for the two main railway lines through the Shire. Towns on the Shepparton to Numurkah line were the first to benefit with the telegraph linked to

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Numurkah in 1879. The Benalla to Yarrawonga Telegraph line was surveyed in 1882, again coinciding with the opening of the railway line in 1883.

Former Police Station and Lock Up (c.1940)

DB 265



Figs 27, 28 House (former Police Station c1940 and Lock Up c1880), St James Main Road, St James

Source: Lorraine Huddle 2004

The old blacksmith that was on this site was closed by 1933 and the Police Station transferred to the site, with a new building, in the 1940s.²³ The site includes a portable timber lock-up at rear, which was transported from the Lake Rowan police site and dates from the nineteenth century.

Significant Victorian Houses (1882 & 1895), St James Main Rd DB 96, 259, 266, 268



Fig 29 House, St James Road, St James

Source: Lorraine Huddle 2004.

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The Victorian gabled weatherboard cottage on St James Main Rd (DB 259) is the township's oldest residence,²⁴ most likely one of the three houses built by the Dowlings on the north side of what was then Main Road in 1882.²⁵ Joseph Carruthers Snr lived there in 1883. In 1988 it was the home of Marry and William Flood.

Other Significant Houses



Figs 30, 31, 32,33 From left to right: Interwar Bungalows in Devenish Road (DB 262) and St James Main Rd (DB 95)
Weatherboard house c.1939 (DB 258) and Victorian House (DB 96) in St James Main Rd.
Source: Lorraine Huddle 2004.

The remaining houses in the St James Town Centre precinct are drawn from the main periods of construction in the town, with a Victorian house on the Main Road, two interwar bungalows and the weatherboard house on St James Main Rd which was built c. 1940 after the older house there was demolished. M. Doughtry lived there in 1988.²⁶

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St James Anglican Church, fence and trees 1923

DB 87



Figs 34, 35. 1923 St Thomas Anglican Church, trees and fence, St James Main Rd, St James
Source: Lorraine Huddle 2004

The **Church of England** established churches at Almonds, Barmah, Boweya North, Cobram, Katamatite, Katunga, Nathalia, Numurkah, Picola, St James, Strathmerton, Tungamah, Waaia, and Yarrawonga.

While the Anglican community was long present in St James, they met initially in the Mechanics Hall, and it was not until 1917 determined moves were made to raise funds for a permanent church. With the donation and bequest of land by Thomas Beggs in 1922, the present site was selected, and the church was erected in 1923. Constructed with a banded concrete render finish, the gothic design was based upon that at Swanpool and the builders were Wallace and Griffith of Benalla.²⁷ The matching concrete posted fence with cyclone wire between, is characteristic of fences of the era and compliments the church architecture. The exotic trees enhance the picturesque quality of the setting of the church.



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St James Hall, (1910) St James Main Rd

DB 97



Figs 36, 37 Left: Hall, St James Road, St James Source: Lorraine Huddle 2004
Right: formerly Mechanics' Institute, n.d. Source: MIV

Mechanics' Institutes in Victoria provided a community facility for "the diffusion of literary, scientific and other useful knowledge and the literary advancement and recreation of its members and the community generally" as well as a venue for social and civic functions. Many were used for court sessions, church services and schools until buildings were erected for their specific needs. The St James Hall was built in 1910 as a replacement for the old Mechanics Institute. In 1934 it was extended by L. Stephens, with extensions to the east side of the building. In the 1950s a porch and projection box were added at the front of the building, and the supper room enlarged. A toilet block was also added at this time.²⁸

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School and Centenary Plaque (1884 – 1984)



Prior to the Education Act of 1872, denominational, non-vested, National and Common Schools provided education in Victoria. Due to the late development of towns and settlements in the Shire, the majority of the first schools in the region were State Schools. The school building appears to date from c1915.

“This plaque commemorates 100 years of Education at St James Primary School.”



Figs 38, 39 St James' Primary School c 1915 building and Centenary Plaque.

Source Lorraine Huddle Pty Ltd 2004

The majority of the culturally significant places date from the Victorian era, with representative places from each of the Federation, Inter-War and post war periods and reflect this in their design. The buildings are rectangular, single storey with steep hipped or gabled roofs, and positioned parallel to the rectangular shaped allotments. They are mostly constructed of timber and clad in timber weatherboards, unpainted vertically aligned galvanised iron and unpainted red brick walls, with roofs clad in galvanised corrugated iron (not zincalume or colorbond). The two storey Moderne Hotel is an exception to the general trend.

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STATEMENT OF CULTURAL SIGNIFICANCE²⁹

St James Town Centre precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Precinct also contains a variety of sites related to different aspects of the town's development, from sites associated with agricultural heritage (grain stores and silos), commercial heritage (shops), public and private service industry development (hotels, post office), law and order (police station and lock up) and transport (railways). Public places, (parks, trees, reserves, hall, and memorials) are also important both aesthetically and historically as continuing sites of civic beautification. The precinct thus represents a range of historical influences important in the development of St James from the late 1880s to the 1990s.

The St James Town Centre precinct is **aesthetically significant at the LOCAL level** (AHC criterion E1). The precinct retains significant foci, townscape and streetscape views, within the precinct, to the imposing concrete silos, the St James Hotel, the Post Office, and views along the railway reserve, and along Devenish Road, including views of the avenue of large, flowing and shady c 1880-90s Peppercorn trees. Views along St James Main Road towards the water tower and the Anglican Church and trees are also significant. These views cumulatively reinforce the historic early and mid twentieth century character of the precinct. The architecture of many of the culturally significant places are good representative examples of their type and provide important architectural integrity and focal points to the precinct. (AHC Criteria **A.4; E.1**)

The St James town centre precinct is **historically and socially significant** on a **Local level** as it contains the commercial, civic, infrastructure, residential and social core of St James throughout its history and contains significant sites connected to its development in the 1880s-90s and Interwar periods in particular, as well as a smaller number of Federation era and post war places.

The Victorian era places include the timber shops (DB 260) in St James Main Rd which are **historically significant on a local level** as the oldest extant shops in St James and continuous site of one of the town's general stores since 1882 and interconnected with the commercial development of the town. (AHC A.4) The site of the former North Eastern Stores run by George Coles Sr and Jr prior to their foundation of the company Coles Ltd, and their 1895 Victorian house (DB 266) in St James Main Road is **historically significant on a local level** for their association with the life of Sir George Coles, who recognised his association with St James through several significant donations to the town and as leader of the 1977 Back-To procession. (AHC H.1) St Jimmy's shop and house (DB 261, 99) in Devenish Road are also **historically significant on a local level** for their association with the commercial development of St James. (AHC A.4).

Victorian houses are situated in St James Main Road and include (DB 259) which is recognised as the town's oldest residence, built by the Dowlings in 1882, and residence of Joseph Carruthers, a significant figure in the early history of the town. (DB 266) was built by George Coles Sr as a residence in 1895 is similarly significant for its association with the Coles family and linked thereby to the broader commercial history of the state. (AHC H.1)

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Like the other Victorian houses (DB 96, 268) these houses are **aesthetically and historically** significant on a **local** level as the earliest extant houses in the residential development of St James.

The Victorian era peppercorn trees (DB 113) are also **historically and aesthetically significant on a local level** through their association with the Dowlings and the early beautification efforts in the 1880-90s. (AHC A.4)

The **historically and socially significant places at a local level** from the Federation period are associated with community benefits and include the hall and water tower. St James Hall (DB 97) is historically significant on a local level with its strong association with the former Mechanics Institute Hall. The hall is socially significant on a local level as a cultural, entertainment and educational centre for the town since 1910. (AHC A.4, G.1) and the 1909 water tower is socially and historically significant as it was designed by John Monash and provided an essential amenity in the town. The c1910 concrete shop (DB 118), is historically and aesthetically significant as the only commercial building from this era and material.

Historically, aesthetically and socially significant at a local level include Interwar period places include the gothic styled Anglican Church, fence and trees (DB 87), the Moderne styled hotel (DB 116), the Georgian revival styled post office (DB 121), Bowling Club and commemorative Kelly Reserve and gateway (DB 263) and the interwar bungalow styled houses (DB 258, 95, 262, 264) through their association with the interwar building activity that was particularly marked in St James. (AHC A.4) .

The St James Anglican Church (DB 87) built in 1923 is **historically significant on a local level** for its association with the history of the Anglican community and similarly connected to the interwar building improvements. (AHC A.4) It is also socially significant on a local level as a continuing place of worship associated with the Anglican community. (AHC G.1)

The St James Hotel (DB 116) is **historically significant on a local level** as the one remaining hotel in St James. While situated on the approximate site of an earlier hotel, it is associated with the interwar redevelopment of the town and the improvement of urban services in this period. (AHC A.4)

Post war places include the war memorial flagpole and plaque. The railway infrastructure is historically significant for its continuous association with the railways and the proximity of the tracks, weighbridge, silos, and platforms to the core of the town illustrates the reason the town came into existence in the nineteenth century.

The **War Memorial** is **historically and socially** significant on a **local** level for its association with the contribution of the local community to the defence forces of Australia, and **socially** significant on a **local** level as a valued monument to the war time sacrifices and experience of the community and as a site of communal ritual and memory. (AHC Criteria **A.4; H.1; G.1**)

The **railway reserve** and views are **historically and aesthetically** significant on a **local** level for its association with the railway heritage of the town from the late nineteenth and continuing as a central element in the economic development of St James during that period and provides interpretative visual links to the associated infrastructure. (AHC Criterion **A.4, D2**)

ST JAMES TOWN CENTRE PRECINCT

Devenish Road is **historically** significant on a **local** level for its associations with the development of the town illustrating the agricultural, service, civic and commercial progression of the town. (AHC Criterion **A.4, D2**). The school and centenary plaque are **historically and socially significant at a local level** for their association with over 100 years of public education in St James. Aesthetically it is significant for its streetscape association with the main periods of development in the town, with its beautification with avenues of large peppercorn trees, contiguous line of shops, post office, J F Kelly Reserve and Bowling Green, opposite the railway reserve with essential and historical infrastructure dating from the earliest development of St James. (AHC Criteria **A.4; E.1**)

The war memorial, school centenary plaque, railway centenary plaque are **historically** significant on a **local** level for their association with important community groups individuals such as J F Kelly, who have all played an important role in the beautification and development of the town. As a site of memorials and community activities, these places are also **socially** significant on a **local** level, and **aesthetically** significant as a cultural landscape of continuous development of civic pride and beautification since the early part of the twentieth century. (AHC Criteria **A.4; H.1, E1**)

The interior and exterior of the 1939 **St James Hotel** is **historically** significant on a **local** level for its association with the commercial history and development of services from 1939 onwards. It is socially significant on a local level through its valued connection with the social and cultural life of St James. (AHC Criteria **A.4**) It is **aesthetically** significant on a local level as a very good representative example of a substantial Inter war Moderne style building. (AHC Criterion **D 2**).

The 1947 concrete wheat silos are **historically** significant on a **local** level for their association with the post war development of the area's agricultural production and St James' centrality to agricultural industry and transportation during the period. (AHC Criterion **A.4**) They are **aesthetically** significant on a **local** level as a pivotal focus in the St James Townscape. (AHC Criterion **E 1**).

Mature trees including the street trees and mature trees in the parks and reserves in the precinct, are **historically** and **aesthetically** significant on a **local level** for their association with the early attempts to beautify and improve public spaces, and for the beauty that they provide which contrasts with and compliments the hard surfaces of buildings and infrastructure associated with town development. (AHC Criterion **A.4, E.1**)

The **Railway sites and infrastructure**, namely the station, railway reserve, tracks, weighbridge, concrete silos, are **historically** significant on a **local** level for their strong association with the history of developing railways in the area from 1882 into the twentieth century, and the central importance of this to the economic and commercial development of the area. They are also **socially** significant on a **local** level for their historical association with social and cultural events. They are **aesthetically** significant on a **local** level for the views in both directions along the reserve which illustrate the flat and lineal nature of the transport system and the importance of the railway to the location and functionality of the wheat silos. (AHC Criterion **A.4, G.1, E 1**)

The St James Town Centre precinct is **scientifically** significant at the **LOCAL** level (Criteria **C2 and F1**). The materials and workmanship in the significant buildings and infrastructure, particularly the weighbridge and associated parts, are technically important and increasingly rare examples in St James. The 12 remaining peppercorn trees are of substantial age and size and becoming rare in the area of St James.

Overall, St James Town Centre precinct is culturally significant at the LOCAL level.

ST JAMES TOWN CENTRE PRECINCT

- 1 Includes text from Environmental History.
- 2 Billis & Kenyon, *Pastoral Pioneers*, pp. 191-2.
- 3 Willis, p.24.
- 4 Willis, p.14.
- 5 Dunlop, *Wide Horizons*, p.61; *Municipal Directory* 1894.
- 6 Census of the Colony of Victoria 1891; Australian Census 1911.
- 7 Ilsley, p.92, 104.
- 8 Dunlop, p.176.
- 9 Isley, p.20.
- 10 Dunlop, p.51; Isley, p.11-13.
- 11 Yvonne Davies 2006.
- 12 Willis, p.32.
- 13 Willis, p.68.
- 14 *VMD*, 1994, p. 791; Watson, *Forgotten Towns*, p. 391.
- 15 Dunlop, p.172.
- 16 Willis, p.27.
- 17 Willis, p.24.
- 18 World War 2 Nominal Roll, www.ww2roll.gov.au .
- 19 Isley, p.15.
- 20 Willis, p.45.
- 21 Isley, p.17.
- 22 Isley, p.15; Willis, p.92.
- 23 Willis, p.86; See also Isley p.22.
- 24 Isley, p.20.
- 25 Willis, p.99.
- 26 Isley, p.24.
- 27 Willis, p.53.
- 28 Willis, p.89.
- 29 Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.