

HURD STREET RESIDENTIAL PRECINCT - HO270

Introduction

This Heritage Citation for the Hurd Street Residential Precinct documents the historical background of the Precinct and presents an assessment of heritage significance.

This Citation identifies properties based on their contribution to the heritage values of the Precinct:

- ‘Significant’ heritage places are individually important places of State or local heritage significance. They are listed individually in the Glenelg Shire Planning Scheme Schedule to the Heritage Overlay. They can also be places that, when combined within a precinct, form an important part of the heritage significance of the precinct.
- ‘Contributory’ heritage places are places that contribute to the heritage significance of a precinct. They are not considered to be individually important places of heritage significance, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the heritage significance of a precinct.
- ‘Non-contributory’ places are places within a heritage precinct that have no identifiable heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the heritage significance of the precinct or adjacent ‘significant’ or ‘contributory’ heritage places.

Historical background

From the late nineteenth century, Hurd Street was clearly established as a premier residential area, epitomised by large, predominantly weatherboard houses, with ornate detailing, extensive gardens and medium setbacks from Hurd Street.

The oldest houses in the Precinct are modest, weatherboard cottages exemplified by 17 Hurd Street (originally simple cottage without verandah detailing) and the cottage at the front of 21 Hurd Street. The large bluestone house at 25 Hurd Street marked a change in style and scale in Hurd Street when it was constructed in 1859 and upgraded with a gable wing in the late Victorian era.

Hurd Street experienced a flurry of building activity in the period 1880-1890, with several large weatherboard or rendered stone houses being constructed on the western side of Hurd Street.

The first houses on the eastern side of Hurd Street are likely to be the large weatherboard house at 18 Hurd Street (c1890s), with its dutch gable roof, protruding bay on northern side and large return verandah, and its late Victorian weatherboard neighbour at 20 Hurd Street.

In the 1920s-1930s the majority of the remaining lots on the eastern side of Hurd Street were built on, with typically late Edwardian / Bungalow styles becoming prevalent. Features such as large gable roofs (example of clipped gable roof at 28 Hurd Street) and rough cast rendered brick arches on enclosed verandahs are evident in some of the fine examples in this Precinct.

In the 1940s-1950s the final stages of property development in Hurd Street were completed with houses at 15, 22 and 30 Hurd Street and 77 Julia Street being constructed. These houses, markedly different in style to the Victorian weatherboards, show key features of their time such as double or triple-fronted design, use of orange or red brick, tiled hipped roofs and deep setbacks.

Physical description

The Hurd Street Residential Precinct extends from 5 Hurd Street north to Julia Street, on both sides of Hurd Street.

The buildings in Hurd Street Residential Precinct demonstrate key features of building styles from at least four distinct periods, namely the early Victorian weatherboard cottages, the late Victorian weatherboard houses of a grander scale, the Edwardian houses with prominent gables and the post-1940s-style brick houses.

With the exception of the oldest houses in the street at 17 and 21 Hurd Street, the remaining houses have consistent medium setbacks from Hurd Street.

Garages and outbuildings are set back from the houses, and do not compromise the front space.

Properties have consistent styles of fencing, generally picket fences on older houses, and low brick fences on newer properties.

The southern end of Hurd Street (Gawler Street intersection south) has a series of Norfolk Island Pines (*Araucaria heterophylla*) planted in the nature strip. These plantings emphasise the dramatic streetscape and channel views towards Fawthrop's Lagoon from the southern end of the Precinct.

Bluestone gutters bisect the nature strip along both sides of Hurd Street, between Gawler Street and Julia Street.

Comparative analysis

The Hurd Street Residential Precinct's variety of residential styles, established in a cohesive manner and in a prominent residential precinct can be likened to other premier residential precincts in Victoria, for example the St Ronan's Residential Precinct in Hamilton (Southern Grampians Shire), which includes an important collection of buildings ranging in date from the earliest period of Hamilton's settlement to the Interwar period, and gardens which complement the significance of the individual buildings. The significance of topography in the St Ronan's Residential Precinct, with important views to and from the centre of Hamilton, parallels the views to Fawthrop's Lagoon from the Hurd Street Residential Precinct.

The proposed Campbell Street Residential Precinct in Port Fairy (Moyne Shire) has similarities to the Hurd Street Residential Precinct. Both precincts have a range of housing styles and eras from colonial to Victorian and Edwardian styles and an important avenue of Norfolk Island Pines.

What is significant?

The Hurd Street Residential Precinct, from 5 Hurd Street north to Julia Street on both sides of Hurd Street is significant.

Contributory elements to the heritage significance of the Precinct include:

- Early Victorian architecture including buildings at 17, 21 and 25 Hurd Street.
- Victorian weatherboard and rendered stone houses including examples at 3, 5, 9, 18, 20, 29, and 33 Hurd Street.
- Victorian weatherboard and rendered brick houses including examples at 10, 23, 24-26, 27, 28 and 31 Hurd Street.
- Post-war (1940s-1950s) houses such as examples at 77 Julia Street, and 15, 22 and 30 Hurd Streets.

- The consistent medium setbacks of all properties (with the exception of the oldest buildings), which presents a residential character and allows for the development of front gardens and fencing styles which enhance the character of the streetscape.
- The consistent single-storey nature of the buildings on Hurd Street.
- Tree plantings of four Norfolk Island Pines (*Araucaria heterophylla*) in the nature strip of properties south of Gawler Street.
- Outbuildings at 21 Hurd Street.
- Bluestone gutters along both sides of Hurd Street between Julia and Gawler Streets.
- Views to the south towards Fawthrop's Lagoon.

How is it significant?

The Hurd Street Residential Precinct is of historical significance (HERCON Criterion A), has representative significance (HERCON Criterion D), and is of aesthetic significance (HERCON Criterion E) to the Glenelg Shire.

Why is it significant?

The Hurd Street Residential Precinct is historically significant (HERCON Criterion A) to the Glenelg Shire as it demonstrates the historical development of a key residential area in Portland.

The Hurd Street Residential Precinct has representative significance (HERCON Criterion D) for the Glenelg Shire as it demonstrates the principal architectural characteristics of a series of key development periods in the development of Portland. The early Victorian, Victorian, Edwardian and Post-war periods are clearly represented in this Precinct (1940s-1950s)

The Hurd Street Residential Precinct is aesthetically significant (HERCON Criterion E) to the Glenelg Shire for its consistently residential nature and views of Fawthrop's Lagoon and the avenue of Norfolk Island Pines at the southern end of Hurd Street. The bluestone gutters along Hurd Street are also of aesthetic significance as they contribute to the streetscape and enhance the residential character of the Precinct.

Photographs



27 Hurd Street, Edwardian, large gables, rough cast chimneys, prominent bay window (contributory)



1/13 Hurd Street ((1881), former Baptist Manse (contributory)



21 Hurd Street, timber cottage (1862) at front of property (significant). Note bluestone gutters in foreground



21 Hurd Street, two-storey bluestone stables at rear (1855)(significant)



25 Hurd Street (1859), original section in centre with later addition (Victorian) on left side (significant)



17 Hurd Street (1856, verandah detail in 1917), block fronted weatherboard with arch and timber fretwork (proposed significant)

Hurd Street Residential Precinct Map



Contributory Places

- 54 Gawler Street
- 5 Hurd Street
- 7 Hurd Street
- 9 Hurd Street
- 10 Hurd Street
- 11 Hurd Street
- 12 Hurd Street
- 1/13 Hurd Street
- 2/13 and 3 /13 Hurd Street (modern but sympathetic)
- 14 Hurd Street (modern but sympathetic)
- 15 Hurd Street
- 18 Hurd Street
- 20 Hurd Street
- 22 Hurd Street
- 23 Hurd Street
- 24-26 Hurd Street
- 27 Hurd Street
- 28 Hurd Street
- 29 Hurd Street
- 30 Hurd Street
- 31 Hurd Street
- 33 Hurd Street
- 77 Julia Street

Significant Places

- 53 Gawler Street
- 17 Hurd Street
- 21 Hurd Street
- 25 Hurd Street

Recommended Controls (2016)

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	No

References

Bennett, G. 1993. *Portland Then and Now*. Gwen Bennett: Portland

Wilson Sayer. 1981. *Portland Urban Conservation Study*. Commissioned by the Township of Portland and the Department of Planning.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.