

## PERCY STREET RESIDENTIAL PRECINCT – HO272

### Introduction

This Heritage Citation for the Percy 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

The Percy Street Residential Precinct extends from Gawler Street south to Glenelg Street on both sides of Percy Street, Portland.

This part of Percy Street was established in the early days of the Portland settlement. Residential lots in the southern end of Percy Street were sold at the first sale of land in Portland in 1840. At least one building, the former Portland Inn (4 Percy Street), was built by 1841, as George Augustus Robertson, the Protector of Aborigines recorded his stay there at that time (Bennett 1993). Buildings, including 4 Percy Street, were mapped by Surveyor FW Birmingham in 1853 (Birmingham 1853).

Early residents of Percy Street were prosperous and influential community members with interests in

agriculture, shipping, hospitality and retail. The location and views to and from houses in Percy Street south served to emphasise their owners’ social prominence.

The first houses in this Precinct date from the early 1840s and 1850s (4 and 5 Percy Street) and subsequent houses date from the 1870s to 1890s (15 and 17 Percy Street), and 1890s to 1920s (6, 8 10, 12 and 13 Percy Street and 29 and 31 Gawler St).

### Physical description

Percy Street is one of the main north-south roads in Portland, extending from Glenelg Street in the south to Kennedy Street in the north. The Percy Street Residential Precinct extends from Gawler Street to Glenelg Street. In the Precinct, Percy Street gently slopes down from Gawler Street to a low point south of Glenelg Street at Fawthrop’s Lagoon. As a result, each of the properties in this part of Percy Street has an outlook towards Fawthrop’s Lagoon. The oldest houses (1840s-1860s) in the Precinct are clustered near the Glenelg Street end of Percy Street.

The houses on Percy Street consist of weatherboard or masonry construction. The houses have consistent side and front setbacks from Percy Street and garages and outbuildings are generally to the rear of the properties and are therefore concealed from the street. Fencing, predominantly timber picket fences, and garden plantings clearly define the property boundaries.

A series of 15 Norfolk Island Pines (*Araucaria heterophylla*) are planted in the road reserve along Percy Street. These plantings emphasise the dramatic streetscape and views towards Fawthrop’s Lagoon.

Bluestone gutters and crossovers were constructed along Percy Street in the nineteenth century to meet drainage needs of the sloping street.

### Comparative analysis

The Percy Street Residential Precinct’s combination of early colonial architecture and later Victorian and Edwardian styles in a prominent residential precinct can be likened to other 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 this

precinct, with important views to and from the centre of Hamilton, parallels the Percy Street Residential Precinct.

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

### What is significant?

The Percy Street Residential Precinct, from Gawler Street to Glenelg Street along both sides of Percy Street is significant

Contributory elements to the heritage significance of the Precinct include:

- Early colonial architecture including examples at 4 and 5 Percy Street.
- Late Victorian architecture including examples at 6, 8, 9, 10, 15 and 17 (rear) Percy Street, and 29 and 31 Gawler Street.
- Edwardian architecture including examples at 12 and 13 Percy Street.
- Chimneys of local Portland brick, partially rendered red brick or bluestone.
- Weatherboard houses, representative of Victorian vernacular housing in Portland.
- Early rendered brick or weatherboard construction.
- Verandah detailing including timber framed verandahs with decorative valances including Victorian cast iron or timber lattice (fine examples at 4 and 6 Percy Street).
- All Norfolk Island Pines (*Araucaria heterophylla*) in the road reserve. Numbering 15 (as of 2016).
- Consistent setbacks to the houses from Percy Street.
- Outbuildings at 4 and 5 Percy Street.
- Although modern, the fences at 4, 5, 6, 13 and 15 Percy Street are sympathetic to the streetscape.
- Bluestone gutters and crossovers along both sides of Percy Street.
- Views to the south towards Fawthrop's Lagoon.

### How is it significant?

The Percy Street Residential Precinct is of historical significance (HERCON Criterion B), aesthetic

significance (HERCON Criterion E) and creative/technical significance (HERCON Criterion F) to the Glenelg Shire.

### Why is it significant?

Percy Street Residential Precinct is historically significant (HERCON Criterion A) to the Glenelg Shire as one of the earliest residential precincts in Portland and for its association with one of the oldest houses in Portland (4 Percy Street).

Percy Street Residential Precinct is aesthetically significant (HERCON Criterion E) to the Glenelg Shire for exhibiting key architectural characteristics particular to different phases of Portland's development, such as early colonial vernacular architecture and late Victorian housing styles. In particular, the Norfolk Island Pine plantings in the precinct are of aesthetic significance as they provide strong form, dramatic visual impact and an important recognisable landscape feature in the town. The bluestone gutters and crossovers constructed along Percy Street in the late 19<sup>th</sup> century are also of aesthetic significance as they contribute to the streetscape and enhance the residential character of the Precinct.

Percy Street Residential Precinct is of creative and technical significance (HERCON Criterion F) to the Glenelg Shire for demonstrating innovative early use of imported timbers, and local brick and stone in a remote region of Victoria, at a time of great development in Portland's history.

Photographs



Late Victorian block-fronted weatherboard house at 6 Percy Street (1911) (significant)



Norfolk Island Pines, viewed from southern end of Percy Street looking north.



Colonial style former Portland Inn at 4 Percy Street (1840) (Victorian Heritage Database) (significant)



Colonial Victoria house at 5 Percy Street (pre 1857) (significant). Cast iron verandah dates to late Victorian



Late Victorian weatherboard house at 29 Gawler Street (1900s) (contributory)



Edwardian bungalow style at 13 Percy Street (1920s) (contributory)



Percy Street Residential Precinct Map



Contributory Places

- 7 Percy Street
- 8 Percy Street
- 10 Percy Street
- 12 Percy Street
- 13 Percy Street
- 15 Percy Street
- 14-16 Percy Street
- 17 Percy Street

Significant Places

- 31 Gawler Street
- 4 Percy Street
- 5 Percy Street
- 6 Percy Street

### Recommended Controls (2016)

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
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

Birmingham, FW. 1853 *Map of the town of Portland in the Colony of Victoria*. Surveyed and etched on stone and published by Frederick William Birmingham.

Victorian Heritage Database (VHD). 2008. Former Portland Inn, 4 Percy Street, Portland, retrieved 3 June 2016 from <http://vhd.heritagecouncil.vic.gov.au/places/13038>

Victorian Heritage Database (VHD). 1993. The St Ronan's Heritage Precinct retrieved 6 June 2016 from <http://vhd.heritagecouncil.vic.gov.au/places/24248#sthash.19xGnfCG.dpuf>

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.