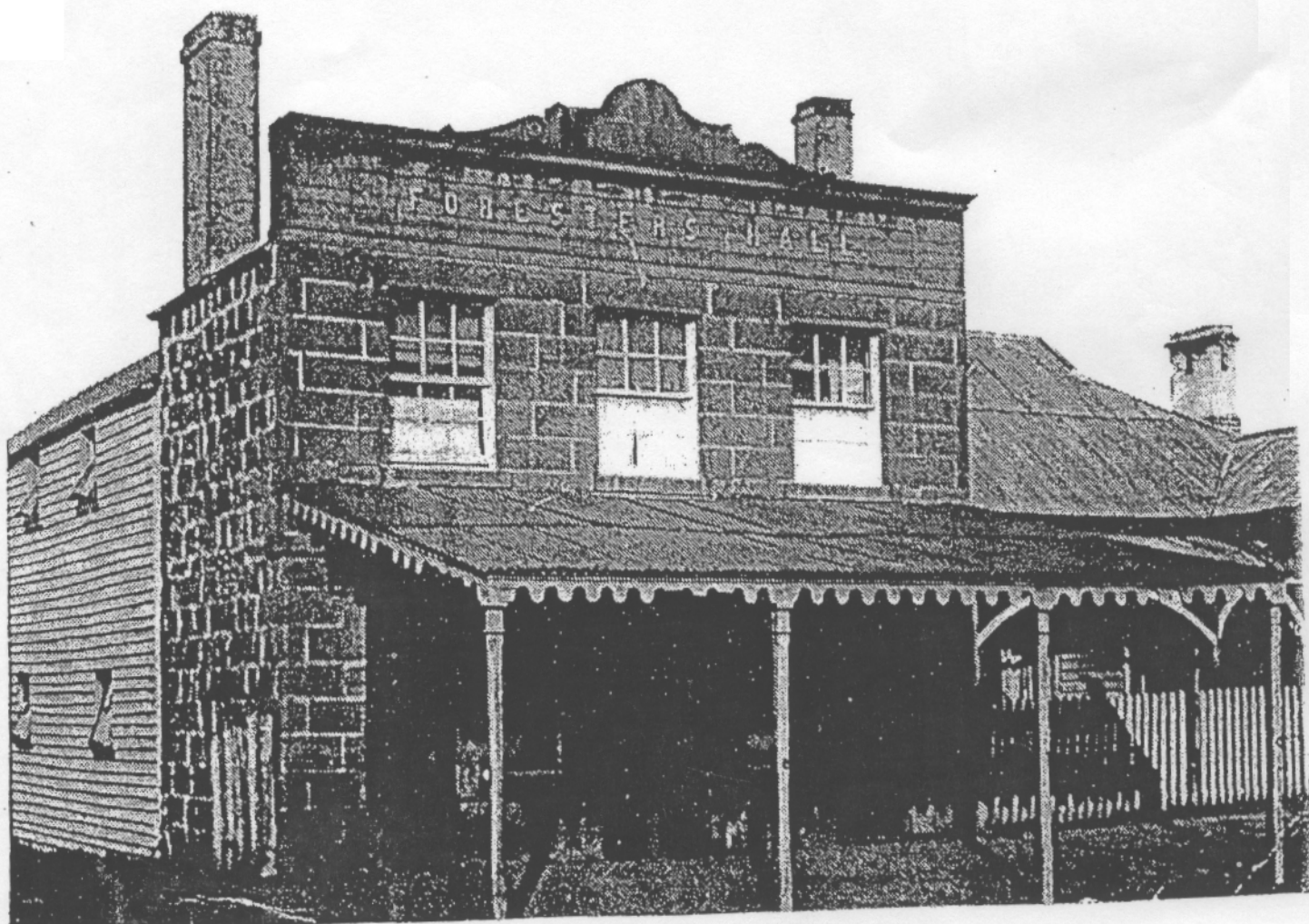


# Portland Urban Conservation Study

Wilson Sayer Pty. Ltd.  
Urban & Regional Planners  
December 1981



# PORTLAND URBAN CONSERVATION STUDY

Commissioned by the  
Town of Portland  
and the  
Department of Planning

Prepared by:

Wilson Sayer Pty. Ltd.,  
Urban and Regional Planners

and

Bruce Trethowan,  
Architect,  
Robert Peck YFHK Pty. Ltd.,

in conjunction with

Philip Harmer,  
Architect,

and

Mr. J. Wiltshire,  
Town Historian.

December, 1981.

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# 1. Introduction

## 1.0 INTRODUCTION

## 1.1 The Objectives of the Study

The Portland Urban Conservation Study was commissioned by the Town of Portland and the Department of Planning. The objectives of the study as outlined by the commissioning bodies are as follows:-

- (1) to document the history of the study area with particular reference to the development of the area's built form;
- (2) to define precincts or areas within the study area which from an historic or architectural view point, are to be treated as common entities for planning purposes;
- (3) to provide an inventory and complete research material of building, works or objects which are recommended as of sufficient importance for inclusion in the Historic Buildings Register;
- (4) to provide a documented inventory of buildings, groups of buildings, works, objects, sites and areas of special significance of sufficient interest for specification under Clause 8 and 8B of the Third Schedule to the Town and Country Planning Act, 1961, and which should receive special consideration by the Town of Portland, Shire of Portland and/or the Portland Sub-Regional Strategy Plan;
- (5) to make recommendations, suggestions and ideas for the conservation and restoration of important historic buildings, groups of buildings, sites, areas and monuments.

The Study is in effect, a complete approach to the preservation and enhancement of Portland's historic and architectural character and form. The inclusion of restoration and conservation guidelines for individual buildings and areas or precincts of special significance, and the necessary statutory planning provisions to help safeguard the future of these buildings, provides the Town of Portland with a comprehensive study regarding its historic and architectural importance.

## 1.2 Definition of the Study Area

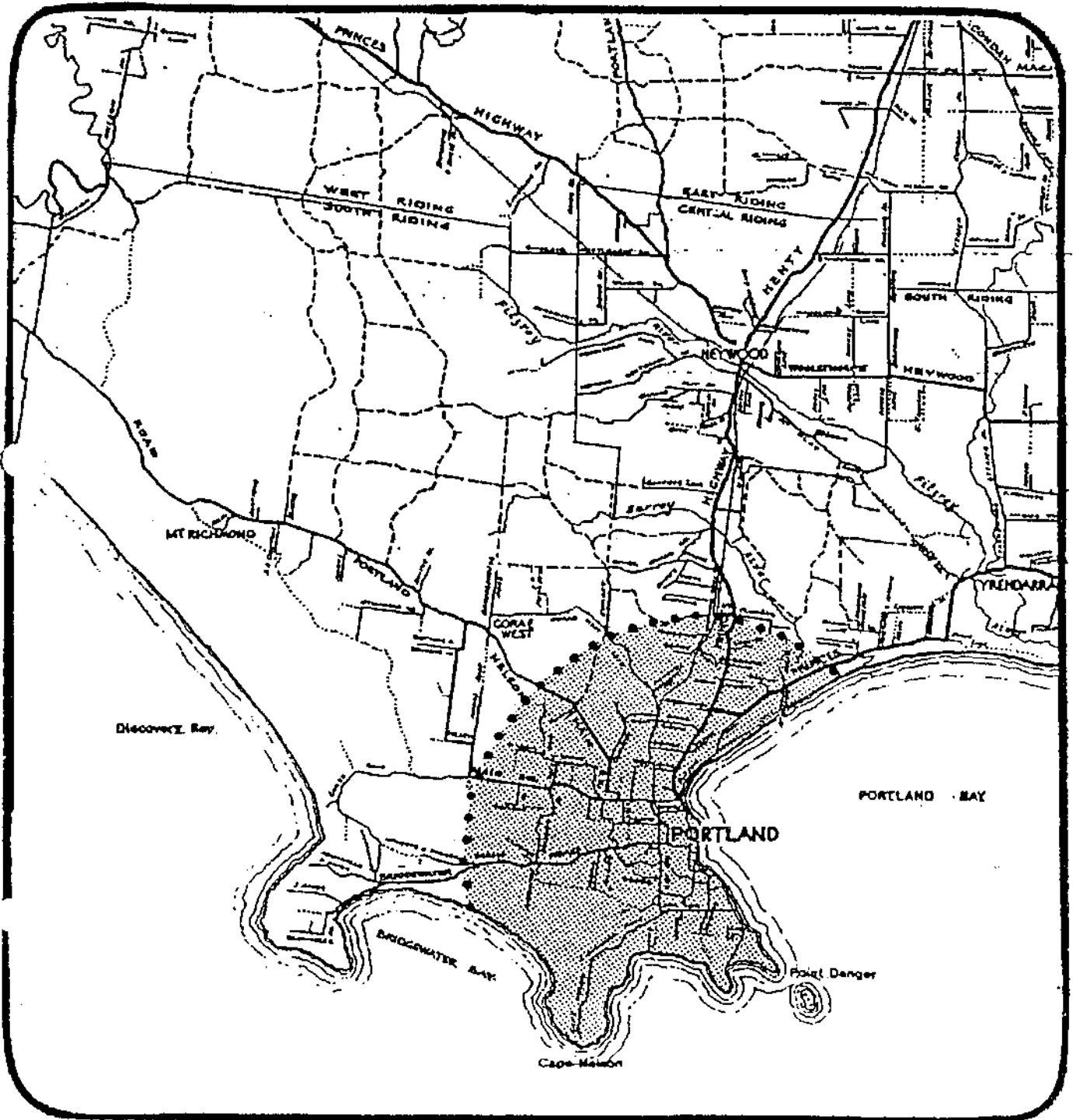
The study area as shown on Map 1 encompasses all that land within a ten kilometre radius of the Portland Town Hall. In addition, other individual sites in the immediate environs of Portland which are considered to be of substantial historic and/or architectural importance were investigated and where appropriate, mentioned in this report.

## 1.3 The Need for Conservation

It is recognised world-wide that conservation of the urban environment is both worthwhile and necessary if the cultural heritage of a place is to be preserved for the enjoyment and interest of present and future generations. There are several reasons justifying the preservation and protection of buildings and streetscapes including the following:-

- the moral obligation to future generations to retain our built heritage;
- the need for familiar environments which provide identity, continuity and stability in times of increasing change;
- educational and cultural benefits of retaining historic and architecturally significant areas as part of the living environment;
- economic benefits which result from conservation, the tourist trade and increase in property values;
- retention and use of existing buildings is often more economic than demolition and redevelopment and contributes to the conservation of energy and materials.

All of these reasons present a convincing case for conservation.



1.  
THE STUDY AREA  
Portland Urban  
Conservation Study



If an urban centre is to have meaning, it should reflect the people who have made it, and show something of the life of the people and events that shape its urban form and character.

As the first permanent settlement of Victoria (then known as the Port Phillip District), Portland's historic importance is well founded. The historic associations with the town include notable personalities such as Captain William Pelman Dutton, the first white settler of any kind at Portland Bay, and Edward Henty, the first permanent pastoral and agricultural pioneer of this State.

The architectural quality of Portland and its immediate environs includes some of the earliest buildings remaining in Victoria, including a fine collection of bluestone buildings from small workers' cottages to austere public administration premises and imposing churches.

In addition to the historic and architectural value of Portland, its pleasant semi-rural setting and natural harbour enhance the visual quality of this town.

However, the construction and eventual operation of the aluminium smelter at Point Danger and the anticipated "spin-offs" of this development in terms of new commercial businesses establishing within Portland may adversely affect the future of the town's historic buildings and urban conservation areas. Similar situations have occurred in other urban areas undergoing rapid development, whereby significant historic buildings have been demolished to make way for unplanned progress. In the case of Portland, many of the older buildings and groups of buildings occupy land within or on the periphery of the town centre and may be regarded by some as prime redevelopment sites. Whilst the intent of urban conservation is not to prevent new development and growth, one of its basic principles is to protect those elements of urban design which contribute significantly to the visual quality and historic identity of an environment.

The text of this report adopts such an approach acting as a guide to Council when making decisions regarding the future of existing historic buildings and areas of special significance.

Apart from the cultural and educational benefits of urban conservation, the economic benefits in respect of tourism warrant consideration. Portland's scenic coastal location and position along a major inter and intra State Highway enhance the tourist function of the town. The preservation and restoration of historic buildings and streetscapes such as Julia Street would effectively consolidate this tourist function providing additional attractions and points of interest for visitors to the area.

Conclusively, there is a need for urban conservation in Portland. The purpose of this study is not only to safeguard the future of this town's historic buildings, groups of buildings, sites, monuments and objects worthy of protection and preservation, but to inform local residents and visitors to the area of Portland's rich cultural heritage as reflected in its built form.

#### 1.4 Implementation Procedures for Urban Conservation

Urban conservation within the study area incorporates two main approaches, namely

- (1) the use of current legislation including Clause 8 of the Third Schedule of the Town and Country Planning Act 1961, the Register of the National Estate, the Historic Buildings Register, and the Government Buildings Advisory Council Act;
- (2) the implementation of restoration and conservation guidelines to enhance the historic and architectural character and form of individual historic buildings, groups of buildings and the area of special significance.

These guidelines also illustrate the preferred nature and form of new development and alterations to buildings on sites adjacent to the identified conservation area specified, and historic buildings.

Within this context, the guidelines aim to encourage change which is compatible with the historic and architectural character of an area. The details of these statutory and regulatory mechanisms applicable to urban conservation are discussed later in this report, and provide the essential ingredients for positive planning and protection of Portland's historic development as reflected in part of its built environment.

## 2. Historic Background

## 2.0 HISTORIC BACKGROUND

### 2.1 The Early Development of Portland

Portland is situated at the western end of a wide bay of the same name. The first historic mention of Portland was in December 1800 when Lieutenant James Grant, R.N. sailed by the bay in his 60 ton vessel, the HMS "Lady Nelson". He named the bay after the Duke of Portland, George Bentinck, then one of the Secretaries of State and wrote in his log:

"The land runs to the northward as far as the eye can reach or discern from the masthead, and forms a very large bay." <sup>1</sup>

Some sixteen months later, in April 1802, the French explorer Nicolas Baudin charted the treacherous coastline from Cape Otway to Cape Northumberland and transited Portland Bay. He described it as a "great inlet" with a "western headland, high and a little wooded, running sheer to the sea." <sup>2</sup>

In the early nineteenth century, the waters of Bass Strait were well known for their extensive colonies of seals (most notably on Julia Percy Island and Lawrence Rocks), and schools of whales, and they in turn attracted sealers and whalers to the area. So successful was their catch that in 1802, it was estimated that some 200 sealers and whalers were in Bass Strait. The sheltered western end of Portland Bay with its ample supply of fresh water was a natural place for these seamen to make temporary homes <sup>3</sup>. Most notable among these men was William Felham Dutton, a whaler and master mariner who landed at Blacknose Point, near the site of the present aerodrome in December 1828 and remained in the area sealing until January 1829.

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- 1 MacKenzie, J.M. - "Sealing, Sailing and Settling in South-West Victoria", Historical Briefs Series No. 5, Lowden Publishing Co.; Kilmore 1976; Page 23.
  - 2 Ibid, Page 23.
  - 3 Learmonth, N.F. - "The Story of a Port, Portland, Victoria", Portland Harbour Trust 1960, Page 5.

He returned to Portland Bay in mid 1829 and erected a home at Single Corner where the creek from the lagoon originally entered the sea.<sup>4</sup> In 1831, Dutton was engaged in whaling for Henry Reed of Launceston on whose behalf he had established a whaling station at Portland by March 1833. It was from this date that the Port of Portland existed as a trading port for whale bone and whale oil and as a base for the whaling industry. A small settlement developed along the beach-front of the Bay with a population of whalers and others who in the off-season repaired boats and equipment in preparation for the next season.

The sealing and whaling industries established at Portland provided an important stimulus to the future development and growth of Portland and its rich pastoral hinterland. It was these early industries which characterised the first stage of development in Portland and attracted new settlers to the area. Nothing survived of this first stage of development. Dutton's hut and associated buildings have long since disappeared and the creek estuary has been re-aligned.

Notable among these early settlers was Edward Henty. It was Edward's father, Thomas Henty, a wealthy landowner and financier of Sussex, and a most successful exhibitor of merino sheep, who in 1829, had sent three of his seven sons to the west coast of "New Holland" in search of agricultural land to which the Henty family might retreat in security from troubled times in England. The land at the Swan River Settlement proved unsuitable for pastoral activities, and in 1832 the family moved in entirety to Launceston.<sup>5</sup>

In 1833 the eldest son, Edward was sent in search of further suitable land along the south coast. It was by chance, and on the advice of Captain Liddell, master of Henty and Co's schooner, the "Thistle", that Edward visited Portland.

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4 Hamilton "Spectator", 23 September 1874 - signed statement by William P. Dutton relating to his settlement in Portland.

5 J.G. Wiltshire, "End of an Era", Jenkin Buxton Printers Pty. Ltd., Page 8.



"Richmond Cottage" (1835) - the first substantial weatherboard house to be built at Portland. (demolished)

In June 1833, Edward wrote:

"I was much pleased with the bay and what I thought was a good site for a town. Having all this before me and seeing the extraordinary vegetation, indicating a good climate, I fully made up my mind to visit it again, and did so in the schooner "Elizabeth", Captain John Hart in the same year." <sup>6</sup>

As a result of further visits to Portland, one of which was with his father who approved of the land and who probably anticipated an entrepreneurial opportunity in the well established whaling industry, Edward Henty was sent to settle a permanent base for the family business. On 19th November 1834, he wrote:

"I pitched my tent on a nice green flat between the two jetties, poured freshwater by digging, and thus my colonisation commenced." <sup>7</sup>

The second stage in Portland's development had commenced.

Edward Henty was soon joined by other members of his family. Together they farmed inland areas, ran large flocks of merino sheep and invested in the lucrative whaling industry. In June 1835, the first substantial weatherboard home in (what is now) Victoria, was completed and occupied by Stephen Henty and his wife. Known as "Richmond Cottage", the building survived until recent times and was situated in a prominent position on land now occupied by the Richmond Henty Hotel. The cottage was simply constructed and initially, probably took the form of a double fronted ediface with a front verandah looking east towards the sea. In later years, projecting bays were added to the north and south ends. (Refer photograph opposite).

The small isolated settlement of Portland grew and prospered during the late 1830's. Wood and produce (in particular merino wool), whalebone, oil and wattlebark contributed significantly to Portland's expanding export trade. Whilst most business was still conducted from Launceston,

<sup>6</sup> Learmonth, N.F. "The Story of a Port", Portland Harbour Trust, 1960; Page

<sup>7</sup> Harvey, E.W. and Learmonth, N.F. "Portland 1800 - 1920 (A Synopsis)", Portland Town Council, 1966; Page 6.



a constant stream of small schooners traversed Bass Strait bringing stock and goods for the growing numbers of pioneers seeking land and opportunity in Portland and its environs. In December 1839 there were 41 persons at the bay, 88 living on inland stations and an additional 202 during the whaling season.<sup>8</sup>

In 1839 Foster Fyans, the Police Magistrate for Geelong at the time, was directed by Sir George Gipps to report on the suitability of Portland for a town. Of the land, Fyans stated in his report the following words of interest and enthusiasm:

"As to the land, I cannot speak too highly of it, and the produce of corn, potatoes and vegetables, exceed any things I have ever met with potatoes weighing 3½ lbs. - water in abundance - and thousands of fine timber .... I hope our account will induce the Governor to act for this place in time - I candidly tell you - that I consider an acre of this ground of more real value than a dozen at Melbourne."<sup>9</sup>

Fyans advice was upheld. In January 1840, Charles J. Tyers, an ex-captain of the Royal Navy, accompanied by Assistant Surveyor T.S. Townsend and seven convicts began the first survey of Portland town and its harbour. A total of 32 suburban and town lots were included on the plan, with 9 being surveyed completely. Similarly, nine streets were named - Otway, Tyers, Percy, Henty, Gawler, Glenelg, Julia, Bentinck and Hurd.<sup>10</sup> Tyers map, which accompanied Sir George Gipps report to Lord John Russell, dated 28th September 1840, concerning Tyers expedition to the south-west coast, gives some idea of the appearance of Portland prior to the first land sale. (Refer Figure No. 1)

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8 National Trust of Australia "Historic Places of Australia", Volume 2, Australian Council of National Trusts, Cassell Pty. Ltd., Melbourne 1979 - article by B. Jarrett, Page 192.

9 Learmonth, N.F. "The Story of a Port", The Portland Harbour Trust 1960, Pages 11 - 12.

10 Learmonth, N.F. "The History of Portland, Victoria from 1800 - 1851", The Historical Committee of Portland, 1934, Pages 121 - 122.

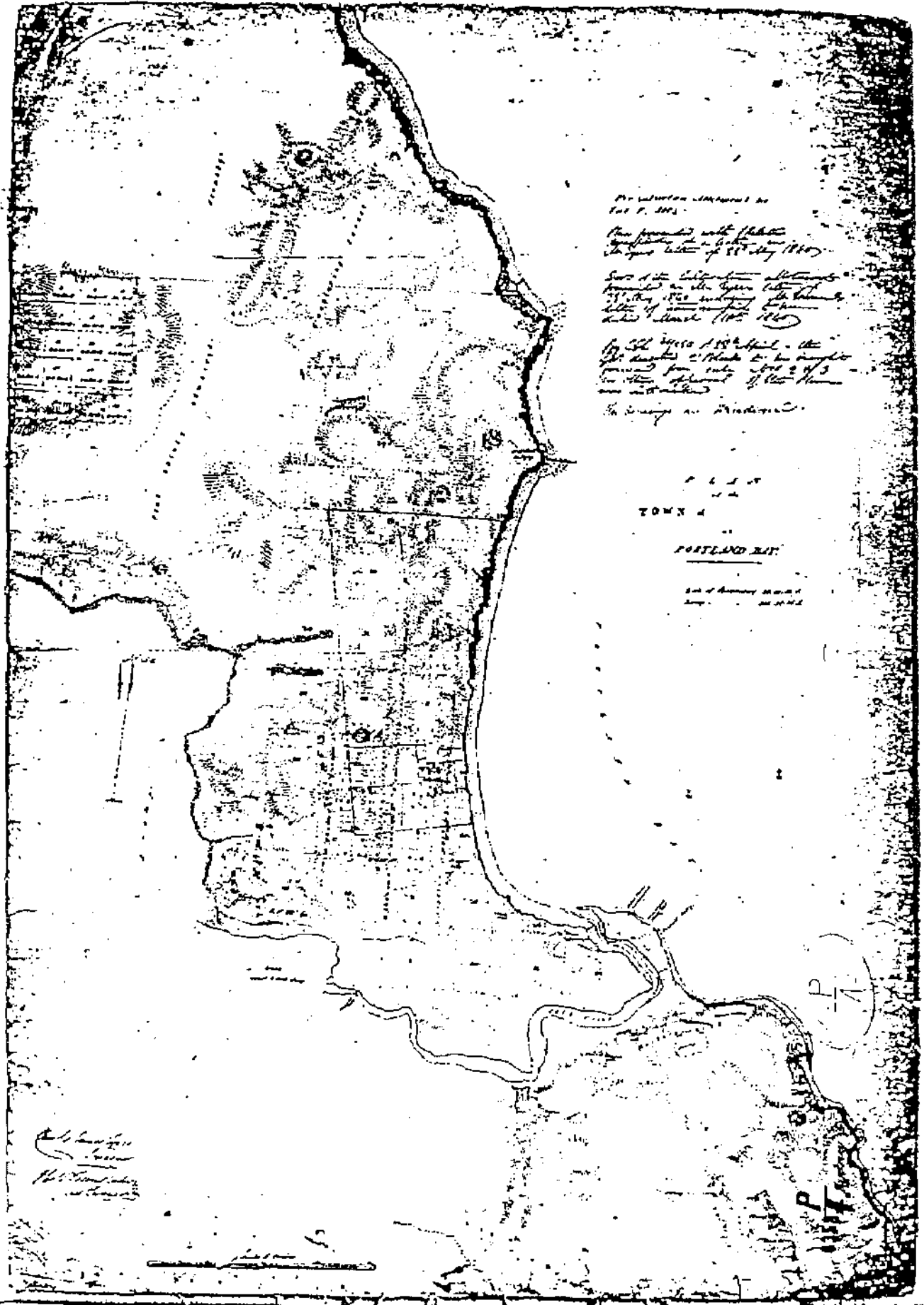


FIGURE NO. 1  
 First survey map of Portland town and its harbour by Charles J. Cyers and  
 T.S. Townsend. Map is dated 23rd May 1840.  
 Source: Central Plan Office, Department of Crown Lands and Survey, Melbourne, Vic.

For instance, from Tyers map it appears that around the town was low lying land, fairly thinly timbered with the surrounding hills well forested. Around the mouth of the creek, referred to on the map as Salt Creek were grouped several buildings. On the Bay side, two whaling establishments, belonging to the Hentys and to Messrs Kelly and Hewitt were situated. Other buildings, most probably whalers huts can be identified and Henty's Cooperage is also located in this vicinity. Further north along the beach the extensive Henty establishment is located, and includes the homestead, outbuildings, several fenced areas and a pond. Other settlers huts, namely those of Mr. Winter, Mr. Cook and Dr. Byas are also recorded.

The grid of the proposed town is laid out over the area in a standard manner on a north-south orientation, with each section (a total of 32) comprising 20 allotments. A series of suburban allotments totalling 20 are located to the north-west of the main town reserve. The surveyors proposed batteries to protect the town at Whalers Point and on the summit of Battery Hill and a jetty in the vicinity of the then existing Whaling Establishments.

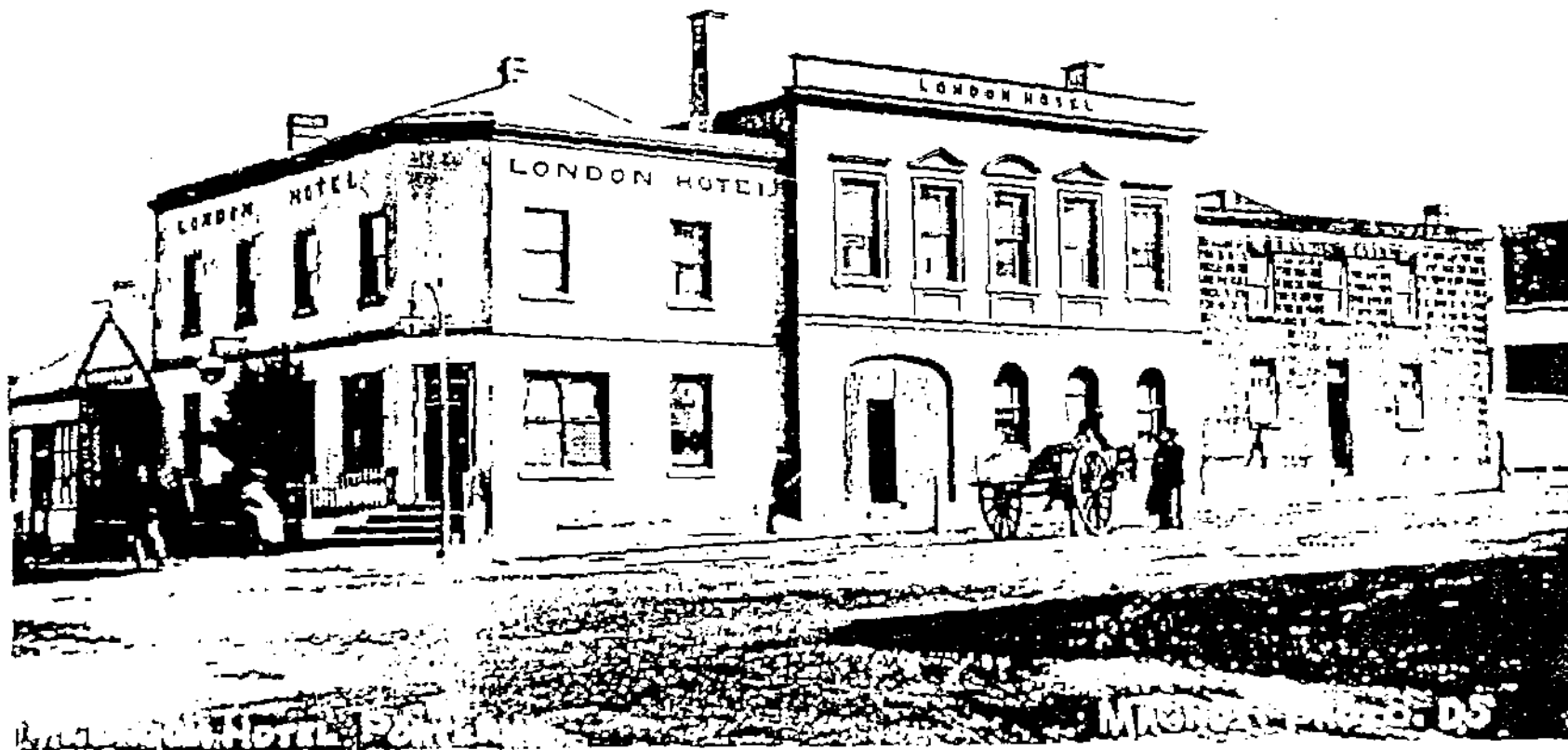
The first land sale of blocks in Portland was held on 15th October 1840 at Brodies' Auction Rooms, Melbourne. The "Port Phillip Patriot" of October 1840 reported the following:

"The first sale of Government lands at Portland Bay took place on Thursday last. They consisted of town, suburban and cultivation allotments, and the prices realised were far beyond expectations, especially some of the town lots. We are beginning to doubt the sanity of some of our fellow colonists." 11

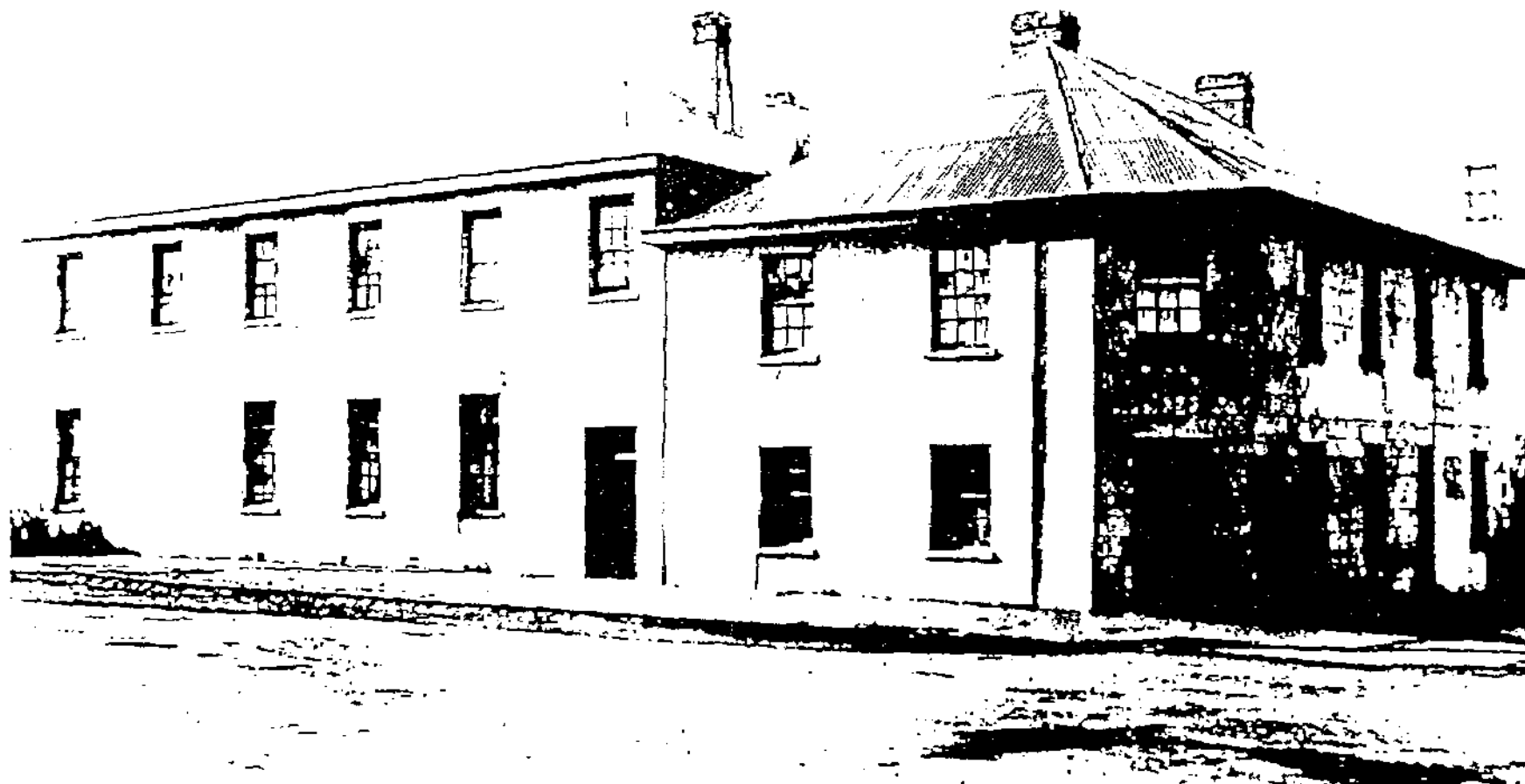
A total of 70 lots were submitted for sale of which suburban lots brought up to £13 per acre, cultivation lots up to £200 each and town lots £506 each. Building activity in the six months preceding the first Crown Land sales was indicative of the rapid growth of Portland. Whereas in November 1840, Portland's Police Magistrate, James Blair

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11 "Port Phillip Patriot", 20th October 1840



London Hotel (1850), corner Julia and Bentinck Streets.  
The Assembly Rooms were added to the hotel in 1862-63.



Golden Sledge Hotel (1840) was the first licensed house in Portland. In 1847, the premises was renamed the Tasmantia Club Hotel and then the Club Hotel. The building however has since been demolished.

reported to LaTrobe that the township consisted of one good house, six decent cottages and a few huts and contained a population of at least 100 persons with a seasonal whaling community of approximately 200; by March 1841 there were an additional 40 dwellings in Portland and a resident population far in excess of 100 persons. Foster Fyans had become Commissioner of Crown Lands for the Portland Bay District and what was previously a scattered settlement became an orderly village with streets, hotels, shops, churches and other commercial establishments.

In 1840, the first bakery was opened in Julia Street, with another built in 1842; merchant, auctioneer and commission agents offices were established the London Inn (1840), Steam Packet Hotel (1842), Golden Fleece Hotel (1840) Commercial Inn (early 1840's) and the Union Inn (1843) were all operating by 1843 (Refer photographs on previous page and opposite); the first Portland newspaper was issued in 1842, a Presbyterian school opened in Julia Street (1842), the first substantial jetty was constructed (1843) and a variety of stores selling local produce and imported goods were appearing. Adjacent areas were becoming populated with the permanent settlement of Bridgewater in 1842, and cattle and sheep stations growing in number and size. <sup>12</sup>

The rapid development of Portland town in the 1840's was coupled by the growth of the pastoral industry following the settlement of its rich hinterland. Wool was becoming an increasingly important staple export for the area with the first shipment of 429 bales of wool direct to London in 1841.

Although the pastoral depression of 1842 - 43 adversely affected the expansion of the port, as the price of primary goods fell below production level, building activity in the town continued at a steady pace. Residents endeavoured to make roads passable by private subscriptions and voluntary work to repair streets and construct footpaths. Mail communication by boat was available (1842) followed by a weekly overland mail service to Melbourne (1844). By 1843, the

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<sup>12</sup> Learmonth, N.F. "The History of Portland, Victoria from 1800 - 1851", The Historical Committee of Portland, 1934, Page 247.

population of the Portland settlement had reached an impressive figure of 2,550 persons. From October 1842 to December 1843, a total of 107 ships had entered its port, bringing goods and people to and from Melbourne, Adelaide, Sydney, Launceston, Hobart, Swan River, Port Lincoln, England, India and Mauritius. <sup>13</sup>

This rapid growth of the Portland District is appropriately discussed in the following article in the "Portland Mercury and Normanby Advertiser" on 26th April 1843 -

"When we consider that the country, as a settlement, is little more than two years old, and that it has been able within that time not only to raise sufficient food for its colonists but to supply the Provincial Metropolis with flour, all the neighbouring towns with beef and mutton, and the London market with about 540,000 lbs. of wool in each of the two seasons of its existence, we think we may well exclaim - Advance Portland ..... the Portlanders argue by facts and figures demonstrate that their district is in every point of view unrivalled by any other in the Southern Hemisphere. Again we say - Advance Portland!" <sup>14</sup>

The second and third Crown Land sales were held in November 1846 and July 1847 with a total of 27 suburban allotments available for purchase to the north of the main town settlement. (Refer Figure No. 2.) In 1849, the sale of an additional twenty-eight suburban lots south of Wattle Hill Creek was held. There was little doubt that the expansion of the settlement at Portland Bay was of a thriving community establishing its economic importance within the colony of Victoria. The establishment of Portland as a Town in the same year was indicative of this growth. <sup>15</sup>

The Map of Portland by F.W. Birmingham (Refer Figure No. 3) dated December 1853 provides an accurate record of the town's pattern of

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13 Learmonth, N.F. "The Story of a Port", Portland Harbour Trust 1960, Page 21

14 Editorial, "Portland Mercury and Normanby Advertiser, 26th April 1843.

15 Learmonth, N.F. "The Story of a Port", Portland Harbour Trust 1960, Chapter 4.

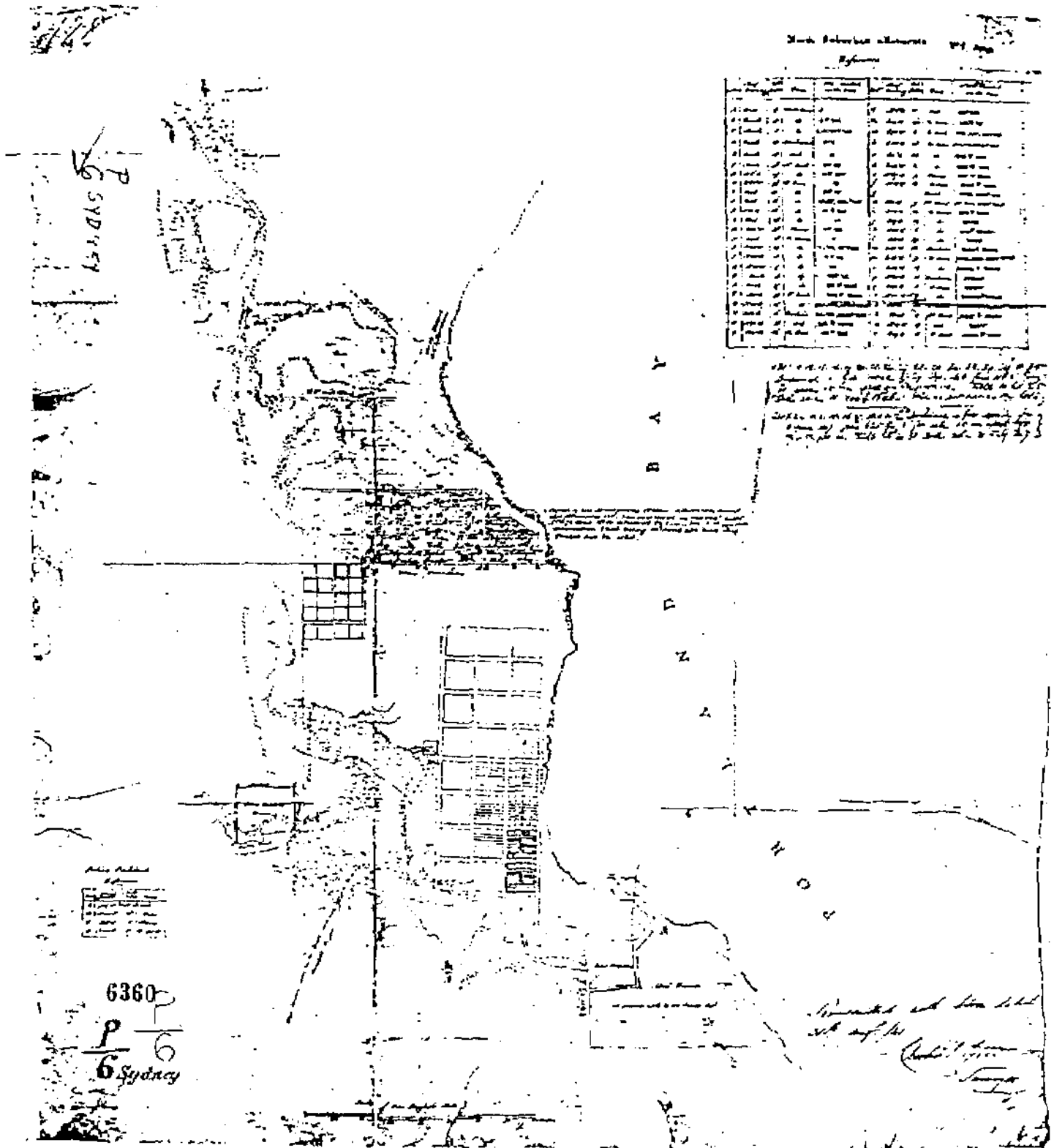


FIGURE NO. 2

Map indicating suburban allotments released for sale in 1846 and 1847.

Source: Central Plan Office, Department of Crown Lands and Survey, Melbourne, Vic.



urban development and its appearance during the gold rush period. The Map shows the Julia Street streetscape of shops as well established and most probably comprising part of the commercial centre which also extended along Bentinck Street (between Gawler and Julia Streets). The Henty woolstores, the London Inn and many other buildings in this portion of the street still survive today. The public buildings reserve which at that time accommodated the Watchhouse, Custom House, Court House, and Gaol is carefully recorded and illustrations on the perimeter of the map show that the appearance of the surviving buildings has generally changed very little since 1853. The map shows a sporadic distribution of houses in the outlying areas of the town with, in several cases, concentrated groups of houses on tiny blocks where individual crown allotments have been further sub-divided. There appear to be few recorded residences on the map that survive today although No. 8 Glenelg Street can be clearly discerned and there are some houses in Gawler Street that date from pre 1853. Commercial premises like the Foresters Hall, the Steam Packet Hotel, the Builders Arm Hotel and shop premises at No. 19 Gawler Street are recorded on the map. (Refer photographs overleaf).

The buildings surviving since 1853 (as recorded on Birmingham's Map) are among the earliest in Portland and therefore Victoria. They are all simply conceived, use local (and in some cases imported materials) in a pragmatic and uncomplicated manner and are sparingly decorated. They constitute the early character, both architecturally and historically, of Portland.

The third stage in Portland's socio-historic development was undoubtedly the "gold rush" days of the 1850's. To deter immigrants from travelling to the goldfields, the Government directed many of the incoming ships to its outlying ports, Portland being one. From 1851 to 1857 a total of 11,395 assisted immigrants disembarked at Portland Bay, many travelling from Great Britain and Ireland. Some came to seek their fortunes at the distant goldfields, whilst others wished to settle and farm their new homeland. Although most of the new arrivals travelled further inland, the local businesses within the town of

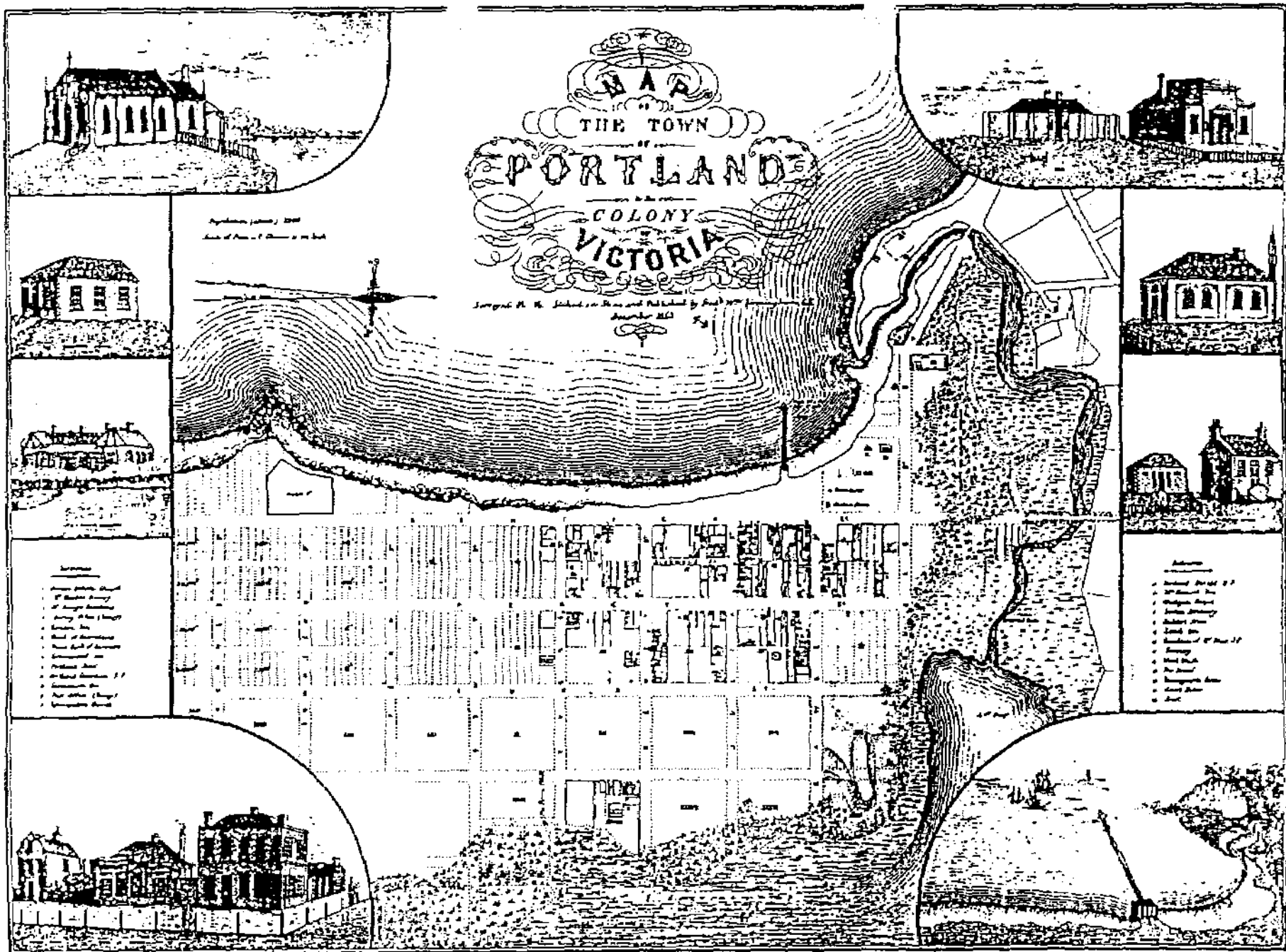
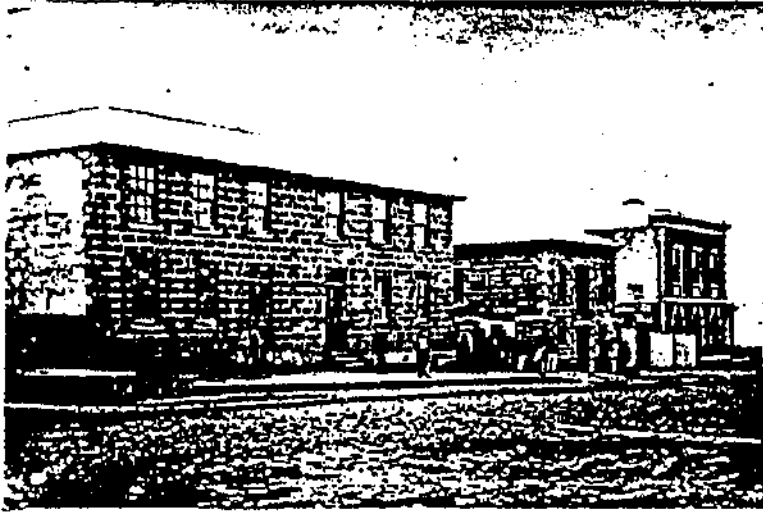


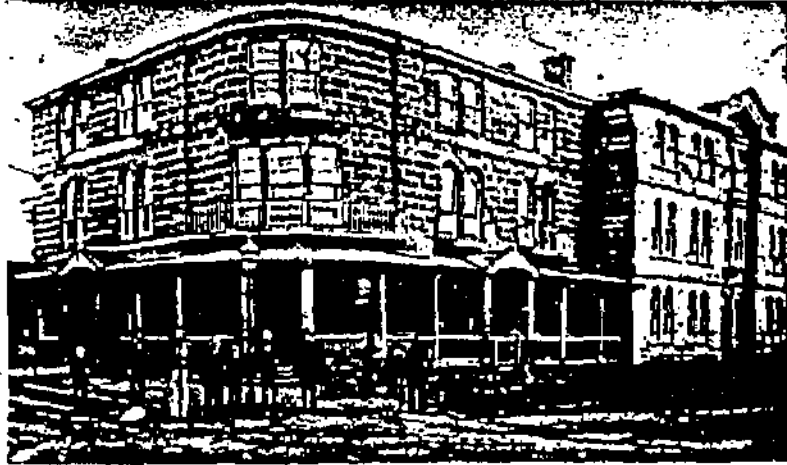
FIGURE No. 3 F.W.Birmingham's stone etched map of Portland, 1853.



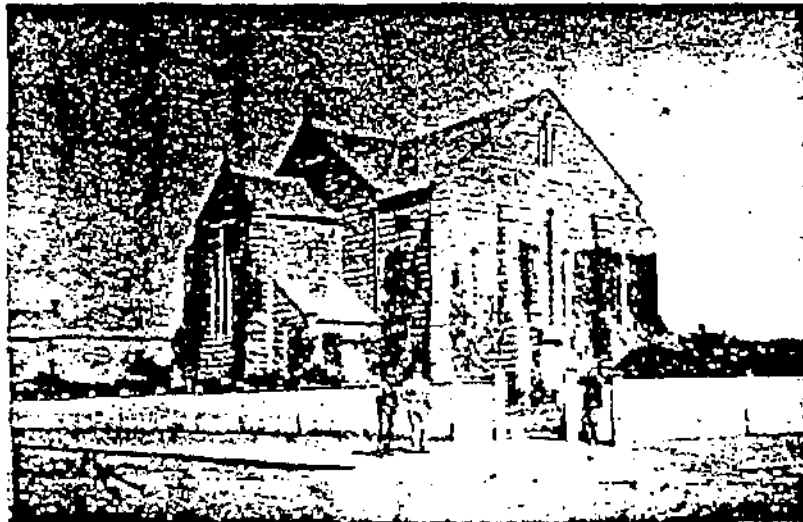
Henty woolstores (1852), Julia Street.



Julia Street streetscape (1850's), south side.



Mac's Hotel (1855-56), corner Bentinck and Gawler Streets.



St. Stephen's Church (1855-56), corner Percy and Julia Streets.

Portland benefited considerably from the population influx. Provision of goods and supplies for the long journey overland to the goldfields and frequent visits by farmers and families to the town centre strengthened the commercial base of the town. By 1855, the Town of Portland was proclaimed a Municipality, and seven Council members were elected by the populace.<sup>16</sup>

The character of Portland's built form by the end of this decade incorporated a fine collection of public, private and commercial buildings constructed of the locally made soft red bricks or hard indigenous basalt commonly known as bluestone. St. Stephen's Church of England (1855 - 6), the National School (1856), Mac's Hotel (1856), the Portland Club (1860), and the Portland Town Hall (1863 - 4) are just a few of the solid bluestone buildings to grace the Portland townscape. The bluestone used in most of these buildings came from west and north Portland, and the Wattle Hill quarries. Refer drawings opposite and overleaf and photographs on previous page.

The expansion of Portland's transport and communications network was influential in opening its doors to extensive trade links. The advent of the coastal steamer, construction of better roads in response to the formation of the Portland Road District in 1856, the commencement of construction of a tramway connecting Portland to the nearby town of Heywood in 1857, the operation of an electric telegraph service and an overland Cobb and Co. coach route from Portland to Melbourne via Geelong in 1859 established the growing importance of Portland as a major town, with a safe, sheltered port, an enterprising urban centre, and a prospering pastoral hinterland.<sup>17</sup>

In 1865, the Municipal Council reserved the whole of block No. 28 for public buildings (referred to in this study as the Public Buildings Reserve Precinct). A plan of this area indicating sites for individual buildings was accepted by Council in May 1859, and the following editorial from the "Portland Guardian" on 22nd June 1859 represents the growing pride and concern for Portland as an urban centre of architectural quality and style.

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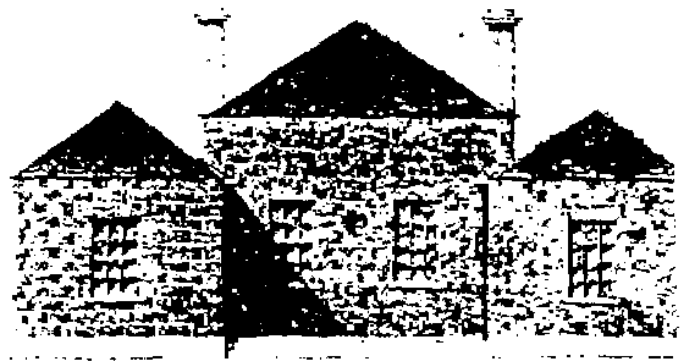
6 Learmonth, N.F. "The Story of a Port", Portland Harbour Trust 1960, Pages 24 - 25.

7 Learmonth, N.F. "The Story of a Port", Portland Harbour Trust 1960, Chapter 5.

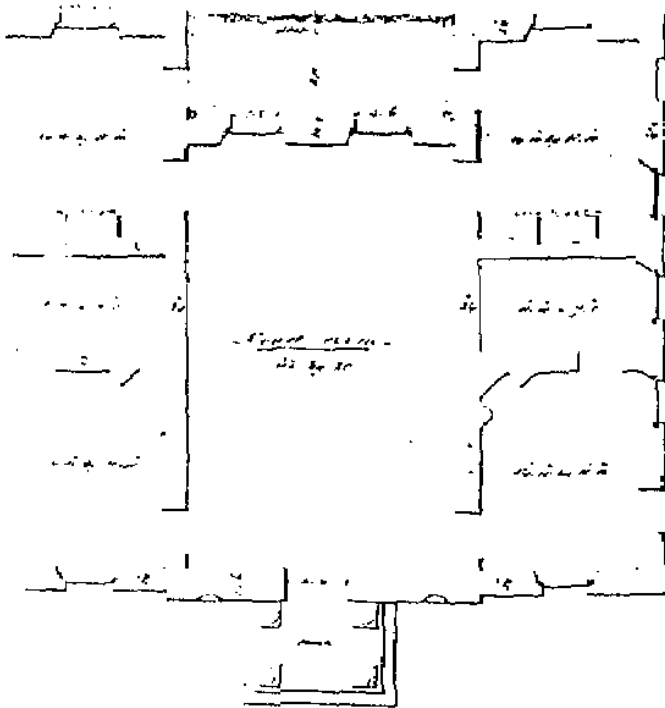
— COURT HOUSE —  
— PORTLAND —



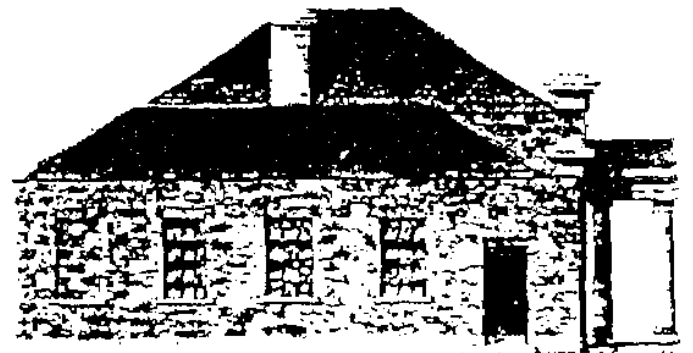
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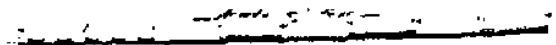
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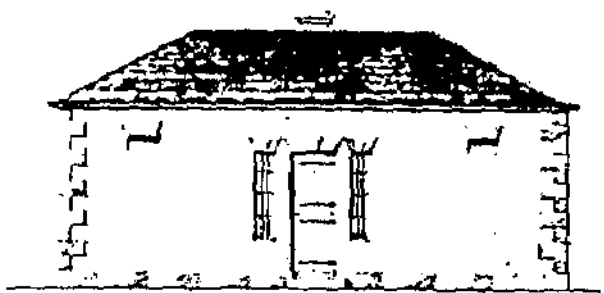
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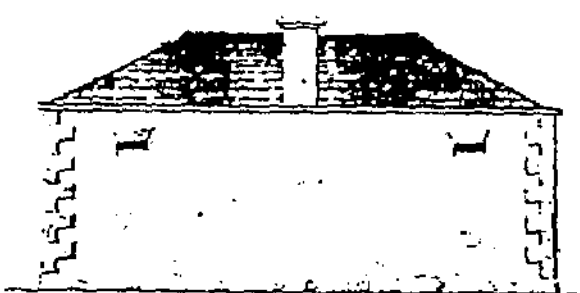
— Side Elevation —

Court House (1844-45), Cliff Street.

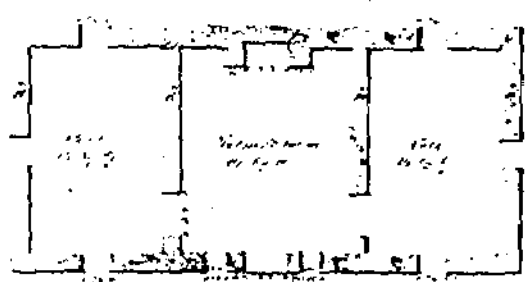
— WATCHHOUSE —  
— PORTLAND —



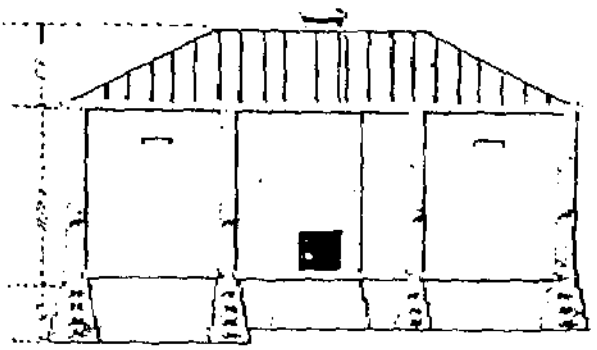
— Front Elevation —



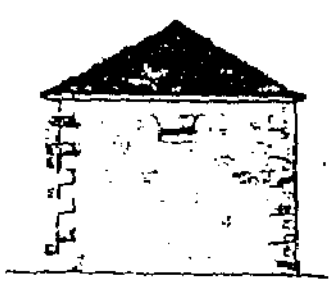
— Back Elevation —



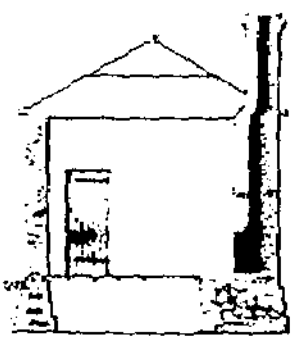
— Front Plan —



— Longitudinal Section —



— Side Elevation —



— Transverse Section —

Police Office and Watchhouse (1850), Cliff Street.

"Whilst Melbourne is being adorned with those magnificent and princely buildings, the Houses of Parliament, the Post Office and others - which we are proud to think our colony is in such a condition, both as regards, wealth and talent, as to be able to produce - surely a few chips of those costly stone and a stray spark or two of that architectural genius which is moulding them into shapes of beauty might be devoted to this distant town, to rescue us from that barbarian darkness in which some of our visitors from the great city might find us buried ..... Let us see to it then that when we do get our public buildings, they shall be something worthy of Portland." <sup>18</sup>

Other developments associated with the growth of Portland and its environs during the 1850's and early 1860's relate to the commercial base of the town. Banking institutions such as the Union Bank of Australia (commenced construction in 1855 and opened in 1857) and the Bank of Australasia (now demolished), occupied solid bluestone buildings within the commercial centre of the town. Although smaller banking and financial institutions had established in Portland by the mid 1840's, the boom in population and wealth of the Portland District during the 1850's generated confidence in further investments and expansion of commercial enterprises to service this thriving municipality. A succession of substantial buildings began appearing within the townscape, of which several remain as remnants of the "Gold Fever" era.

Architecturally, these buildings reflect the prosperity of the times in which they were constructed and show more pretension and allusion to style than those structures of the earlier period. It was also during this period that architects began to practice in the town and their surviving works remain among the finest provincial works of this period in Victoria. The most notable among these architects were John Barrow and Daniel Nicholson. Barrow's soberclassical style is epitomized by houses such as Burwood (1853) and Maretime (c. 1854 and attributed to Barrow) and commercial structures such as the former Union Bank (1856).  
(see photographs overleaf)

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<sup>18</sup> Editorial, "Portland Guardian", 22nd June 1859.

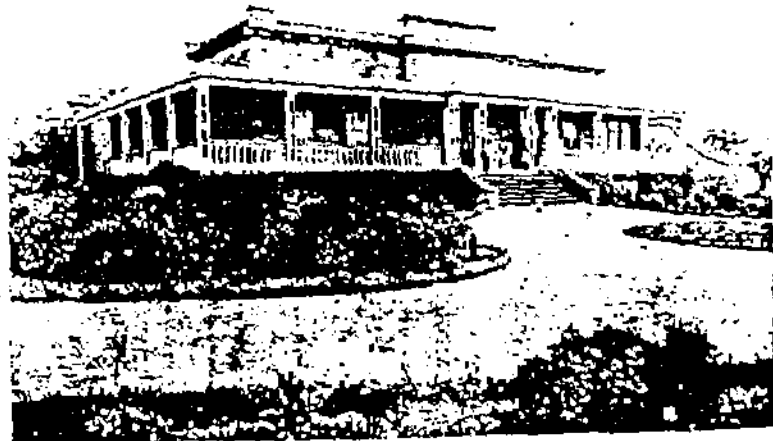




Union Bank (1855), corner Percy and Julia Streets.



Bank of Australasia (demolished), corner Bentinck and Julia Street:

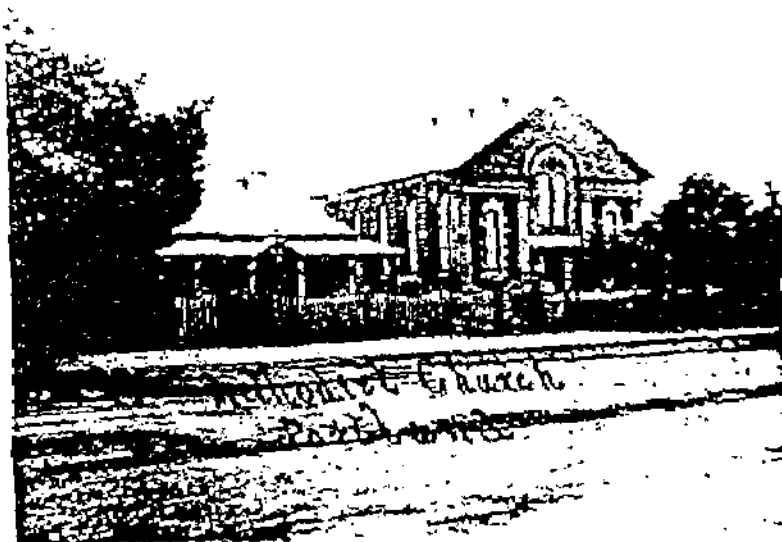


"Maretimo" (c.1854), The Dutton Way.

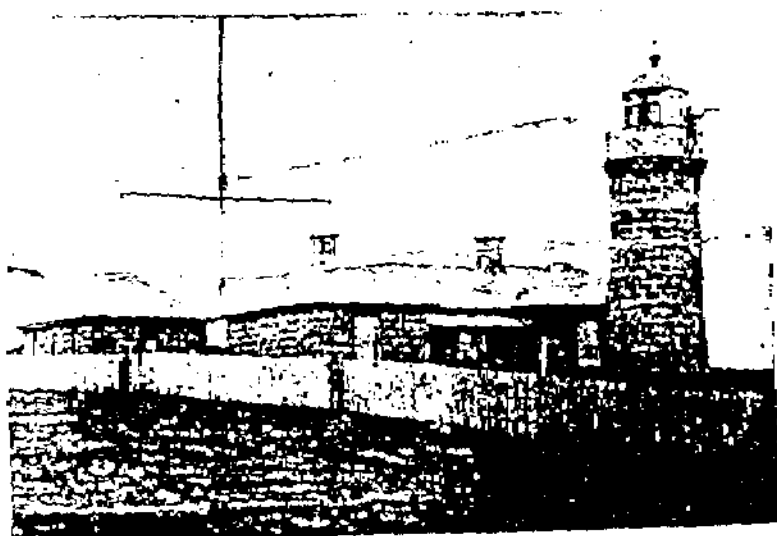
The fine axed basalt facades of each of the buildings are composed in a simple manner and contain several fine freely derived classical features. Daniel Nicholson works are slightly more pattern book oriented and include the Portland Club (formerly Crouch and Pethers Auction Rooms, 1860) with its trabeated doric facade and the Italianate facade of the London Hotel Assembly Rooms (1862 - 3).

Several churches were also built during this time including St. Stephen's Church of England (1856 - 57) which was originally designed to seat 1,000 parishioners, All Saints Church (1862), Wesleyan Church (1865) as shown opposite, and the Roman Catholic Church (opened in 1866). Although these denominational groups had established in the very early days of Portland's development and in many instances reflected the different migrant groups who came to settle in the new colony, for example, the Scots (Presbyterian) and the English and Welsh (Wesleyans), it was not until the 1850's and 1860's that the lands reserved for ecclesiastic purposes were graced with buildings of considerable grandeur and architectural merit. In 1863, Portland was declared a Borough and in the same year the Portland Town Hall in Charles Street was constructed.

The prosperity of Portland was also evident by developments within the port area. The first substantial pier built in 1846 was superceded by a second longer and more substantial pier built in 1857. Although the Portland Whaling Company was disbanded in 1859, the export based activities of the port, which were largely influenced by the pastoral industry of the Western District, provided the main stimulus to the continued operation of this facility. Ancillary industries such as canneries, wool washing and the boiling down of sheep and cattle for fat were located in close proximity to the port. Other industries reliant on the port included the crushing of wattle bark for shipment to adjacent colonies and Great Britain, and the export of guano from the Lawrence Rocks. With the use of the coastal steamer in the early 1850's and immigrant ships visiting the port, a lighthouse on Flagstaff Hill was in operation in 1859 to assist safe passage of people and goods. (Refer photograph opposite).



Wesleyan Church (1863), Percy Street.



Lighthouse (1859) on Flagstaff Hill.

Despite the concentration of industrial and commercial activities in close proximity to the port and subsequent demands placed upon this facility, numerous requests from Captain Fawthrop, the port's first harbourmaster, to Melbourne officials for extensions and repairs to Portland's mooring facilities were overlooked. It was not until 1880 when the railway line was included along the main pier that further works were done to upgrade the port. (Refer photograph opposite).

Dissatisfaction with the lack of public revenue being invested in the development of Portland went beyond the realm of the port itself. In 1858, an electoral Bill made one electorate of Portland and the County of Normanby with only two parliamentary members to represent this huge area. The Government's efforts to centralize commercial activities within the City of Melbourne and environs were reflected in the diversion of trade from Portland to the Port of Melbourne, and to a lesser extent, Geelong. A diatribe of verbal abuse, press statements and editorials such as the following one echoed the call for a separate State or Colony to be formed:

"Separation - Everyday furnishes additional evidence of the impolicy of giving trading towns such as Melbourne, Sydney and Adelaide the absolute control of funds raised over a vast territorial area. The absolute greed of such places is  
 "..... intolerable, and like the horse leech so much talked of in the home country, they are continually crying out give, give .... The only remedy for this state of things despite the despatch of His Grace of Newcastle, lies in separation. We have long since reached that stage of "intolerable hardship" which His Grace has been pleased to say would justify the measure, and year after year instead of improving, will still render our condition more pitiable and hopeless."<sup>19</sup>

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<sup>19</sup> Editorial "Portland Guardian", 15th January 1863.



Railway line extending along the foreshore area adjacent to Bentinck Street.



Post Office (1883), corner Gawler and Bentinck Streets.

Regardless of the movement's fervour and enthusiasm which continued for three years and culminated in a petition for political separation of the Western District from Melbourne and similarly for the south-east of South Australia from Adelaide, the Crown considered that insufficient proof of intolerable hardship had been shown to justify the necessity for creation of a new colony to be known as "Princeland". This period of "chauvinism" in many ways marked the end of Portland's "golden years", and by the mid 1860's the town's rapid growth had begun to stabilise (from a population of 2,500 persons in 1854 to 2,706 in 1856 and 2,804 in 1865).

In contrast, the development of Melbourne, Geelong, Ballarat and Bendigo and to a lesser extent, the farming district centres of Horsham, Hamilton and Warrnambool from the 1850's onwards, was stimulated by the frantic pursuit of gold and good fortune by both individuals and large mining companies. The rapid inroad of rail transport to Melbourne's hinterland and diffusion of people to the major gold rush towns established a sound foundation for growth of commercial enterprises and a ready market for primary produce from the Western District. Consequently, this change in direction of growth for the colony hindered Portland's future development both as a port and as a regional centre.

Hence, the fourth stage in Portland's history had commenced. From about 1870 onwards, the town centre and adjacent suburbs experienced a slow rate of growth and the gradual broadening of its industrial structure.

The photograph opposite shows the character of development along part of the foreshore area during the mid 1880's. Both recreational and commercial activities were dominant.

With the establishment of the Portland "Brick and Tile Company" in 1876 and two additional kilns in 1880, the use of bluestone as a primary building material was soon superseded by brick and in some instances, timber. During this period of "hibernation", few public buildings of any significance were erected in the township (the major exception being the Post Office erected in 1883 - refer photograph on previous page). Although rail and telegraphic links between Portland and Hamilton were provided in 1878, the importance of Melbourne as the focus of social, economic, political and cultural activity had been firmly established. The continuation of the Government's centralization policy provided little incentive for public or private investment in distant urban centres such as Portland.



View of Portland in 1886 looking towards the foreshore area and Bentinck Street. The Public Baths and piers have all been demolished.



By 1891, the Borough of Portland had 600 dwellings accommodating a total population of 2,285 persons. A large portion of the township's streets were planted with trees, the Norfolk Island pine being the most identifiable species, and most of the main streets had been asphalted. However, the gradual deceleration of development in Portland was becoming evident at the turn of the century and continued virtually until after World War II. In 1939, the population was 2,850 with a total of 800 dwellings within the municipality. It was not until the 1950's that Portland's existence was rediscovered.

In summary, the historic development of Portland as a settlement embodies four main periods or stages commencing with the whaling and sealing activities of the early 1800's and followed by the pioneering days of the 1830's and 1840's whereupon the pastoral activities of the Portland area grew and prospered as the town itself developed with the subdivision and sale of Crown Land. Whilst nothing has survived from the first stage of development, there are several buildings existing today which are representative of the architectural style and character of Portland during its second stage of growth. These remaining buildings reflect both the commercial and residential development of the town and subsequently the establishment of various public services to cater for the needs of its growing population.

The third stage in Portland's development being the gold rush days of the 1850's to mid 1860's is characterised by an influx of migrants from as far as Great Britain, and the continued growth of its rural hinterland. The built form of the town was further consolidated within the area bounded by Bentinck, Tyers, Hurd and Gawler Streets with the proportions and styles of many buildings contributing to the grandeur and architectural merits of this urban centre. There are several of these buildings still being used today, of which the churches provide excellent examples of these changes in architecture.

The fourth stage in Portland's history commenced from about 1870. Urban development within the town was slow with public funds being spent on upgrading the physical environment and engineering infrastructure of the town rather than the construction of substantial public buildings.

## 2.2 The Historic Significance of Portland and its Built Environment.

The Town of Portland, which is regarded as the first permanent white settlement in Victoria, embodies much of the early history of this State. The fine collection of historic buildings remaining in the town and in adjacent areas such as Bridgewater, contributes significantly to the historic charm and character of this coastal urban centre. It is this character which represents Portland's embryonic development, and as such forms an integral part of Victoria's heritage.

More particularly, it is the period from the 1830's to the 1860's which was influential, in an historic context, in establishing the importance of Portland as a conservation area. During these early years of development, beginning with the operation of whaling industries along the Portland Bay foreshore and the establishment of a small settlement, Portland's industrial and commercial functions expanded. The prosperous pastoral activities of the town's hinterland were also influential in shaping the character of Portland's built environment. Buildings surviving from this period are mostly simply conceived timber structures with timber shingle roofs (now covered with corrugated metal sheeting). These structures are unadorned and often lacked even a verandah. Some of the more humble buildings in the earliest section of the town (bounded by Bentinck, Julia, Percy and Glenelg Streets) survive from this early period and make a most significant contribution to the heritage of the town.

The period extending from the 1850's through to the 1860's characterizes the consolidation of Portland as a prosperous urban settlement. The gold rush period brought people and wealth to the town whereby the scale and appearance of both private and public buildings reflected the increasing importance of Portland both as a port and as a provincial centre servicing a rich rural hinterland. Portland's finest buildings date from this period and together they reflect the prosperity of the times in which they were created, showing more pretention to style than those structures of the earlier period. These buildings are generally constructed of the locally quarried bluestone and are conceived in a classically derived idiom. The works of the town's most celebrated architects, John Barrow and Daniel Nicholson, as well as several structures by the Public Works Department constitute the most important buildings from this period.

In as much as historic buildings form the basis of Portland's historic significance, the presence of physical elements contribute markedly to the character of the town. The most critical of these elements is the town's genesis, that is the Bay itself and the manner in which the town embraces this vast expanse of water. The limestone cliffs of Whalers Point, sandy beaches adjacent to Dutton Way, and the green slopes of Battery Hill provide a beautiful 'backdrop' to the Bay and attractive environs for the township itself.

Also critical to the character of Portland are the man-made elements of the town that result directly from the existence of the Bay. The lighthouse, jetties and docks for the fishing fleets and the giant port facilities reflect the various functions of Portland dating back to its early days as a whaling and sealing settlement and seaport for goods and persons travelling to and from the new colony.

Other man-made landscape elements play a special role. These include special areas such as the Botanic Gardens, the grounds at 'Burswood' and the foreshore parklands which provide a pleasant, landscaped interface between the port and town proper, and the less specified, but nevertheless readily identified avenues of Norfolk Island Pines which constitute one of Portland's most distinctive features.

Inherent in the nomination of this area is the protection of the views experienced from and within the town centre. These principally constitute the views of the Bay from Bentinck and Percy Streets, and along Julia and Gawler Streets, the views of Fawthrop's Lagoon to the south of the main residential area, and the pleasant views of Battery Hill surmounted by the picturesque gables and tower of 'Kingsley'. The two latter views contain critical visual features and together form a distinct boundary to the south of the town.

### 3. Historic Buildings

3. HISTORIC BUILDINGS

3.1 Criteria for the Selection of Historic Buildings

A particular building may be considered important from an historic point of view for a number of reasons, these reasons may include:

rarity, a building or elements its comprises may be unique or highly unusual.

architectural quality, a building or part of a building may contain elements of high architectural quality.

state of preservation, a building may have had few or no alterations since its original construction.

historical links, a building may have important links with past historical events or evince an important time in a particular town's development.

usage of local construction materials or techniques, a building may be constructed in particular materials or in a particular manner that are peculiar to the area.

In analysing buildings it is usual to compare buildings of similar types and judge them accordingly, and in a particular town, like Portland, it is desirable that a range of buildings are nominated which contain the best surviving examples of each building type that remain in the area. The building types considered in this study include humble workingmen's cottages, shops, warehouses, banks, churches, substantial residences, schools, homesteads and outbuildings.

Similarly it is important that buildings are selected which demonstrate the development of the town over the years as well as focusing on any important period of development. The most important period of Portland's development is without doubt the years pre-1860 and particularly pre-1850 when the town was in its formative years and when some of its fine stone buildings were constructed.

Other buildings may be important for their context, that is they may be an essential element in a group of buildings that constitute a streetscape or urban area or they may have a landmark quality where they contribute positively to the overall appearance of the town.

In compiling the following lists of historic buildings, careful attention has been paid to setting down the importance of a building within the town of Portland and the brief descriptions that accompany the lists set out succinctly the contribution that each building makes to the town's heritage. Building types such as banks, churches and public buildings have also been analysed on a general state-wide basis and their importance in this regard is usually indicated in the brief descriptions.

### 3.2 Buildings Worthy of Investigation

This section of the report lists the buildings in Portland that are of sufficient architectural or historic importance to be considered on the Historic Buildings Register and the Register of the National Estate (Australian Heritage Commission) and under Clause 8 of the Third Schedule of the Town and Country Planning Act. In addition, buildings or features considered contributory to the historic character of the Area of Special Significance have been included in this list.

The following list is complete and has been compiled from an extensive and detailed survey of the study area. These listings and recommendations are substantially weighed towards preserving as many as possible of the early (pre 1860) buildings which still survive in Portland and its environs. It is these buildings which contribute most to the present historic character of the town.

Detailed descriptions of each of the listed buildings are also contained within this section. These descriptions set out the existing known information regarding a particular structure's history and its significance. The research into some of these buildings is by no means complete as time did not permit a complete investigation of all the possible sources of historical information, however, it is felt that where a building is considered to be of sufficient significance to be nominated for the Historic Buildings Register, the research entailed is sufficient.

Accompanying the descriptions are three maps (Maps 2, 3, and 4) which locate the historic buildings within the town centre of Portland, the township itself and Portland's environs. To assist in the identification and reference to any one historic building included in the list of recommendations and shown on the particular map, a simple code has been adopted. Whilst contributory buildings within the Area of Special Significance are shown on map 4, each premises has not been individually numbered in the key to this map.

The code also appears as part of the description for each of the historic buildings or features and includes page numbers within the report wherein a photograph and/or other reference in the text is considered worthy of note.

NNE

- \* Recommended for addition to the Register of the National Estate.
- Recommended for retention on the Register of the National Estate.

HBR

- \* Recommended for addition to the Historic Buildings Register.
- Recommended for retention on the Historic Buildings Register.

T & CP Act

- \* Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

National Trust

- R Recorded by the National Trust of Australia.
- C Classified by the National Trust of Australia.

N.A.

Not applicable - State/Federal Government owned property.

R

Reference number for description of historic building or feature.

M

Map number (be it map 2, 3 or 4) on which the relevant historic building or feature is shown.

K

Key number indicating the number on the map which shows the location of the historic building or feature.

Property Address	Reference Code	RNE	HBR	T&CP Act	Nat. Trust
<u>BANCROFT STREET</u>					
Residence, "Kingsley", Bancroft St.	R1M3K8	*		*	R.
Residence, 61 Bancroft St.	R2M3K10	*	*	*	
<u>BARKLY STREET</u>					
Residence, 8 Barkly St.	R3M3K11	*		*	
Residence, 3B Barkly St.	R4M3K32			*	
Residence, 5B Barkly St.	R5M3K14	*	*	*	
<u>BENTINCK STREET</u>					
Residence, 3 Bentinck St.	R6M4K8	*		*	
Residences, 9 - 11 Bentinck St.	R7M4K9	*		*	C
Residence, 19 Bentinck St.	R8M4K10	*		*	C
Residence, 23 Bentinck St.	R9M4K42	*	*	*	
Premises, former Steam Packet Hotel, 33 Bentinck St.	R10M4K12	*	*	*	C
Mac's Hotel, cnr. Bentinck & Gawler Sts	R11M4K13	*	*	*	R
Residence and Store, former Flower and Must Warehouse, 57A Bentinck St.	R12M4K14	*		*	C
All Saints Roman Catholic Church, cnr. Bentinck and Henty Sts.	R13M3K1	*		*	
Christian Community College, Bentinck St.	R14M3K2	*		*	
<u>BLAIR STREET</u>					
Residence, 4 Blair St.	R15M4K1	*		*	
<u>BLIGH STREET</u>					
Residence, former Police Quarters, Bligh St.	R16M4K41	*		*	
<u>BOTANIC GARDENS</u>					
Gardeners Cottage	R17M4K11	*	*	*	R
<u>BRIDGEWATER</u>					
The former National School, Bridgewater	R18M2K4	*		*	
Uniting Church, former Methodist Church, Bridgewater	R19M2K5	*	*	*	



Property Address	Reference Code	RNS	HBR	T&CP Act	Nat. Trust
<u>BRIDGEWATER ROAD</u>					
Residence, Bridgewater Road	R20M2K14	*		*	
Residence, 81 Bridgewater Road	R21M2K9			*	
<u>CAPE BRIDGEWATER</u>					
Former Church of England, Cape Bridgewater	R22M2K3	•	*	*	C
Former Presbyterian Church, Cape Bridgewater	R23M2K1			*	
Former National School, Cape Bridgewater	R24M2K2			*	
<u>CAPE NELSON ROAD</u>					
Residence, "Burswood", 15 Cape Nelson Road	R25M3K19	•	•	*	C
Residence, 100 Cape Nelson Rd.	R26M2K13			*	
Residence, Allotment 9 - 10, Parish of Portland, Cape Nelson Rd.	R27M2K6	*		*	
Ruins, former residence, Allotment 10 - 6, Parish of Portland, Cape Nelson Rd.	R28M2K7	*		*	
<u>CAPE NELSON</u>					
Cape Nelson Lighthouse complex, Cape Nelson (including Lighthouse)	R29M2K12	•	N.A.	*	
<u>CHARLES STREET</u>					
"History House", former Town Hall, Charles St.	R30M4K39	•	•	*	
<u>CLIFF STREET</u>					
Court House, Cliff St.	R31M4K40	•	N.A.	*	C
Tourist Information Centre, Cliff St.	R32M4K37	*	N.A.	*	
Customs House, Cliff St.	R33M4K36	•	N.A.	*	C
Rocket Shed, Cliff St.	R34M4K38			*	
<u>THE DUTTON WAY</u>					
Residence, "Maretimo", The Dutton Way	R35M3K21	•	•	*	C

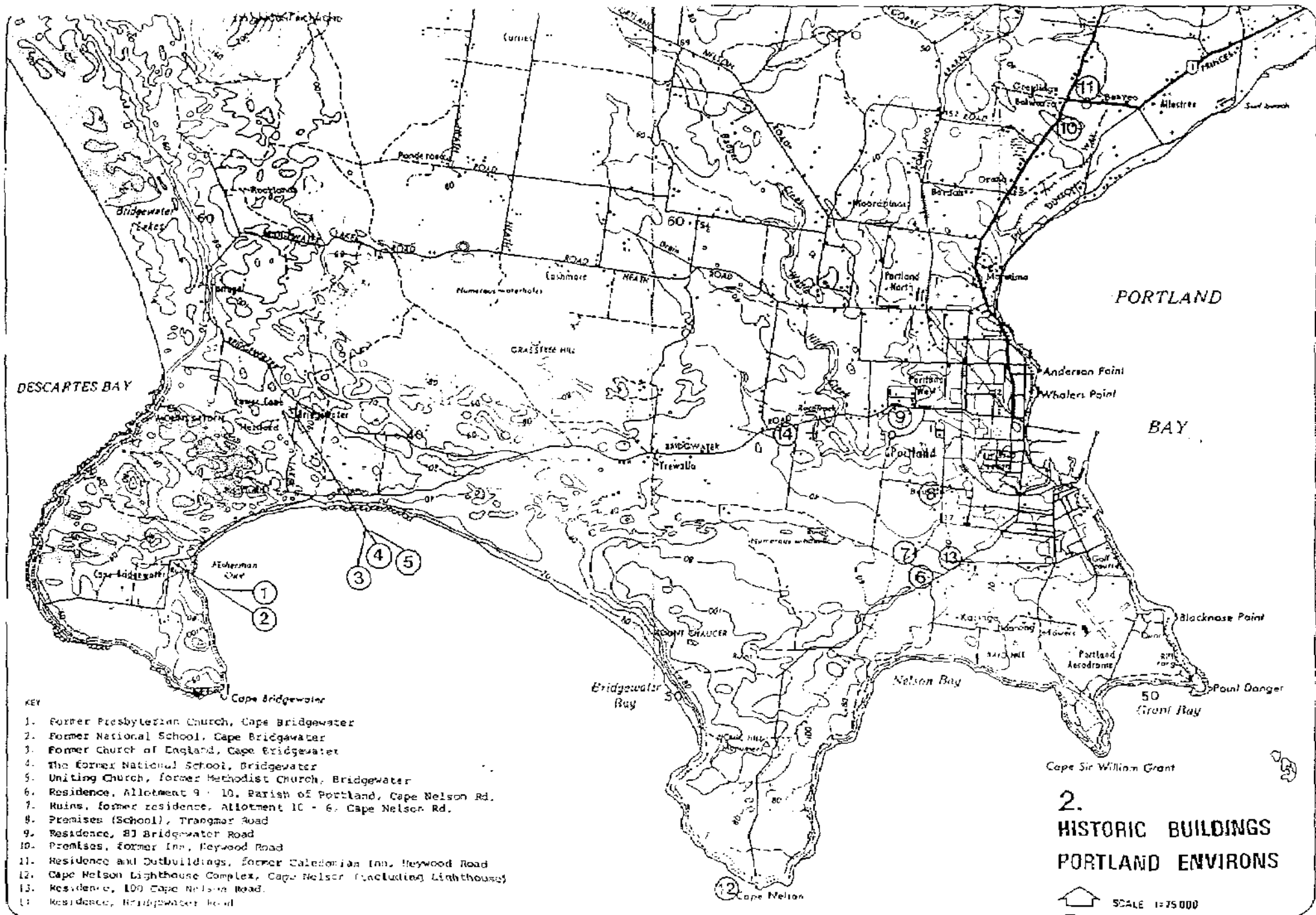
Property Address	Reference Code	RNE	HBR	T&CP Act	Nat. Trust
<u>FERN STREET</u>					
Residence, 4 Fern St.	R36M3K29			*	
Residence, 6 Fern St.	R37M3K28			*	
Residence, 16 Fern St.	R38M3K27			*	
<u>FINDLAY STREET</u>					
Residence, 74 Findlay St.	R39M3K13	*		*	
<u>FITZGERALD STREET</u>					
Premises, former Hills School, 33 - 35 Fitzgerald St.	R40M3K20	*		*	
<u>GAWLER STREET</u>					
Council Offices, former Post Office, cnr. Gawler and Bentinck Sts.	R41M4K35	*		*	R
Foresters Hall, 9 - 11 Gawler St.	R42M4K48	•	•	*	C
Residence, former shop, 14 Gawler St.	R43M4K47	*		*	
Residence, former shop, 16 Gawler St.	R44M4K46			*	
Residence, 19 Gawler St.	R45M4K49	*	*	*	
Residence, former Builders Inn, 25 Gawler St.	R46M4K50		*	*	C
Premises, 34 Gawler St.	R47M4K22			*	
Premises, 38A Gawler St.	R48M4K23			*	
Residence, "Lindah", 46 Gawler St.	R49M4K24		*	*	
Residence, 53 Gawler St.	R50M4K4	*	*	*	
Residence, 60 Gawler St.	R51M4K25			*	
Residence, 65 Gawler St.	R52M4K3	*		*	
Residence, 67 Gawler St.	R53M4K2	*	*	*	
<u>GLENELG STREET</u>					
Residence, 8 Glenelg St.	R54M4K43	•	*	*	C
Residence, 10 Glenelg St.	R55M4K44			*	
Residence, 16 Glenelg St.	R56M4K45	•		*	C
<u>HENTY STREET</u>					
Residence, 35 - 37 Henty St.	R57M3K7	*	*	*	R

Property Address	Reference Code	RNE	HBR	T&CP Act	Nat. Trust
<u>HEYWOOD ROAD (Princes Highway)</u>					
Premises, former Inn, Heywood Rd.	R58M2K10	*		*	
Residence and Outbuildings, former Caledonian Inn, Heywood Rd.	R59M2K11	*		*	
<u>HURD STREET</u>					
Residence, Ruined Stone Cottage and Stone Stables at rear, 21 Hurd St.	R60M4K51	*	*	*	R
Residence, 25 Hurd St.	R61M4K52	*		*	R
Residence, 38 Hurd St.	R62M4K29	*		*	
Residence, 40 Hurd St.	R63M4K30			*	
Residence, 87 Hurd St.	R64M3K24			*	
Residence, 106 Hurd St.	R65M3K22			*	
<u>JONES STREET</u>					
Residence, Jones St.	R66M3K12	*	*	*	
<u>JULIA STREET</u>					
"The Old London", former London Hotel, cor. Bentinck and Julia Sts.	R67M4K66	•	•	*	C
Premises, former London Hotel Assembly Rooms, Julia St.	R68M4K67	•		*	R
Shop, Thorpe and Co. Farm Supplies, 3 Julia St.	R69M4K68	*		*	
Offices and Shop, former Henty Woolstore, 8 - 12 Julia St.	R70M4K64	•		*	C
Restaurant, former Henty Woolstore, 6 Julia St.	R70M4K65	•		*	
Restaurant, "Canton Palace", 9 Julia St.	R71M4K69	*		*	
Shops, 13 - 15 Julia St.	R72M4K70			*	R Upper Storey only
Shop, 17 Julia St.	R73M4K71	*	*	*	R Upper Storey only
Shops, 19 - 21 Julia St.	R74M4K72	*	*	*	
Warehouse, rear 19 - 21 Julia St.	R75M4K73			*	
Shop, Hairdresser, 27 - 29 Julia St.	R76M4K74			*	

Property Address	Reference Code	RNE	HBR	T&CP Act	Nat. Trust
<u>JULIA STREET (cont'd)</u>					
Shop, Shoe Shop, 31 Julia St.	R77M4K75			*	
Shop, Frosts Newsagency, 37 Julia St.	R78M4K76			*	R Upper Storey only
"Glasgow House", 39 Julia St.	R79M4K77			*	
Shops, Dress Shop and Building Society, 41 - 43 Julia St.	R80M4K78			*	
Bank of N.S.W., 51 Julia St.	R81M4K79			*	
Portland Citizens Band Room, former Warehouse, 58A Julia St.	R82M4K62	•	*	*	C
Residence, "Annesley", 60 Julia St.	R83M4K61	*		*	R
Residence, "Claremont", 67 Julia St.	R84M4K26	*		*	
Residence, 70 Julia St.	R85M4K27	•	•	*	C
Residence, 72 Julia St.	R86M4K28	*		*	
Residence, 81 Julia St.	R87M4K53	*		*	
<u>OTWAY STREET</u>					
Residence, 22 Otway St.	R88M3K26			*	
Residence, 32 Otway St.	R89M3K23	*		*	
<u>PALMER STREET</u>					
State School I, former National School, cnr. Julia and Palmer Sts.	R90M4K54	*	N.A.	*	R
State School II, Palmer St.	R91M4K55	*	N.A.	*	
State School III, Palmer St.	R92M4K56	*	N.A.	*	
Cottages, 36 Palmer St.	R93M4K57	•		*	C
Cottage, 77 Palmer St.	R94M3K30	•		*	C
<u>PATTERSONS LANE</u>					
Residence, Pattersons Lane	R95M3K33			*	
Residence, Pattersons Lane	R96M3K33			*	
<u>PERCY STREET</u>					
Residence, 4 Percy St.	R97M4K7	*		*	R
Residence, 5 Percy St.	R98M4K5	•		*	C
Residence, 6 Percy St.	R99M4K6	*		*	

Property Address	Reference Code	RNE	HBR	TGCZ Act	Nat. Trust
<u>PERCY STREET (cont'd)</u>					
Shop and Store ("Benjamin's") 23 Percy St.	R100M4K21		•	*	C
Premises, 25 Percy St.	R101M4K20			*	
Brick Store, 27A Percy St.	R102M4K19			*	
"Sandilands", former Residence, 33 Percy St.	R103M4K18	•		*	C
Portland Club, 35 Percy St.	R104M4K17	•	•	*	C
Baptist Church, former Freemason's Hall, 36 Percy St.	R105M4K15	*		*	R
St. Stephen's Hall, former Episcopalian Church, 39 Percy St.	R106M4K16	*	*	*	C
St. Stephen's Church of England, cnr. Percy and Julia Sts.	R107M4K80	*	*	*	C
ANZ Bank, former Union Bank, cnr. Percy and Julia Sts.	R108M4K53	•	•	*	C
Campbell's Drapery, including Outbuildings, well, pump, etc., 57 Percy St.	R109M4K60	•	*	*	C
Uniting Church, Vicarage, 59 Percy St.	R110M4K59	*		*	
Uniting Church, former Wesleyan Church 61 Percy St.	R111M4K58	*	*	*	R
Shop, 58 - 60 Percy St.	R112M4K33	*		*	
Portland Bakery, 79 - 81 Percy St.	R113M4K31	*	*	*	R
Shops, cnr. Percy and Henty Sts.	R114M4K32			*	R
Shop and Rear Outbuildings, 98 Percy St.	R115M3K31			*	
Shop, 137 Percy St.	R116M3K25			*	R
Royal Hotel, cnr. Percy and Tyers Sts.	R117M3K6			*	R
<u>PROSPECT COURT</u>					
Residence, "Prospect House", 3 Prospect Court.	R118M3K18	•	•	*	C
<u>RICHMOND STREET</u>					
Stone Wall and Outbuilding, Richmond Henty Hotel, Richmond St.	R119M4K34			*	
<u>TRANGMAR ROAD</u>					
Premises (School), Trangmar Rd.	R120M2K8	*		*	

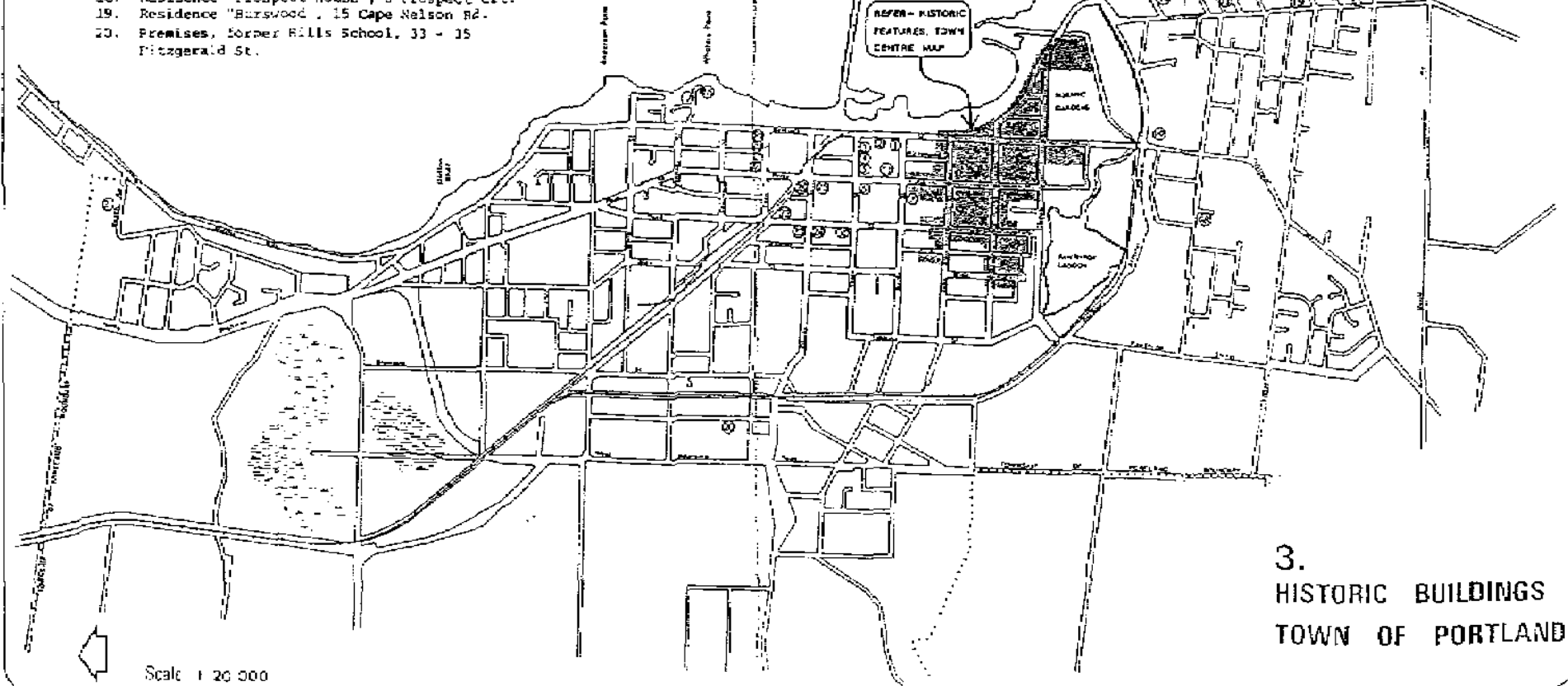
Property Address	Reference Code	RNE	HBR	TECP Act	Nat. Trust
<u>TYERS STREET</u>					
Residence, former Family Hotel, 5 - 7 Tyers St.	RL21M3K3	•	•	*	C
Residence, 9 Tyers St.	RL22M3K4	*		*	
Residence, 11 Tyers St.	RL23M3K4			*	
Uniting Church, former Presbyterian Church, Tyers St.	RL24M3K5	*		*	
<u>VICTORIA PARADE</u>					
Battery, Victoria Pde.	RL25M3K9	*		*	
<u>WHALERS CRESCENT</u>					
Residence, former Lighthouse Keepers Quarters, Whalers Cres.	RL26M3K17	*		*	R
<u>WHALERS POINT</u>					
Lighthouse, Whalers Point	RL27M3K16	*		*	R
<u>WELLINGTON ROAD</u>					
Residence, "Wando Villa", 89 Wellington Rd.	RL28M3K15	•	•	*	C



KEY

1. All Saints Roman Catholic Church, cnr. Bentinck and Henty Sts.
2. Christian Community College, Bentinck St.  
Residence, former Family Hotel, 5 - 7 Tyers St.
3. Residences, 9 and 11 Tyers St.
4. Uniting Church, former Presbyterian Church, Tyers St.
6. Royal Hotel, cnr. Percy and Tyers Sts.
7. Residence, 15 - 17 Henty St.
8. Residence "Kingsley", Bancroft St.
9. Battery, Victoria Pde.
10. Residence, 61 Bancroft St.
11. Residence, 8 Barkly St.
12. Residences, Jones St.
13. Residences, 74 Fordlay St.
14. Residence, 58 Barkly St.
15. Residence "Wanda Villa", 89 Wellington Rd.
16. Lighthouse, Whalers Point.
17. Residence, former Lighthouse Keepers Quarters, 4 Whalers Cres.
18. Residence "Prospect House", 3 Prospect Crt.
19. Residence "Burswood", 15 Cape Nelson Rd.
20. Premises, former Hills School, 33 - 35 Fitzgerald St.






21. Residence "Maretime", Dutton Hwy.
22. Residence, 106 Hurd St.
23. Residence, 12 Otway St.
24. Residence, 87 Hurd St.
25. Shop, 137 Percy St.
26. Residence, 22 Otway St.
27. Residence, 16 Fern St.
28. Residence, 6 Fern St.
29. Residence, 4 Fern St.
30. Cottage, 77 Palmer St.
31. Shop and rear Outbuildings, 95 Percy St.
32. Residence, 38 Barkly St.
33. Residences, Pattersons Lane

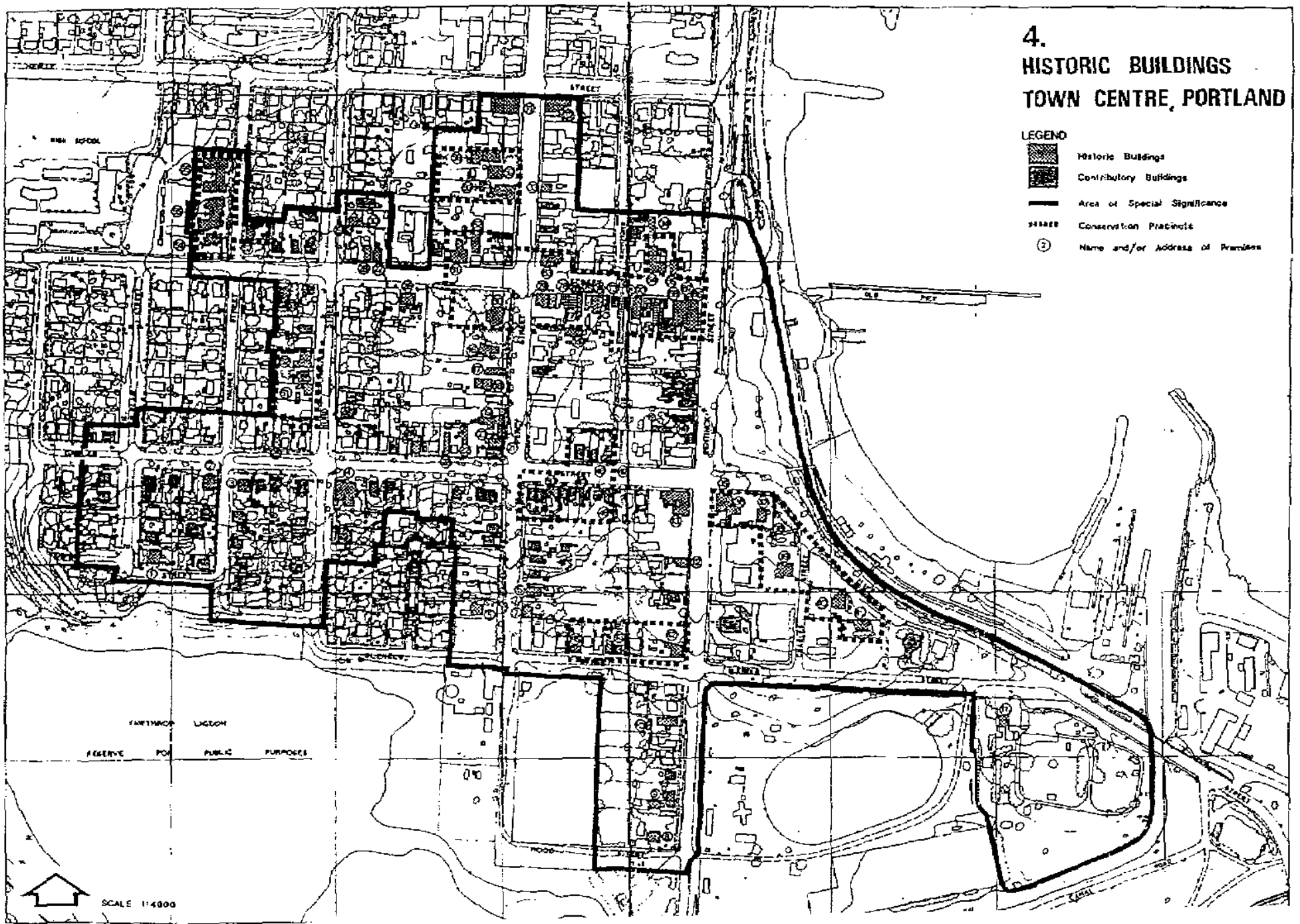


3.  
HISTORIC BUILDINGS  
TOWN OF PORTLAND



# 4. HISTORIC BUILDINGS TOWN CENTRE, PORTLAND

- LEGEND**
-  Historic Buildings
  -  Contributory Buildings
  -  Area of Special Significance
  -  Conservation Precincts
  -  Name and/or Address of Premises



SCALE 1:4000

HISTORIC BUILDINGS - TOWN CENTREFORTLAND

1. Residence, 4 Blair St.
2. Residence, 67 Gawler St.
3. Residence, 65 Gawler St.
4. Residence, 53 Gawler St.
5. Residence, 5 Percy St.
6. Residence, 6 Percy St.
7. Residence, 4 Percy St.
8. Residence, 3 Bentinck St.
9. Residences, 9 - 11 Bentinck St.
10. Residence, 19 Bentinck St.
11. Gardeners Cottage, Botanic Gardens.
12. Premises, former Steam Packet Hotel, 33 Bentinck St.
13. Mac's Hotel, cnr. Bentinck and Gawler Sts.
14. Residence and Store, former Flower and Must Warehouse, 57A Bentinck St.
15. Baptist Church, former Freemasons Hall, 36 Percy St.
16. St. Stephen's Hall, former Episcopalian Church, 39 Percy St.
17. Portland Club, 35 Percy St.
18. "Sandilands", former residence, 33 Percy St.
19. Brick Store, 27A Percy St.
20. Premises, 25 Percy St.
21. Shop and Store (Benjamin's), 23 Percy St.
22. Premises, 34 Gawler St.
23. Premises, 38A Gawler St.
24. Residence, "Lindah", 46 Gawler St.
25. Residence, 60 Gawler St.
26. Residence, "Claremont", 67 Julia St.
27. Residence, 70 Julia St.
28. Residence, 72 Julia St.
29. Residence, 38 Hurd St.
30. Residence, 40 Hurd St.
31. Portland Bakery, 79 - 81 Percy St.
32. Shops, cnr. Percy and Henty Sts.
33. Shop, 58 - 60 Percy St.
34. Stone wall and Outbuilding, Richmond Henty Hotel, Richmond St.
35. Council Offices, former Post Office, cnr. Gawler and Bentinck Sts.
36. Customs House, Cliff St.
37. Tourist Information Centre, Cliff St.
38. Rocket shed, Cliff St.
39. "History House", former Town Hall, Charles St.
40. Court House, Cliff St.
41. Residence, former Police Quarters, Bligh St.
42. Residence, 23 Bentinck St.
43. Residence, 8 Glenelg St.
44. Residence, 10 Glenelg St.
45. Residence, 16 Glenelg St.
46. Residence, former Shop, 16 Gawler St.
47. Residence, former Shop, 14 Gawler
48. Foresters Hall, 9 - 11 Gawler St
49. Residence, 19 Gawler St.
50. Residence, former Builders Inn, 25 Gawler St.
51. Residence, Ruined Stone Cottage and Stone Stables, at rear 21 Hurd St.
52. Residence, 25 Hurd St.
53. Residence, 81 Julia St.
54. State School I, former National School, cnr. Julia & Palmer Sts.
55. State School II, Palmer St.
56. State School III, Palmer St.
57. Cottages, 36 Palmer St.
58. Uniting Church, former Wesleyan Church, 61 Percy St.
59. Uniting Church Vicarage, 59 Percy St.
60. Campbell's Drapery inc. out-buildings, well, pump, etc. 57 Percy St.
61. Residence "Annesley", 60 Julia St
62. Portland Citizens Band Room, former Warehouse, 58A Julia St.
63. ANZ Bank, former Union Bank, cnr. Percy and Julia Sts.
64. Offices and Shop, former Henty Woolstore, 8 - 12 Julia St.
65. Restaurant, former Henty Woolston 6 Julia St.
66. "The Old London" former London Hotel, cnr. Bentinck and Julia Sts
67. Premises, former London Hotel Assembly Room, Julia St.
68. Shop, Thorpe & Co. Farm Supplies, 3 Julia St.
69. Restaurant "Canton Palace", 9 Julia St.
70. Shops, 13 - 15 Julia St.
71. Shop, 17 Julia St.
72. Shop Premises, 19 - 21 Julia St.
73. Warehouse, rear 19 - 21 Julia St.
74. Shop, Hairdresser, 27 - 29 Julia S
75. Shop, Shoe Shop, 31 Julia St.
76. Shop, Frosts Newsagency, 37 Julia
77. "Glasgow House", 39 Julia St.
78. Shops, Dress Shop & Building Socie 41 - 43 Julia St.
79. Bank of N.S.W., 51 Julia St.
80. St. Stephen's Church of England, cnr. Percy and Julia Sts.



Residence, No. 61 Bancroft Street (1850's).



Residence, No. 30 Barkly Street.

Residence "Kingsley"

National Trust Recorded.

Bancroft Street*R1M3K8; Page 39*

The substantial timber residence "Kingsley" was erected in 1893 for Thomas Pile, a notable local merchant and citizen. The house is a local landmark, being situated on the summit of Battery Hill and overlooks the town. Its superb picturesque composition with its many gables and octagonal tower is unusual and particularly notable. The house is substantially intact and is the finest surviving example of the architecture of Portland during the 1890's period.

Recommended for addition to the Register of the National Estate.

Residence61 Bancroft Street*R2M3K10; Page 57*

The single storey stone residence at 61 Bancroft Street was erected in the 1850's for William Corney. The house is substantially intact and epitomizes the domestic design of this early period. The twelve-pane sliding sash windows, and fine timber verandah, are particularly notable.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Residence8 Barkly Street*R3M3K11*

The double fronted rendered stone residence at 8 Barkly Street dates from c.1860 and is typical of residences of this period. The house and outbuildings are substantially intact and form a notable group.

Residence38 Barkly Street*R4M3K32; Page 57*

The double fronted stone cottage at 38 Barkly Street dates from early times.

The verandah posts and tiled floor are later alterations and date from c.1900.

Residence

58 Barkly Street

R5M3K14; Pages 60, 159

The double fronted timber cottage and outbuildings at 58 Barkly Street date from early times and are substantially intact. The simple design of the building with its twelve-pane sliding sash windows and decorative timber verandah valance epitomizes domestic buildings dating from the 1850's. The house is particularly important in the range of domestic architecture styles in Portland.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Residence

3 Bentinck Street

R6M4K8; Page 60

The single storey timber residence at 3 Bentinck Street was erected c.1858 for P. Cruse, a carpenter. This simply conceived timber structure with its encircling verandah survives from early times and remains substantially intact.

Recommended for addition on the Register of the National Estate.

Residences

9 - 11 Bentinck Street

R7M4K9; Pages 62, 170

The pair of squared rubble bluestone cottages at 9 - 11 Bentinck Street were erected c.1863 by Henry Phillips, a local stonemason who occupied No. 11 on completion. Each cottage is simply conceived and double fronted facades are without adornment. They are typical of working class cottages.

National Trust Classified.  
Register of the National  
Estate.

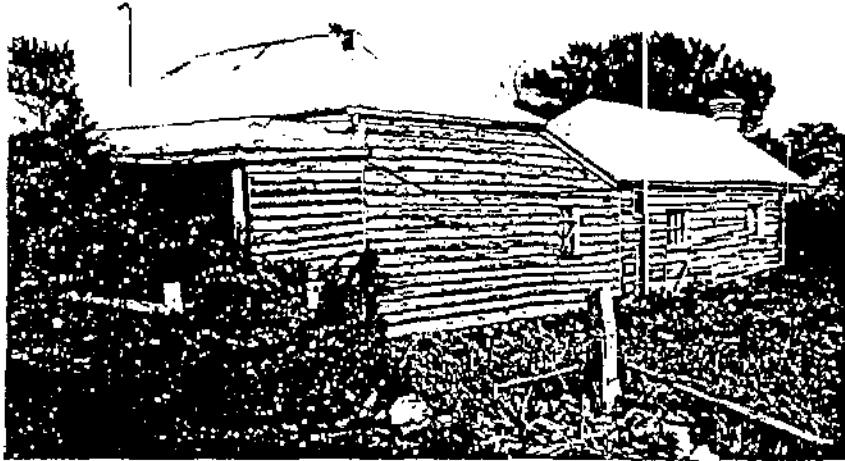
Residence

19 Bentinck Street

R8M4K10

The regular coursed, squared rubble basalt residence at 19 Bentinck Street was erected in 1673 for local merchant Roger French. The double fronted house with central entrance under a tiled verandah with coupled cast iron

National Trust Classified.  
Register of the National  
Estate.



Residence, No. 58 Barkly Street.



Residence, No. 3 Bentinck Street (c. 1858).

columns, and stone outbuildings, is traditionally planned and forms a well maintained and intact group of nineteenth century buildings.

Residence

23 Bentinck Street

R9M4K42; Pages 62, 143, 144.

The double fronted stone house, 23 Bentinck Street was erected c.1875 for James Fawthrop Jnr. The building was subsequently altered and extended c.1900, and remains one of the most important stone houses in Portland. The surviving verandah with its gothic style branches, the numerous outbuildings including the kitchen with its fine timber vaulted roof and the unusual fenestration are notable features.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Premises

Former Steam Packet Hotel

National Trust Classified.

33 Bentinck Street

Historic Buildings Register

R10M4K12; Pages 18, 21, 64.

The former Steam Packet Hotel was erected on this site in 1841/42 by Samuel Hutchison and was possibly prefabricated in Tasmania. It was the sixth recorded hotel to be opened in Portland. The two storey timber structure with attic floor illuminated by gabled dormers and shingle roof has been recently restored. The Steam Packet Hotel is one of Portland's, and therefore Victoria's oldest buildings. Its simple construction and materials are typical of buildings dating from these pioneering years in the history of the town. The picturesque attic dormers and architrave detail to the front door are particularly unusual in Victoria.

Recommended for addition to the Register of the National Estate.

Mac's Hotel

National Trust Recorded.

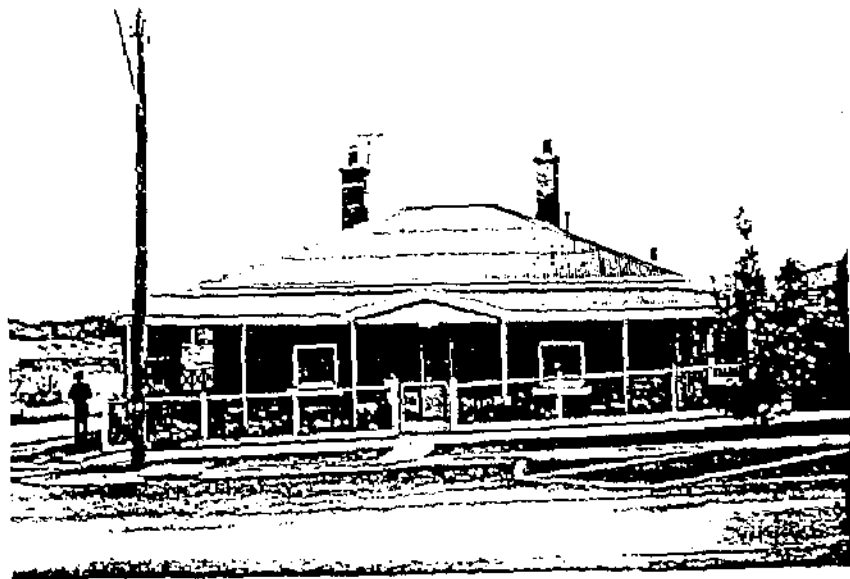
Cnr. Bentinck and Gawler Streets

R11M4K13; Pages 24, 25.

Mac's Hotel was initially erected in 1855/56 by Hector McDonald. The design of the three storey structure was said to be in the style of the Criterion Hotel, Melbourne. The architect was G. Mathewson and the contractors were Norton Halley and McNaughton. The three storey structure then comprised the main corner section of the present structure; the verandahs however, were not



Residence, No. 9 Bentinck Street (c.1863).



Residence, No. 23 Bentinck Street (c.1875).



added until 1890. In 1878, the three storey wing to Gawler Street was added, the architect was D. Nicholson. Mac's Hotel remains one of the largest nineteenth century provincial hotels in Victoria. It is a landmark of Portland and a fine example of the craft of the local stonemasons. Architecturally, the hotel is a typical early example of many such hotels throughout the State. The composition of the 1878 addition, however with its recessed entrance, projecting bay window and pediment motif is most unusual.

Recommended for addition on the Register of the National Estate and the Historic Buildings Register.

Residence and Store, former

National Trust Classified.  
Register of the National  
Estate.

Flower and Must Warehouse

57A Bentinck Street

*R12M4K14; Page 64*

The two storey brick and stone warehouse at 57A Bentinck Street was constructed in 1845/46 to facilitate the Portland branch operations of the Sydney based merchants Must and Flower. The original two storey warehouse of handmade bricks and timber shingled roof was extended at an unknown date by the construction of a two storey bluestone addition of a warehouse and residence. The building is a utilitarian structure and represents one of the first building eras in the town. The historical association with Thomas Must, one of Portland's most influential residents in its formative years is important.

All Saints Roman Catholic Church

cnr. Bentinck and Henty Streets

*R13M3K1; Pages 22, 31, 66.*

All Saints Roman Catholic Church was erected in 1857/58. The architect was J.B. Denny of Melbourne and the works were superintended by D. Nicholson, the local architect. The metal clad spire and tower were added in 1877. The stone church in a Decorated English Gothic style comprises a nave with a timber lined ceiling, sanctuary and west tower. There is a choir gallery and organ loft. A notable gothic revival church subscribing to Puginian principles.

Recommended for addition to the Register of the National Estate.



Former Steam Packet Hotel (1841-42), No. 33 Bentinck Street.



Premises, former Must and Flower Warehouse (1845-46), No. 57A Bentinck Street.

The Christian Community College

Bentinck Street

R14M3K2; Page 66

The Christian Community College comprises a number of buildings, some dating from early times.

The main building, a three storey brick structure in a gothic style with stucco dressings to the openings and a castellated tower (now missing its original spire) was erected in 1900 for the Sisters of the Loreto Convent. The architect for this building is not known, although the work was carried out on day labour under the supervision of A.H. Andrews. Behind this grand facade nestles a stone house and outbuildings dating from early times and flanking these buildings is another stone house which could date from early times (albeit substantially altered). The complex is separated from the street by a high stone wall punctuated by a rendered entrance archway.

The College buildings collectively form an interesting group, with stone structures dating from early times and a picturesque gothic facade to the main building that is a landmark of the Portland foreshore.

Residence

4 Blair Street

R15M4K1; Page 174.

A substantial single storey timber residence erected c.1913/15 in the Queen Anne/Edwardian style. The house is the largest and most distinctive of several houses erected in Portland in this style. The grounds are encircled by a high cypress hedge.

Recommended for addition on the Register of the National Estate.

Residence

Former Police Quarters

Bligh Street

R16M4K4I; Pages 68, 133, 134.

The former Police Quarters, now a residence, were erected in 1864 by the Public Works Department, the drawing for the building being prepared by A.T. Snow. The single storey stone structure is a notable example of public works design and an essential element in the Public Buildings Reserve Precinct.

Recommended for addition on the Register of the National Estate.



All Saints Roman Catholic Church (1857-58), Bentinck Street



Gardeners Cottage

National Trust Recorded.

Botanic Gardens*R17M4K11; Pages 39, 68.*

The Gardeners Cottage, Botanic Gardens, Portland, was erected in 1858, probably to designs by A.M. Ross, the Municipal Surveyor at the time. The single storey stone structure is picturesquely conceived with casement windows, rusticated stone quoins and massive chimneys. The picturesque style of the buildings, so appropriate to its setting is unusual in Portland where all of the early structures are classical in their stylistic derivation. The building forms an important feature of the town.

Recommended for addition on the Register of the National Estate and the Historic Buildings Register.

The former National SchoolBridgewater*R18M2K4; Page 70.*

The former National School, Bridgewater, was opened in 1858 and is one of the earliest schools in Victoria. The rendered stone structure comprised two classrooms; the once attached teacher's residence has been demolished. The simple structure, completely utilitarian in concept, is one of the few surviving remnants of the Bridgewater settlement.

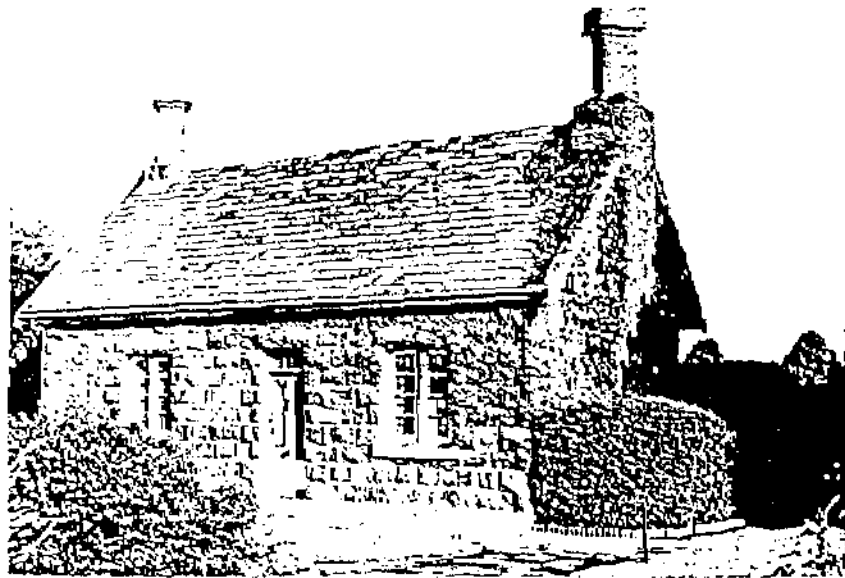
Uniting ChurchFormer Methodist ChurchBridgewater*R19M2K5; Page 70.*

This simple stone structure dates from 1879 and replaced an earlier structure erected in 1858. The austere gable structure is relieved by simple gothic lancet windows. This delightful country church is still in use and retains many of its original fittings. Its simple materials and construction typify the architecture of nineteenth century country church design. The church is one of the few surviving remnants of the Bridgewater settlement.

Recommended for addition to the Register of the National Register and the Historic Buildings Register.



Residence, former Police Quarters (1864), Bligh Street.



Gardeners Cottage (1858), Botanic Gardens.

ResidenceBridgewater Road

R20M2K14

The double storey rendered stone residence on Bridgewater Road, on the outskirts of Portland, dates from early times. The building is simply conceived and austere decorated and typifies the architectural style of Portland in its early period of development.

Recommended for addition to the Register of the National Estate.

Residence83 Bridgewater Road

R21M2K9; Page 189.

A simple single storey timber cottage dating from c.1900. The timber verandah with its fine timber valance is a distinctive feature of the building.

Former Church of EnglandCape Bridgewater

R22M2K3

National Trust Classified.  
Register of the National  
Estate.

St. Peter's Church of England, Bridgewater, was opened on 5 August 1884 by Bishop Thornton. The simple rectangular plan, Early English Gothic style structure is constructed of rendered masonry with an iron clad roof, entrance porch and half octagonal sanctuary by local builder John Hardie. It is typical of a country parish Church of the 1880's in Victoria and is distinguished by its unusual fenestration patterns and design austerity.

Recommended for addition to the Historic Buildings Register.

Former Presbyterian ChurchCape Bridgewater

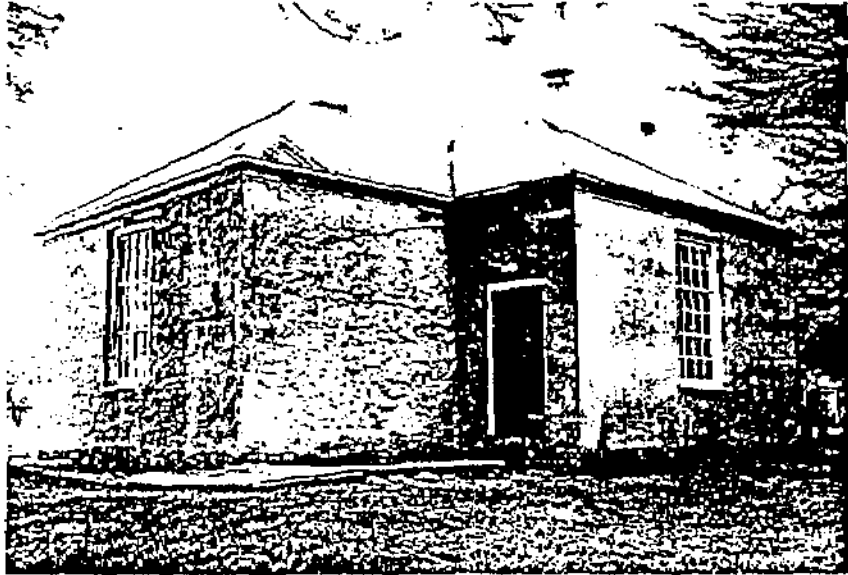
R23M2K1

This simple gable rendered stone structure was erected in 1870. The church is one of the few surviving remnants of the Cape Bridgewater settlement and is substantially intact. The church typifies the zeal of the early Presbyterian colonists of Victoria.

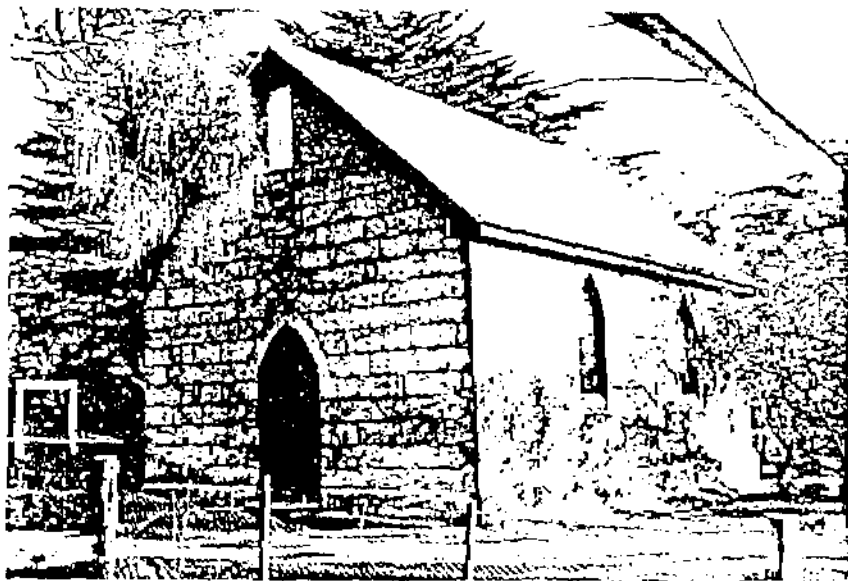
Former National SchoolCape Bridgewater

R24M2K2

The ruins of the former National School at Cape Bridgewater are one of the few surviving remnants of the Cape Bridgewater settlement. The School was



Former National School (opened in 1858), Bridgewater.



Uniting Church, former Methodist Church (1858), Bridgewater



Residence "Burswood"  
15 Cape Nelson Road  
 R25M3K19; Pages 28, 39.

National Trust Classified.  
 Historic Buildings Register.  
 Register of the National  
 Estate.

The single storey mansion house with enclosed glass verandah, "Burswood" at Portland was erected in 1855 on a site overlooking the Portland Bay for English born pioneer colonist Edward Henty. The architect was John Barrow. The building comprises a central block of fine axed basalt ashlar and slate roof (now replaced) with flanking brick wings forming an enclosed rear courtyard.

"Burswood" at Portland is the most important early mansion house in Western Victoria, being an exceptionally fine classically derived villa design by the distinguished colonial architect John Barrow. Edward Henty, a prominent member of one of Australia's most remarkable colonial families established himself at Portland Bay in 1834 and "Burswood" is testimony to his success as an early colonist. Henty lived in the home for 17 years.

Residence  
100 Cape Nelson Road  
 R26M2K13

An interesting house erected c.1880. The double gabled composition with verandah (now enclosed) is notable.

Residence  
Allotment 9 - 10 Parish of Portland  
Cape Nelson Road  
 R27M2K6

This single storey stone residence dates from early times.

Recommended for addition to the Register of the National Estate.

Ruins, former residence, Allotment 10-6, Parish of Portland  
Cape Nelson Road  
 R28M2K7

The former double storey rendered brick and stone residence dates from early times. The building is simply conceived and is undecorated. It is typical of the architectural style of Portland in its early period of development.

Recommended for addition to the Register of the National Estate.

Cape Nelson Lighthouse Complex  
Cape Nelson (including Lighthouse)  
*R29M2K12; Page 73.*

National Trust Classified,  
 Register of the National  
 Estate.

The Cape Nelson Lighthouse Station, the westernmost sentinel of Bass Strait, was first illuminated on 7th July 1884 as a first-order fixed light with dioptic apparatus. J. Thorne constructed the circular plan stone lighthouse tower, keeper's quarters and store from designs prepared by the P.W.D. using locally quarried stone. The contract cost was £11,552 and the foundation stone to the tower was laid by Major Tranquar, Mayor of Portland, on 13th April 1883.

The Cape Nelson Lighthouse and Station buildings, spectacularly situated 75 metres above sea level on lonely Cape Nelson peninsula, form an important open ocean navigational complex at the treacherous entrance to Bass Strait. Cape Nelson lighthouse is one of a group of Victorian lighthouses (which includes those at Wilson's Promontory, Cape Otway and Gabo Island) of extremely fine proportions, exemplary construction detail and dramatic situation. (Refer photograph overleaf)

"History House", former Town Hall  
Charles Street  
*R30M4K39; Pages 25, 73, 131-134, 165, 166.*

Register of the National  
 Estate.  
 Historic Buildings Register.

The former Portland Town Hall was erected in 1863/64. The architect was A. Ross and the contractors were Robb and Co. The simple stone structure comprises a gabled hall flanked on each side by offices. The Hall space is expressed in the facade by a pedimented gable supported by doric pilasters. This simply conceived public building is a fine example of provincial architecture in the early years of the Colony of Victoria. The doric pedimented central section is an outstanding feature of the building. (Refer photograph overleaf)

Court House  
Cliff Street  
*R31M4K49; Pages 21, 22, 26, 131, 132, 134, 166.*

National Trust Classified.  
 Register of the National  
 Estate.

The Portland Court House was erected c.1853 probably to designs by Henry Ginn, the Clerk of Works of the Port Phillip District. It is faced with axed basalt and axially planned with central courtroom chamber and flanking offices. The facade is decorated in a restrained manner by a fine doric portico and parapet entablature. This is the oldest surviving Court House in Victoria and the most significant work of pioneer Victorian architect Henry Ginn. The structure still remains in use as a Court House.



Cape Nelson Lighthouse Establishment (1883-84), Cape Nelson.



"History House", former Town Hall (1863-64), Charles Street

Tourist Information CentreCliff Street

R32M4K37; Pages 21, 27, 75, 131, 133, 134.

The former Police Office and Watchhouse was erected in 1850 by the Public Works Department. Additions were made to the rear in 1877. The simply composed bluestone structure has been substantially altered with new windows and a porch to the front elevation. It is an essential feature of the Public Buildings Reserve Precinct. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

Customs House

National Trust Classified.  
Register of the National  
Estate.

Cliff Street

R33M4K36; Pages 21, 75, 131, 134.

The Portland Customs House was erected in 1849, probably to designs by Henry Ginn, the Clerk of Works of the Port Phillip District. The contractors were John Hughes and Alexander Grant. The simply conceived stone structure is typical of early Government Buildings in Melbourne, Sydney and Hobart. The Customs House is one of the earliest surviving Government Buildings in Victoria and the only surviving intact pre-federation Customs House in Victoria of a substantial nature. The continuity of use of the building for 130 years is also significant. (Refer photograph overleaf)

Rocket ShedCliff Street

R34M4K38; Pages 131, 133, 134.

The Rocket Shed was erected in 1880 and served as storage accommodation for the Ports and Harbours Authority. It was used for the storage of rockets for rocket practice. With its matching materials and form, this simple bluestone structure with a gable roof is an essential component of the Public Buildings Reserve Precinct.

Residence, "Maretimo"

National Trust Classified.  
Historic Buildings Register.  
Register of the National  
Estate.

The Dutton Way

R35M3K21; Pages 28, 30.

"Maretimo", a 22 room single storey mansion was erected c.1854 for John Norman McLeod. The house is constructed of basalt ashlar with fine axed parapet entablature and delicate open timber work verandah. Design of the building is attributed to the local architect, John Barrow.

"Maretimo" is rivalled only by the stylistically similar Henty residence "Burswood" of 1853 by John Barrow as perhaps the finest residence erected within the first twenty years of settlement in Victoria; the fine facades and elegantly crafted interiors are significant.



Tourist Information Centre, former Police Office and Watchhouse (1850).  
Cliff Street.



Customs House (1849), Cliff Street.

Residence4 Fern Street

R36M3K29

An interesting single storey timber cottage dating from early times.

Residence6 Fern Street

R37M3K28

An interesting single storey stone cottage dating from early times.

Residence16 Fern Street

R38M3K27

The single storey stone house at 16 Fern Street was erected in 1894 as a rent house for the clergy of the Ballarat Diocese of the Church of England. The house is unusual and incorporates several interesting features including the verandah brackets and the strange austere chimneys. It is a notable example of domestic architecture in the town.

Residence74 Findlay Street

R39M3K13; Page 189.

The double fronted stone cottage and timber outbuildings at 74 Findlay Street date from early times and are substantially intact. The simple design of the building with its twelve-pane sliding sash windows, front door and decorative timber verandah incorporating a protective balustrade epitomizes domestic building styles dating from the 1850's. The house is particularly significant in the range of domestic architecture in Portland.

Recommended for addition to the Register of the National Estate.

PremisesFormer Hills School 33-35 Fitzgerald Street

R40M3K20

Little is known of the history of this two storey stone building standing isolated on the environs of the town. It appears that the structure with its twelve pane double sliding sash windows dates from early times.

Recommended for addition to the Register of the National Estate.

Council Offices, former Post Office

National Trust Recorded.

Cnr. Gawler and Bentinck Streets

R41M4K35; Pages 22, 34, 131 - 134.

The former Post Office was erected in 1883 by the Public Works Department; the architect in charge of the works was J.H. Manden. The former post office is a typical example of the Italianate palazzo-style post offices erected by the Public Works Department in the 1870's and 1880's. Its fine quality construction and detailing also typify Public Works Design. Recent alterations have substantially altered the buildings original appearance.

Recommended for addition to the Register of the National Trust.

Foresters Hall

National Trust Classified.

9-11 Gawler Street

Historic Buildings Register.

R42M4K48; Pages 21, 78, 146, 147, 149, 163, 164.

Register of the National Estate.

The Foresters Hall, 9-11 Gawler Street, was erected c.1842 by Thomas Wilkinson as an office and printing works for the "Portland Guardian". In 1854 - 55, the bluestone facade was added, the architect was J. Hughes. The Foresters took occupancy of the building in 1864 when the bluestone facade parapet was added. Subsequent alterations include the ground floor fenestration which originally comprised single windows flanking the central entrance. This building is one of the earliest surviving in Portland and with its associations with Thomas Wilkinson and the "Portland Guardian", forms an historical link with the town's early settlement. The stone facade is simply composed and epitomizes the architectural style of Portland's early commercial buildings.

Residence (former shop)14 Gawler Street

R43M4K47; Pages 147 - 149, 164.

The double storey stone premises at 14 Gawler Street was erected in 1860 - 61 as a butcher shop for J. Huxley. The simply composed dressed stone facade with its large ground floor windows presents an intact and notable example of Portland's early commercial buildings.

Recommended for addition to the Register of the National Estate.



Foresters Hall (c.1842), No. 9 Gawler Street.



Residence, former Builders Arms Inn (pre 1849), No. 25 Gawler Street.



Residence (former shop)16 Gawler Street

R44M4K46; Pages 148, 149.

The single storey timber shop premises at 16 Gawler Street was erected c.1900. It is an intact and typical example of a simple shop design dating from this period and an essential element in the Gawler Street Precinct.

Residence19 Gawler Street

R45M4K49; Pages 21, 146, 147, 149, 178.

The single storey brick and timber structure at 19 Gawler Street dates from early times, possibly from the 1840's. The building complex appears on the 1853 map of Portland by F.W. Birmingham. It appears that the building originally operated as a shop, the doric pilaster flanking the original shop windows and the splayed entry to the building still survive on the facade.

The deep grooved weatherboards to the rear outbuildings are similar to early buildings (e.g. Steam Packet Hotel). The whole building complex contains elements typical of early structures and the building is considered to be one of the earliest surviving in Portland.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Residence, former Builders Inn

National Trust Classified.

25 Gawler Street

R46M4K50; Pages 21, 22, 78, 146, 147, 149, 178, 179.

The single storey residence, 25 Gawler Street, was erected pre 1849 and originally operated as an hotel, "The Builders Arms". The building is superbly composed with a central section abutting the footpath flanked by similar gabled wings with verandahs. The central section, its fluted doric pilaster is a superb example of the Gawler Street Precinct.

Recommended for addition to the Historic Buildings Register and the Register of the National Estate. (Refer photograph previous page)

Premises34 Gawler Street

R47M4K22

The single storey stone premises, 34 Gawler Street date from c.1850 and probably served originally as warehouses. The building is typical of warehouse design and dates from early times.

Premises38A Gawler Street

R48M4K23

Residence "Lindah"46 Gawler Street

R49N4K24

A simple double fronted masonry cottage with rendered facade, possibly dating from the 1850's.

Recommended for addition to the Historic Buildings Register.

Residence53 Gawler Street

R50M4K4; Pages 175, 176.

The substantial single storey residence, 53 Gawler Street was erected in 1912 for Dr. J.H. Sleeman as his residence and surgery. The architect/contractor was David Evrey. The house epitomizes California Bungalow design with its wide verandahs and eaves and low slung gable roofs. The small timber beams supporting the overhanging eaves, chimneys and fine leadlight glass are fine and complementary features. The house is unique in Portland and a fine example of its style.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Residence60 Gawler Street

R51M4K25

A simple double fronted stone cottage, parts of the building date from the 1850's.

Residence65 Gawler Street

R52M4K3; Pages 82, 171, 172.

The substantial double fronted brick home at 65 Gawler Street dates from c.1890. The house is typically composed and substantially intact although the brickwork walls have been painted. An unusual and most distinctive feature of the building is the decorative cast iron work to the verandah, the design of which incorporates kookaburras. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

Residence67 Gawler Street*R53M4K2; Page 82.*

The double fronted timber residence at 67 Gawler Street was erected c.1881 for Charles Robinson. The house is typically conceived and incorporates distinctive timber decoration including the gable bargeboard and pinnacle, pediment motif to main window and verandah posts and valence. The house is a fine example of its style in Portland.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Residence8 Glenelg Street*R54M4K43; Pages 21, 84, 143-145, 170.*

The double fronted timber cottage at 8 Glenelg Street was erected pre 1853 (the building is shown on town maps dating from 1853) by William Douglas, who purchased the land at the first public land auctions held in 1840. The cottage is one of the oldest surviving structures in Portland and therefore, Victoria. With its wide sawn weatherboard cladding, timber shingle roof and continuous roof and verandah roof line, it epitomizes the early timber structures of the town. The original verandah has been enclosed and now forms a front annex.

Recommended for addition to the Historic Buildings Register.

Residence10 Glenelg Street*R55M4K44; Pages 84, 143, 145.*

It appears that the timber cottage at 10 Glenelg Street dates from between 1853 - 57. The 1857 ratebook lists the site as "cottage and garden; W.M. Douglas, owner; Mrs. McCarthy, occupant." The simply composed double fronted cottage with its simple line shows characteristics dating from the late nineteenth century and forms a cohesive group with the neighbouring cottage, No. 8 Glenelg Street. The rear outbuilding is also noteworthy. (Refer photograph overleaf)

Residence16 Glenelg Street*R56M4K45; Pages 143-145, 170.*

Although not shown in the map of Portland by F.W. Birmingham (dated 1853), it seems certain that the timber cottage at 16 Glenelg Street was erected pre 1853. In its characteristics, the cottage, clad in hard split weatherboards and timber roof shingles exhibits a similar mode of construction to the Steam

National Trust Classified.  
Register of the National Estate.

National Trust Classified.  
Register of the National Estate.



Residence, No. 65 Gawler Street (c.1880).



Residence, No. 67 Gawler Street (c.1881).

Packet Inn Hotel (1842) and consequently may have been pre-fabricated in Van Dieman's Land. The building with its delightful trellis porches, windows and picket fence is of paramount importance as an example of early timber construction in Victoria.

Residence

National Trust Recorded.

35 - 37 Henty Street

RS?M3K7; Page 84.

The substantial double storey residence at 35 - 37 Henty Street was erected c.1855 for Lindsay Clarke, a local architect and surveyor. Clarke is recorded in the 1857 ratebook as the owner/occupier of the premises which it appears to incorporate an earlier single storey stone cottage extent on the site in 1853. The design of the house is centred around eight gables, all identical in size, two on each facade and the street front originally was sheltered by a single storey verandah. The stonework in the building is finely executed with dressed stone mouldings around all the principal openings. The home is an exceptionally unusual design and is possibly unique in Victoria for its period. Its finely executed stonework and overall intactness give added significance.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Premises

Former Inn, Heywood Road

RS8M2K10

This single storey rendered stone building facing onto the Heywood Road dates from the 1850's when it served as a coaching Inn. The simply conceived structure with its central recessed verandah and French doors is remarkably intact and a notable example of its type in Victoria.

Recommended for addition to the Register of the National Estate.

Residence and Outbuildings

Former Caledonian Inn, Heywood Road

RS9M2K11

The remaining stone wings of the former Caledonian Inn survive as outbuildings to a homestead complex and presently serve as a museum. The buildings date from the 1850's and are notable survivors of these times.

Recommended for addition to the Register of the National Estate.



Residence, No. 10 Glenalg Street (between 1853-57), with residence No. 8 Glenalg Street (pre 1853) to the right of the photo.



Residence, No's 35-37 Henty Street (c.1855).

Residence, Ruined Stone Cottage and  
Stone Stables at rear

National Trust Recorded.

21 Hurd Street

*R60M4K51; Pages 86, 150-152.*

The complex of buildings at 21 Hurd Street comprising timber cottage (erected 1862), ruined cottage and stables (erected c.1855) form a most distinctive residential group and date from early times. The cottage and stables are recorded in the 1857 Ratebook as "House, Stable and Garden owned and occupied by Geo Wright." The timber cottage was first mentioned in the 1862 Ratebook.

Recommended for addition to the Register of the National Estate  
and Historic Buildings Register.

Residence

National Trust Recorded.

25 Hurd Street

*R61M4K52; Pages 150, 152.*

The single storey stone residence at 25 Hurd Street was first mentioned in the 1861 Ratebook as a "stone house, occupier T. Doolan, owner Chas. Grey". The extensive stone structure has been subsequently extended and later additions probably include the ancillary side structure to the south, with its unusual pointed arch windows and the verandah with its distinctive segmental arches. The encaustic tiles to the verandah and fine stone dressings to the openings of the main house are notable. An unusual and significant example of a residential building in the town.

Recommended for addition to the Register of the National Estate.

Residence

38 Hurd Street

*R62M4K29; Page 170.*

A simple double fronted cottage with rendered facades dating from c.1855.

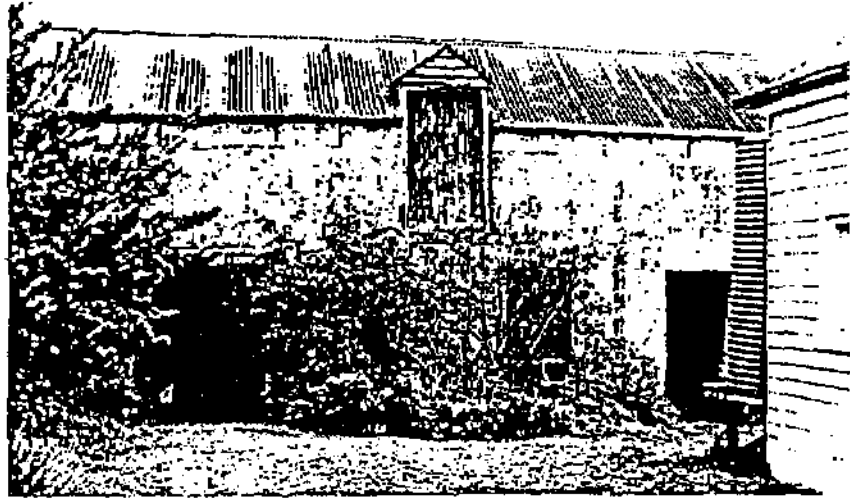
Recommended for addition to the Register of the National Estate.

Residence

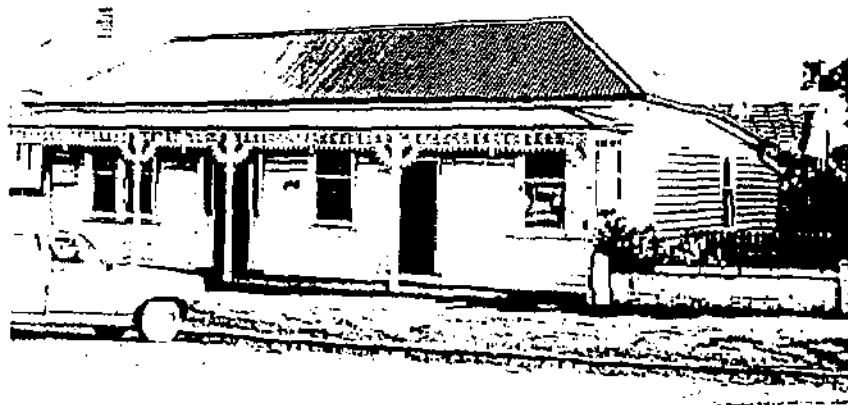
40 Hurd Street

*R63M4K30*

A brick residence with rendered facades, parts of the building probably date from c.1855.



Stone stables (c.1855) to the rear of No. 21 Hurd Street.



Residence, No. 21 Hurd Street (c.1861).



Residence87 Hurd Street

R64M3K24; Page 172.

A simple double fronted timber cottage dating from c.1900 and substantially intact. The design of the cast iron frieze and brackets is particularly noteworthy and incorporates birds.

Residence106 Hurd Street

R65M3K22; Page 170.

A simple double fronted timber cottage dating, it appears, from early times, and is substantially intact. The verandah with its decorative timber valence and the picket front fence are particularly notable.

ResidenceJones Street

R66M3K12

It appears that this double fronted brick cottage dates from early times. The design of the house with its projecting bays which enclose the entrance verandah is most unusual, and are of great importance in the range of domestic architecture within Portland and Victoria generally. The building is substantially intact. The twelve-pane sliding sash windows and verandah decoration are particularly notable.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

"The Old London", former London HotelCnr. Bentinck and Julia Streets

R67M4K66; Pages 16, 18, 21, 22, 136, 138

National Trust Classified.  
Historic Buildings Register.  
Register of the National Estate.

The corner site of the Old London Inn was purchased by S.G. Henty at the first land sales. Between 1842 and 1846 Henty erected a small stone store on the site which was licensed in 1847. In the early 1850's the structure was considerably extended with the addition of a second storey, and alterations to the facade. The building has since the first years of settlement been a favourite meeting place; the first meeting of the Portland Municipal Council was held here in February 1856. It is one of the town's oldest buildings and an intact example of the early colonial style Inn in Victoria.

Premises, former London Hotel Assembly RoomsJulia Street

R68M4K6; Pages 138, 167, 168, 191.

National Trust Classified.  
Register of the National Estate.

This extension to the London Inn was erected in 1862 - 63 for Mr. Pilver. The architect was Daniel Nicholson and the contractors were Holly and McKay.

Residential accommodation, meeting rooms and a livery stable were included in this two storey stucco rendered masonry structure.

The Assembly Rooms form a fine adjunct to the original London Inn and together they were an important meeting place in Portland's early years. The building, designed in an Italianate palazzo style is a fine example of classical design adopted by a provincial architect.

Shop, Thorpe and Co., Farm Supplies

3 Julia Street

*R69M4K68; Page 138.*

These premises were erected c.1854 as warehouses. The 1857 Ratebook records them as being occupied by James Smith and Crouch and Tranqmar. The two storey stone structure is simply composed and is typical of such premises dating from early times. The side elevation to the service yard is also significant.

Recommended for addition on the Register of the National Estate.

Offices, Shop & Restaurant, former Henty Woolstore

6, 8 - 12 Julia Street

*R70M4K64; Pages 21, 23, 89*

*R70M4K65; Pages 138, 141.*

The group of buildings at 6, 8 - 12 Julia Street were erected in the early 1850's for pioneer settler and merchant, Stephen Henty, and originally served as woolstores. The two storey stone structures are simply composed and are typical of such premises dating from this early period. The buildings are amongst the oldest warehouses in Victoria and are also important for their historical association with Stephen Henty. (Refer photograph overleaf)

National Trust Classified.  
Register of the National  
Estate.

Restaurant "Canton Palace"

9 Julia Street

*R71M4K69; Pages 138, 164.*

The two storey stone premises, 9 Julia Street, was erected pre 1853 as appears in the early map of Portland prepared by F.W. Birmingham in 1853. The building is simply composed and is an interesting example of commercial design dating from early times.

Recommended for addition on the Register of the National Estate.

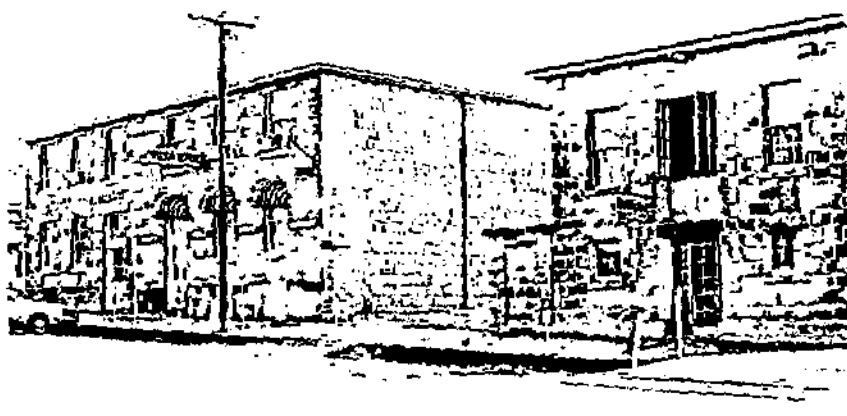
Shops

13 - 15 Julia Street

*R72M4K70; Pages 139, 166, 188.*

The two storey brick premises at 13 - 15 Julia Street, it appears, date from

National Trust Recorded.  
(Upper storey only)



Offices and Restaurants, former Henty Woolstores (early 1850's)  
No's 6 and 8-12 Julia Street.



Shop, No. 17 Julia Street (pre 1857)

pre 1857. They are listed in the 1857 Ratebook as "Public House and Outbuildings Mrs. Barret, occupier; Joshua Black, owner. The recently constructed metal cladding obscures the original appearance of the upper part of the facade. The building is, nevertheless, an essential element of the Julia Street Precinct.

Shop

National Trust Recorded.  
(Upper storey only)

17 Julia Street

R73M4K71; Pages 89, 139, 184.

The two storey premises at 17 Julia Street date from pre 1857. The unusual timber facade with its doric pilasters and architrave mouldings is most distinctive and the premises are amongst the most important commercial buildings in the town.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Shop Premises

19 - 21 Julia Street

R74M4K72; Pages 91, 139, 166, 184.

These two shop premises date from early times. The distinctive timber facade of No. 19 with its doric pilasters and shallow cornice, and the matching rendered facade of No. 21 together constitute an important example of an early commercial building. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Warehouse

rear 19 - 21 Julia Street

R75M4K73; Pages 91, 139.

This two storey structure is constructed of local bricks which give a unique character to this simply conceived structure. As an adjunct to the shop premises at 19 - 21 Julia Street, it forms an essential feature of the Julia Street Precinct. (Refer photograph overleaf)

Shop, Hairdresser

27 - 29 Julia Street

R76M4K74; Pages 139, 168.

This two storey shop premises, 27 - 29 Julia Street, dates from the late nineteenth century. The upper portion of the facade with its decorative mouldings is typical of buildings of this period. Several original features are evident on the ground floor facade. The building is an essential element of the Julia Street Precinct.



Warehouse, rear No's. 19-21 Julia Street.



Shop premises (late nineteenth century), No's. 19-21 Julia Street

Shop, Shoe Shop31 Julia Street

R77M4K75; Pages 140, 168.

The single storey shop premises, 31 Julia Street, dates from the late nineteenth century. The parapet with its decorative mouldings, urns and central pediment motif is a notable and picturesque element of the building and of the Julia Street Precinct.

Shop, Frosts Newsagency37 Julia Street

R76M4K76; Page 140.

The two storey stone shop, 37 Julia Street, dates from early times and is an essential part of the Julia Street Precinct. The new facade dates from the mid twentieth century.

National Trust Recorded.  
(Upper storey only)

"Glasgow House"39 Julia Street

R79M4K77; Pages 140, 167, 168, 191.

"Glasgow House" was erected c.1880. The elaborate first floor with its pedimented window mouldings, cornice, balustrade and nameplate forms a distinctive element of the building and of the Julia Street Precinct.

Shops, Dress Shop and Building Society41 - 43 Julia Street

R80M4K78; Pages 140, 191.

This building dates from early times and was originally erected pre 1853 as the "Brittania Hotel". The first floor parapet (now partly obscured) with pedimented nameplate forms an important element of the building and of the Julia Street Precinct.

Bank of New South Wales51 Julia Street

R81M4K79; Pages 93, 140.

The Bank of New South Wales is an interesting example of the twentieth century bank architecture and forms a contributory element in the Julia Street Precinct.  
(Refer photograph overleaf)



Bank of New South Wales, No. 51 Julia Street.



Portland Citizen Band Room (1851), No. 58A Julia Street.

The Portland Citizen Band Room,former WarehouseNational Trust Classified.  
Register of the National Estate.58A Julia Street*R82M4K62; Pages 93, 141.*

The two storey premises at 58A Julia Street was erected in 1851 for Messrs. Denny & Co. and Croker and Co., and was used for warehouse purposes. In 1859, Lord, Croaker and Co., acquired this utilitarian structure built of local bricks with fine axed basalt quoins and window reveals in a distinctive colonial style. The building is one of the oldest of its type in Victoria. The fine combination of brick and stone is a distinctive feature of the building and contrasts with Henty's warehouses of similar date at 6 - 12 Julia Street.

Recommended for addition to the Historic Buildings Register.

Residence "Annesley"

National Trust Recorded.

60 Julia Street*R83M4K61; Page 141.*

"Annesley" was erected in 1879 as a residence and surgery for Dr. Brewer. The architect was Daniel Nicholson. The substantial two storey brick structure has rendered facades with the centrally located entrance expressed by a two storey projection of a doric porch on the ground floor and a pedimented bay on the first floor. The house is an interesting example of a substantial nineteenth century town house design in an Italianate style.

Recommended for addition to the Register of the National Estate.

Residence, "Claremont"

National Trust Classified.

67 Julia Street*R84M4K26*

The substantial double storey stone mansion "Claremont" was erected 1852 - 53 by Stephen Henty for his brother Francis to rent. The house is among the largest in the town and notable for its association with the Henty family. The original slate roof has been replaced and the verandah is a poor reproduction of the original. The house is simply conceived and austere decorated. The rear stone stable make an interesting group with the house.

Recommended for addition to the Register of the National Estate.



Residence70 Julia Street

R85M4K27; Pages 163, 164.

National Trust Classified.  
Historic Buildings Register.  
Register of the National Estate.

The two storey bluestone residence at 70 Julia Street, Portland, was erected in 1855 for Dr. Charles Grier, a former Surgeon Superintendent on British immigrant ships who set up a medical practice in Portland in 1852. The architect was John Barrow. The simply conceived facade with fine mouldings is superbly crafted and epitomizes the high architectural quality of buildings in Portland dating from this period. Dr. Grier administered to the townsfolk of Portland until 1883 and is a notable figure in the social history of the district.

Residence72 Julia Street

R86M4K28; Page 164.

The double fronted former stone cottage at 72 Julia Street was erected c.1855 by John Jones, a local stonemason as a residence for himself and his family. The facade is simply conceived but finely executed. An outstanding feature of the building is the carving over the fireplace of seven stone faces, intricately and beautifully executed. The faces are said to be those of the wife and six children of John Jones.

Recommended for addition to the Register of the National Estate.

Residence81 Julia Street

R87M4K53

The single storey (with attic) stone residence at 81 Julia Street was erected c.1858 for Samuel Proudfoot Hawkins who owned and occupied the premises. The house is notable for its association with a well known local landholder and speculator and is an interesting example of building design from an early period in Portland's development. The original dormer window and verandah decoration has been removed and replaced.

Recommended for addition to the Register of the National Estate.

Residence22 Otway Street

R88M3K26

A simple commercial/domestic timber structure dating from c. 1900.

Residence32 Otway Street

R89M3K23; Page 178.

This single storey structure dates from early times. The double fronted render facade with its entablature and doric pilasters is a distinctive feature of the building.

Recommended for addition to the Register of the National Estate.

State School I, former National School

National Trust Recorded.

Cnr. Julia and Palmer Streets

R90M4K54; Pages 25, 97, 156 - 158.

The building was erected in 1855 - 56 to designs by John Barrow. The contractors were Arthur and Gilchrist. The stone structure provided classroom and residential accommodation for the teacher. This is one of Victoria's oldest schools and remains relatively intact and represents one of J. Barrow's earliest surviving works. The central porchway, and first floor window moulding, and terminations to the gables are notable features. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

State School IIPalmer Street

R91M4K55; Pages 97, 156 - 158.

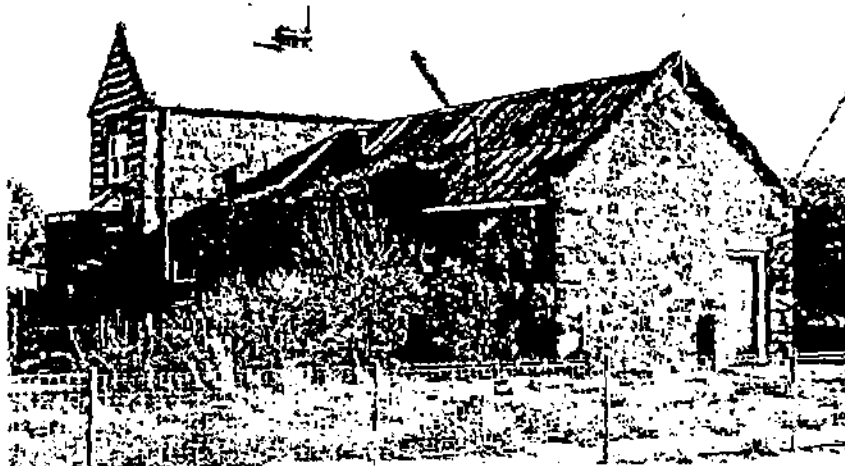
State School, erected in 1879 by the Education Department to designs by H.K. Barrow, comprises an extensive single storey brick structure and is typical of State School architecture of the time. The building has been greatly defaced by the removal of the original windows, roof and gables and tower. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

State School IIIPalmer Street

R92M4K56; Pages 156, 158.

The Third State School on the Palmer Street site was erected in 1941 - 42 to designs prepared by the Public Works Department. The design is simply conceived with gable projections at each end and lines of repetitive windows articulated



State School I, former National School (1855-56), corner Palmer and Julia Streets.



State School II (1879), Palmer Street.

by string courses and diagonal mullions. A particularly notable feature of the building is the roof gable decoration with its art deco derived mouldings and medallions referring to the history of the town.

Recommended for addition to the Register of the National Estate.

Cottages

National Trust Classified.  
Register of the National Estate.

36 Palmer Street

R93M4K57; Pages 156, 158.

A pair of timber cottages erected on a speculative basis by S.P. Hawkins c.1858. These simple composed buildings with their continuous roof and verandah roof line, and their simple composition are indicative of early speculative houses in Portland.

Cottage

National Trust Classified.  
Register of the National Estate.

77 Palmer Street

R94M3K30

The small brick cottage at 77 Palmer Street, Portland, is held to have been erected prior to 1857 for Thomas Webster. The four room cottage with a hipped, dutch gable roof is built of locally manufactured bricks laid in alternating courses of dark burnt headers and light stretchers producing a banded effect. A shed at the rear is clad with patent metal roof tiles.

The brick cottage at 77 Palmer Street, Portland, is of interest largely because of the unusual banded pattern of dark and light bricks to the facade. The cottage, of undocumented age, is representative of the first building era in Portland. The shed at the rear has apparently been clad with early 1850's patent metal roof tiles (possibly by Moorwood and Rogers) salvaged from another building.

Residence

Pattersons Lane

R95M3K33; Page 99

A simple double fronted timber cottage dating from early times. (Refer photographs overleaf).

Residence

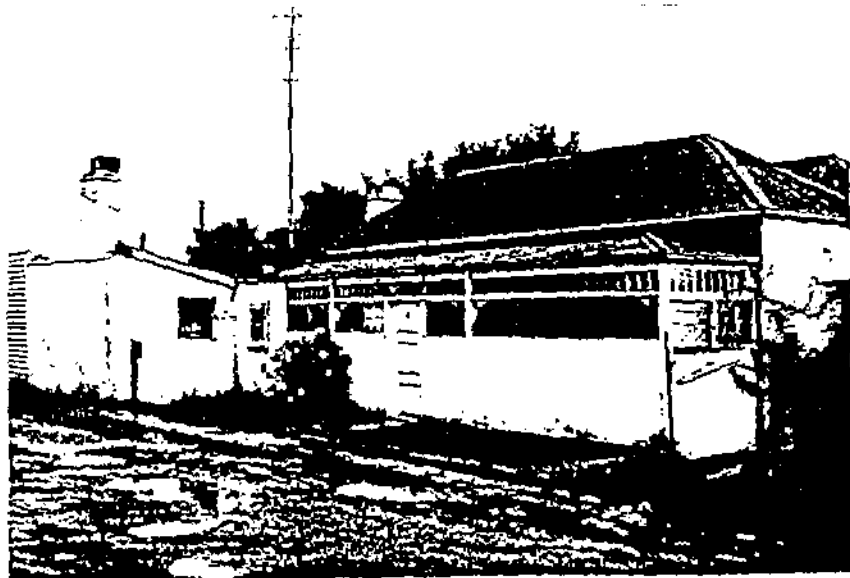
Pattersons Lane

R95M3K33; Page 99

This simple double fronted timber cottage (with additions to one side) dates



Residence, Pattersons Lane.



Residence, Pattersons Lane.

from early times. The verandah decoration dates from c.1900.

Residence

National Trust Recorded.

4 Percy Street

R97M4K7; Page 101.

The single storey (with attic) timber residence at 4 Percy Street was erected c.1841 by William Frost. The premises at that time were known as the "Portland Hotel" and continued in that name until the mid 1850's when they were advertised as a "Classical Mathematical and Commercial Academy". In recent times, there have been several alterations to the building including the verandah ports (c.1900), the dormer windows (c.1920) and the cement shingle roof (c.1980). The premises nevertheless remain substantially intact and can be identified readily on Birmingham's 1853 map. They are among Portland's and therefore Victoria's oldest buildings and are an important survival of the town's early years of development.. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

Residence

National Trust Classified.

5 Percy Street

Register of the National Estate

R98M4K5; Page 101.

The single storey attic house at 5 Percy Street, Portland, was apparently erected prior to 1857, possibly for the earliest recorded owner/occupier, William McPherson. Constructed of cement rendered brickwork with minimal mouldings or other adornment, this house is enhanced by two axially positioned gabled dormer windows and a cast iron decorated verandah of later date.

When constructed, the residence at 5 Percy Street, Portland, was one of the most substantial in the township, being assessed at a rate well above the average. The building is an unusual attic house form with prominent gabled dormer windows and later ornamental cast iron verandah in a picturesque composition. The building has no significant historical associations but is one of the oldest surviving houses in the township of Portland. (Refer photograph overleaf)

Residence

6 Percy Street

R99M4K6

The single storey timber house at 6 Percy Street date from 1911. The house is an exceptionally well preserved example of residential design dating from this



Residence, No. 4 Percy Street (c.1841).



Residence, No. 5 Percy Street (pre 1857).

period. The surviving front fence is a notable feature.

Recommended for addition to the Register of the National Estate.

Shop and Store, "Benjamin's"

National Trust Classified.

23 Percy Street

Historic Buildings Register.

R100M4K21

The two storey stone premises "Benjamin's" at 23 Percy Street were erected c.1854 for D & S Benjamin. The building is typical of commercial structures of that time with wide ground floor windows and a centrally located entrance. An important survival of the early years of development of Portland.

Premises

25 Percy Street

R101M4K20

An intact example of a utilitarian structure dating from the 1880's.

Brick Store

27A Percy Street

R102M4K19

A substantial two storey brick premises constructed of locally manufactured bricks laid in alternating courses of dark burnt headers and light stretches producing a distinctive banded effect.

"Sandilands", former residence

National Trust Classified.

33 Percy Street

Register of the National Estate.

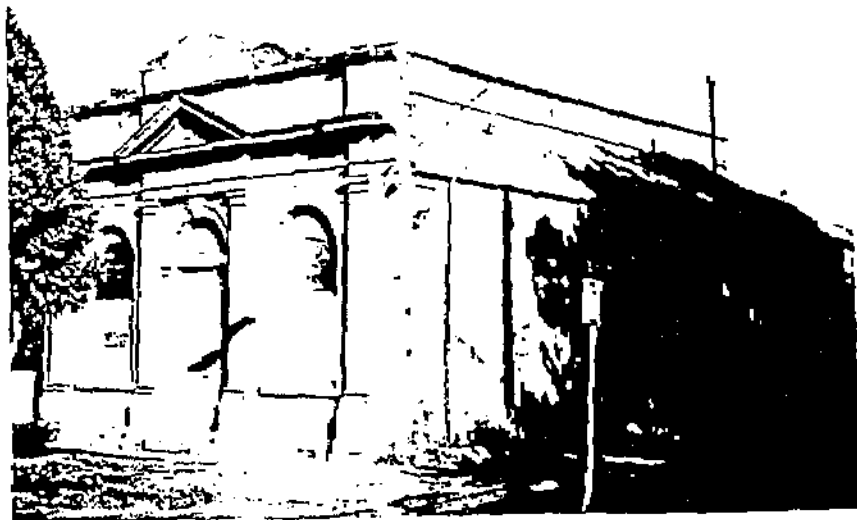
R103M4K18; Page 103.

The townhouse "Sandilands" at 33 Percy Street was erected in the early 1850's for Portland doctor William S. Sutherland. The two storey stucco rendered house is simply conceived with double fronted facade and centrally located entrance sheltered by a doric porch. The three-light windows to the main rooms on the ground and first floors are articulated by fine mouldings. "Sandilands" is an accomplished design and an important example of the early architecture of the town. The finely decorated building is unusual in Portland, standing apart from the numerous and distinctive stone buildings. (Refer photograph overleaf)





"Sandilands", former residence (early 1850's), No. 33 Percy Street.



Portland Club (1860), No. 35 Percy Street.

Portland Club  
35 Percy Street

National Trust Classified.  
 Historic Buildings Register.  
 Register of the National Estate.

*R104M4K17; Pages 25, 31, 103, 165, 166.*

The Portland Club, 35 Percy Street, Portland, was erected in 1860 as the auction rooms and wool warehouse for Messrs. Crouch and Fethers, the former having established business in the town in 1842. The architect was Daniel Nicholson. The rectangular plan stone structure with roof monitor light and simply conceived facade of fine axed basalt originally included a stone arch over the north side driveway. The Portland Club acquired the building in 1919. The facade of the Portland Club is an exemplar of the mason's craft in basalt and remains one of the finest buildings in the town. The building has important historical association with the era when Western District wool was exported from the port.

Baptist Church, former Freemason's Hall  
36 Percy Street

National Trust Recorded.

*R105M4K15; Page 105.*

The Baptist Church was erected in 1876 - 77 by the local Freemason Lodge for the purpose of a meeting hall. The architect was Fenton W. Hill and the contractors were Henry Phillips and Son. In 1889 the premises were sold to the Baptists. The rectangular plan stone structure has a shallow gable roof which terminates on the facade in a pediment. This simply conceived structure has an attractive facade and is notable among the town's buildings. The quoinwork around the three facade openings is unusual and naive. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

St. Stephen's Hall, former  
Episcopalian Church

National Trust Classified.

39 Percy Street

*R106M4K16; Pages 22, 105.*

St. Stephen's Church Hall was erected in 1842 - 43 and served as a school and master's residence as well as a temporary Church. The contractor was Joshua Black. The rectangular plan structure has rendered facades with semi-circular arched windows. The front porch and rear wing were added subsequently, c.1871.

This structure is Portland's oldest surviving Church and is a superb example of the architecture of the town's early formative years. The building is simply conceived and remarkably intact when compared with the illustration appearing on Birmingham's map of 1853. The semi-circular windows are unusual, the timber



Baptist Church, former Freemason Lodge premises (1876-77), No. 36 Percy Street.



St. Stephen's Church Hall (1842-43), No. 39 Percy Street.

porch is a notable and picturesque feature.

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

St. Stephen's Church of England

National Trust Classified.

Cnr. Julia and Percy Streets

R107M4K80; Pages 24, 25, 31, 107, 140.

The construction of the present St. Stephen's Church spans a number of years and today, the building still remains incomplete. The earliest part of the building comprises the short nave, transepts and sanctuary which date from 1855 - 56 and designed by the architect G.W. Mathewson. The interior of this section was completed in 1863 when the ceiling and furniture were installed, and the walls plastered, to designs by Daniel Nicholson. In 1882, the Organ Chamber was added, the Baptistry dates from 1884 and the low nave was added in 1976. This substantial bluestone structure is a fine example of a restrained gothic revival style. The interior of the building is particularly significant with its superb furniture and fittings. The stones of the bluestone wall which encloses the church grounds were salvaged from the now demolished Portland Powder Magazine. The gothic style gazebo in the grounds is noteworthy. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

ANZ Bank, former Union Bank

National Trust Classified.

Cnr. Percy and Julia Streets

Register of the National Estate.

R108M4K63; Pages 22, 28, 29, 107, 136, 141.

Historic Buildings Register.

The ANZ Bank, 44 Percy Street, was erected for the Union Bank in 1855 - 56. The architect was John Barrow. The double storey stone structure is simply composed with the central ground floor entrance enclosed in a doric porch and flanked by venetian windows. The building is one of the most important buildings of its type in the State and a fine example of the work of John Barrow and the local stonemason craftsmen. (Refer photograph overleaf)

Campbell's Drapery, including Outbuildings, well, pump, etc.

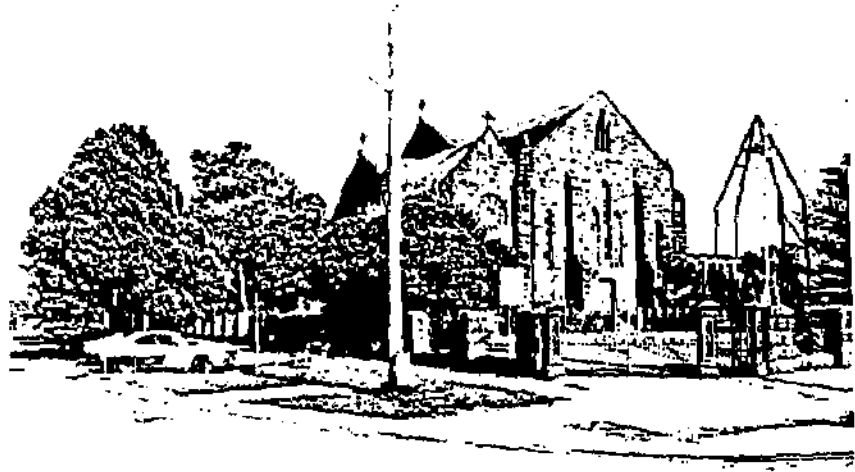
National Trust Classified.

Register of the National Estate.

57 Percy Street

R109M4K60; Pages 154, 155.

The single storey bluestone store, dwelling and outbuildings at 57 Percy Street



St. Stephen's Church of England (1855-56), corner Julia and Percy Streets.



A.N.Z. Bank, former Union Bank (1855-56), No. 44 Percy Street.

were originally erected in 1868 for Joseph Marriott. The store has operated continuously in this role for more than 100 years and the gable facade of fine axed bluestone is a distinctive feature. The extensive side elevation with interesting fenestration and verandah, the outbuildings, well and pump are also notable.

Recommended for addition to the Historic Buildings Register.

Uniting Church Vicarage

59 Percy Street

*R110M4K59; Pages 109, 155.*

The single storey stone vicarage for the Uniting Church, Percy Street, was probably erected c.1870. The facade is intact with cast iron verandah and typical of the period. The house is an essential element in the Wesleyan Church Precinct. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

Uniting Church, former Wesleyan Church

National Trust Recorded.

61 Percy Street

*R111M4K58; Pages 22, 31, 32, 109, 153 - 155.*

The former Wesleyan Church, Percy Street, was erected in 1865. The architect was Daniel Nicholson and the stonemasons were C. Webber and Sons. Several Wesleyan Churches in a style and form similar to the Church at Portland were erected in Victoria throughout the nineteenth century. The Portland Church with its superb stone facade, comprising doric pilasters, semi-circular arched windows and central arch mouldings is perhaps the finest example of this type in Victoria. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Shop

58 - 60 Percy Street

*R112M4K33*

This two storey shop premises with its fine dressed stone facade is notable among Portland's commercial buildings and makes an important contribution to the historic character of Percy Street.

Recommended for addition to the Register of the National Estate.



Uniting Church Vicarage (c.1870), No. 59 Percy Street.



Uniting Church, former Wesleyan Church (1865), No. 61 Percy Street

Portland Bakery

National Trust Recorded.

79 - 81 Percy Street

R113M4K31; Page 111.

The two storey stone structure, 79 - 81 Percy Street, dates from early times. The composition with a splayed corner is typical of nineteenth century design. The facades are decorated in a naive classical manner, the contrast between the rusticated stone of the first floor with the stucco mouldings is noteworthy. The building is a significant example of building design dating from the early years of Portland's development. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate and the Historic Buildings Register.

Shops

National Trust Recorded.

Cor. Percy and Henty Streets

R114M4K32

A substantial group of shops dating from early times and refaced in the immediate post-war period in a modernist idiom. The Henty Street elevation has recently been exposed to reveal the original stone walls. The buildings contribute to the historic character of Portland.

Shop and Rear Outbuildings98 Percy Street

R115M3K31; Page 111.

The single storey shop and outbuildings at 98 Percy Street dates from early times. The form of the shopfront appears to be intact as is the main parapet. The store rear wing and outbuildings behind form an interesting group with front wing. (Refer photograph overleaf)

Shop

National Trust Recorded.

137 Percy Street

R116M3K25

The two storey stone premises at 137 Percy Street probably dates from the 1850's. The building is typical of commercial structures of that time with wide ground floor windows and centrally located entrance. The first floor with its contrasting rusticated and smooth axed stonework is interesting. The building is an important survival of the early years of development of Portland.





Portland Bakery, No's 79-81 Percy Street.



Shop premises and rear outbuildings, No. 98 Percy Street.

Royal Hotel

National Trust Recorded.

Cnr. Percy and Tyers Streets*R117M3K6; Page 113.*

The Royal Hotel (formerly the Lamb Inn) was erected c.1850 by Thomas Field. The two storey stone structure has rendered facades and a splayed corner at the street intersection. The building dates from early times and is a substantially intact example of building design from the early development period of Portland. (Refer photograph overleaf)

Residence, "Prospect House"National Trust Classified.  
Register of the National  
Estate.3 Prospect Court*R118M3K18*

Historic Buildings Register

The two storey brick mansion house "Prospect", at 3 Prospect Court, was erected in 1855 for Thomas Must, a wealthy local merchant who established a Portland Branch of the firm Must and Flower in 1845. The architect was G. Mathewson. The structure is simply conceived with a double fronted facade with central entry. The single storey kitchen wing and stables remain. "Prospect" is an early Portland mansion house and as such is important of its association with Thomas Must. Subsequent alterations to the building have all but obliterated its original Italianate character.

Stone Wall and Outbuilding, Richmond Henty HotelRichmond Street*R119M4K34; Pages 11, 12, 22, 113.*

The stone walls surrounding the Richmond Henty Hotel and the stone outbuilding at the rear of the Hotel are all that survive of the original Stephen Henty residence and as such, are an important historical feature of Portland.  
(Refer photograph overleaf)

Premises (School)Trangmar Road*R120M2K8*

The former School, Trangmar Road, dates from the 1860's. The single storey rendered stone structure comprises an "H" shaped structure with verandah enclosing the "H" on the street elevation. The structure is particularly unusual and significant within the range of architectural design and surviving nineteenth century building types in Portland.

Recommended for addition to the Register of the National Estate.



Royal Hotel, formerly the Lamb Inn (c.1850), corner Percy and Tyers Streets.



Stone walls (Richmond Kenty Hotel site), Richmond Street.

ResidenceFormer Family Hotel5 - 7 Tyers Street

R121M3K3; Page 115.

National Trust Classified.  
Register of the National Estate.

Historic Buildings Register.

The Victoria Guest House at 5 - 7 Tyers Street, Portland, was erected in 1853 for James Kitson who subsequently sold to John Harris. In 1854, Kenneth McKenzie acquired the property and, after obtaining a publican's licence in 1856, opened this substantial two storey Colonial Georgian style building as the "Family Hotel". In 1864 this bluestone structure became a boarding house.

The history of the Victoria Guest House remains largely undocumented. The structure is one of Portland's earliest constructed hotels and a typical Colonial Georgian style design of the first years of settlement in Victoria. The regularly fenestrated axial composition, with modest string course and central entrance, is virtually without adornment. The guest house has functioned in the original role, providing accommodation since 1864. (Refer photograph overleaf)

Residence9 Tyers Street

R122M3K4; Pages 115, 170.

An interesting and intact single storey cottage dating from early times.  
(Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

Residence11 Tyers Street

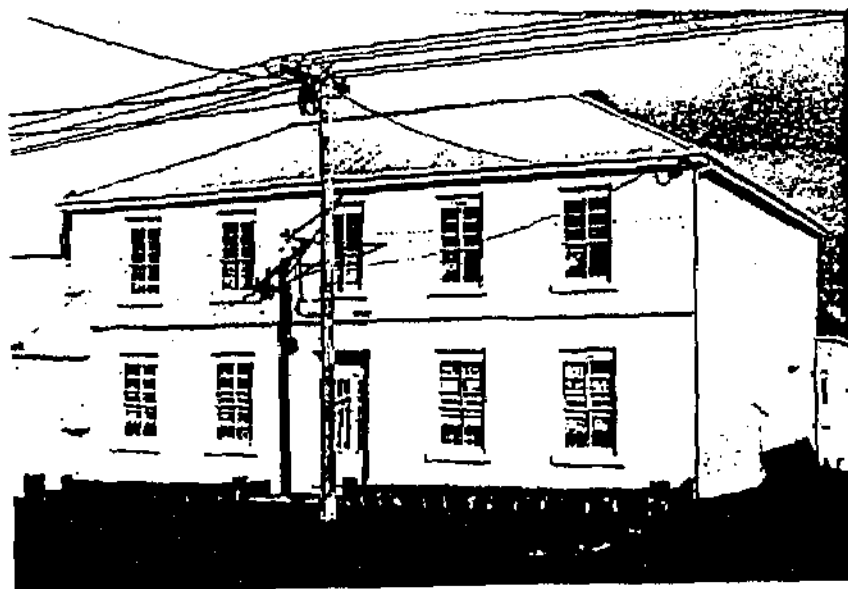
R123M3K4

The single storey timber residence at 11 Tyers Street was erected circa 1900. The building is an intact example of residential design of that period and in scale and materials contributes to the group of neighbouring historic structures.

Uniting Church, former Presbyterian ChurchTyers Street

R124M3K5

The former Presbyterian Church dates from 1849 when the foundation stone was laid for a simple rectangular plan stone structure with simple rectangular openings. The size and appearance of the building changed radically in 1865 when the Tyers Street wing was added with its fine stonework and dressed stone window mouldings. The architect was Daniel Nicholson. This elevation has unfortunately been altered in recent years by the installation of a new entrance doorway.



Victoria guesthouse, former Family Hotel (1853), No's 5-7 Tyers Street.



Residence, No. 9 Tyers Street.

The Church is one of the oldest in the town and its simple materials and craftsmanship reflect these early times. The later wing is a notable example of the work of Daniel Nicholson.

Recommended for addition to the Register of the National Estate.

Battery

Victoria Parade

R125M3K9

The Portland Battery is one of a group of coastal defences erected in the colony during the late nineteenth century to defend Victoria against foreign invasion. The Portland Defences are notable as part of this group and form an unusual and interesting feature of the town.

Recommended for addition to the Register of the National Estate.

Residence, former Lighthouse Keepers Quarters

National Trust Recorded.

Whalers Crescent

R126M3K17; Page 117.

The single storey stone residence, formerly the Lighthouse Keepers Quarters was erected adjacent to the Lighthouse near the site of the present Battery, South Portland in the 1850's and was moved to its present site in 1889 - 90. The building is an intact and typical example of buildings of its type erected by the Public Works Department in Victoria. (Refer photograph overleaf)

Recommended for addition to the Register of the National Estate.

Lighthouse

National Trust Recorded.

Whalers Point

R127M3K16; Pages 31, 32.

This fine stone lighthouse was erected in the 1850's and stood on a site close to the present Battery, South Portland. In 1889 - 90, it was moved to its present position. It is a local landmark and a fine and intact example of its type in Victoria.

Recommended for addition to the Register of the National Estate.



Residence, former Lighthouse Keepers Quarters, Whalers Crescent.



Residence, "Wando Villa" (1864), No. 89 Wellington Road.

Residence, "Wando Villa"

89 Wellington Road

*R128M3K15; Page 117.*

National Trust Classified.  
Historic Buildings Register.  
Register of the National Estate.

The two storey stucco rendered bluestone house "Wando Villa" at 89 Wellington Road, Portland, was constructed in 1864 for Major Alexander Davidson, a notable Scottish born pastoralist who had earlier in 1848 settled on the Wando River near Casterton. Architecturally speaking, the house is unusual in Victoria and is conceived in a style similar to gothic style villa architecture popularized by pattern books of the period 1840 - 60. The symmetrically conceived facades are delightfully ornamented with picturesque bay windows and window label mouldings.



## 4. Conservation Area & Precincts

#### 4.0 CONSERVATION AREA AND PRECINCTS

This section of the report identifies two categories of areas within Portland, namely:

- (1) A larger conservation area considered suitable for designation as an Area of Special Significance under Clause 8B of the Third Schedule, Town and Country Planning Act. This area which includes buildings contributory to the historic and architectural character of Portland, is subject to conservation guidelines and procedures as administered by the Council.
- (2) A number of smaller sub-areas or conservation precincts which incorporate groups of buildings considered to be of significant historic and architectural value forming a coherent area characterised by building style, quality or history, and include few, if any, visual intrusions.

As shown on Map 4, the Area of Special Significance and its smaller conservation precincts strongly favour the town centre and its immediate environs. The approach to planning and protection of these areas should be comprehensive, treating each building as part of a total entity representative of Portland's historic development. In particular, the emphasis of control within the conservation precincts and for individual historic buildings is largely restoration oriented, whilst those controls for contributory buildings and other sites outside the precinctual boundaries but within the Area of Special Significance are conservation based and aim to encourage compatible development which enhances, rather than detracts from the visual amenity and historic character of the area.

#### 4.1 Legislation Available for the Protection of Conservation Areas and Precincts

The recommendations outlined in this section of the report acknowledge the current planning legislation available to the Portland Town Council in protecting the conservation area and its precincts. In essence, there are two sources of protection:

- specification of an Area of Special Significance under Clause 8B of the Third Schedule, Town and Country Planning Act;
- limited protection provided by listing a conservation area on the Register of the National Estate.

The statutory planning mechanism enabling the retention of Areas of Special Significance as stated in Clause 8B of the Third Schedule includes the conservation and enhancement of these areas by the implementation of controls to prohibit, restrict, or regulate the following:

- the use or development of land in the area;
- the pulling down, removal, alteration, decoration or defacement of any building, work, site, or object in the area.

The Clause also includes provisions for the restoration of areas by requiring buildings and works to harmonize in character and appearance with adjacent buildings or with the character of the area. In the case of an area of historic interest, buildings and works are to conform to the former appearance of the area at some specified period allowing the specification of materials, colours and finishes of external walls of buildings within these Areas of Special Significance.

In other words, the Clause states as follows:-

"The conservation and enhancement of the character of an area specified as being of Special Significance by prohibiting, restricting or regulating the use or development of land in the area and by prohibiting, restricting or regulating the pulling down, removal, alteration, decoration or defacement of any building, work, site or object in such areas or by requiring buildings and works to harmonise in character and appearance with adjacent buildings or with the character of the area or (in the case of an area of historic interest), to conform to the former appearance of the area at some specified period and for such purposes specifying the materials, colours, and finishes to be used in the external walls of buildings or in the external coverings of such walls."

As a result of local Council awareness of the importance of urban conservation and increasing public concern for the character and form of the urban environment, the legislative provisions outlined in Clause 8B have established a firm foundation from which a Responsible Authority may achieve historic conservation.

Within Victoria, several areas have been designated, in whole or part, as Areas of Special Significance. For example, all of the Township of Maldon is specified as such and the Planning Scheme administered embodies the necessary planning controls to protect and enhance its historic character.

A recent amendment to the Melbourne Metropolitan Planning Scheme has introduced an Urban Conservation - Residential zone for the St. James Park area in Hawthorn. The intent of Clause 88 of the said Act is incorporated into this amendment. Some municipalities including the Cities of South Melbourne and Fitzroy are anxious for similar amendments to the planning scheme for the protection of Areas of Special Significance within their boundaries whereas other Local Councils are undertaking appropriate conservation studies prior to the implementation of statutory development controls.

#### 4.2 The Register of the National Estate

The Australian Heritage Commission is a statutory authority established under the Australian Heritage Commission Act 1975, as the Government's policy advisory and administrative body responsible for the National Estate.

The Register of the National Estate is an inventory of the significant elements of the cultural and natural environment of Australia being defined in the legislation as:-

"those places, being components of the natural environment of Australia, that have aesthetic, scientific or social significance or other special value for future generations, as well as for the present community."

Within Portland, the proposed Area of Special Significance is recommended for protection under Clause 88, Third Schedule of the Town and Country Planning Act and is also recommended for inclusion on the Register of the National Estate. Note that an area listed on the Register of the National Estate is recognition of the National Estate value of that place, however, unless the

area is Commonwealth Government property or Crown Land, the listing has no legal status.

#### 4.3 Portland Sub-Regional Strategy Plan

It is imperative that the conservation area and precincts identified in this section are given special consideration in the Portland Sub-Regional Strategy Plan as they provide an important visual element to the townscape.

In addition, a planning scheme ordinance which embodies suitable controls for all buildings and works within the conservation area, and reflects the relevant planning objectives as stated in the Strategy Plan is necessary.

Appendix B includes such a draft ordinance as an amendment to the current Town of Portland Planning Scheme.

Under these statutory controls, any proposal for development and/or works, including demolition, alteration, extension, decoration, erection, construction or change:

- to a building or feature specified as being of architectural and/or historic importance;
- to any building, feature or vacant site within a conservation precinct

shall require a town planning permit from the Responsible Authority. To facilitate the decision-making process and encourage compatible development within the Area of Special Significance, the Council's "Restoration and Conservation Guidelines" shall apply. These guidelines provide the basis for

enhancement of the intrinsic character of the Area of Special Significance, and more particularly, the conservation precincts or groups of buildings, whilst preventing development of an obtrusive nature and/or form.

#### 4.4 Area Improvement Schemes

The designation of a conservation area is a preliminary action which should be followed by a positive scheme or schemes of action appropriate to each conservation precinct. Council efforts to raise the environmental quality of these precincts may stimulate owners to restore buildings in the area. Hence, the implementation of urban conservation improvement programmes incorporating suitable elements of good design in respect of street furniture, landscaping, removal of unnecessary signs and planting of trees, are all positive measures to stimulate general improvement of the conservation area and its precincts and the town in general. Civic pride and responsibility for the urban environment often results from such schemes based on Council initiative and community involvement.

In the case of Portland, an area improvement scheme for the Julia Street precinct is considered a worthwhile and desirable joint restoration project involving the Portland Town Council, relevant property owners and traders. The "Restoration and Conservation Guidelines" relating to commercial premises will provide the necessary architectural advice to protect and enhance the historic character of this commercial/entertainment precinct.

#### 4.5 Grants for Conservation Areas and Historic Buildings

There are two sources of financial assistance, in the form of grants, which are available to a Local Council who wishes to preserve or enhance a conservation

area or historic building, namely

- grants from the Australian Heritage Commission for a building or conservation area listed on the Register of the National Estate;
- grants from the Historic Buildings Preservation Council to assist in the restoration of buildings on its register.

Other sources of financial assistance to encourage the enhancement of an Area of Special Significance relate to Local Government incentives to property owners of buildings within such an area. For example, rate concessions such as a minimal rate may be struck in exchange for appropriate restoration works to the premises by the current owner.

#### 4.6 Conservation Precincts

Within the Town of Portland, seven conservation or historic precincts have been identified, namely

- Public Buildings Reserve Precinct
- Julia Street Commercial Precinct
- Glenelg Street Precinct
- Gawler Street Precinct
- Hurd Street Residential Precinct
- Wesleyan Church Precinct
- School Precinct.

Map 4 (refer page ) shows the location and extent of each of these conservation precincts and their inclusion in the Area of Special Significance. Similarly, a more detailed map description and building schedule accompanies each of the precincts wherein both historic and contributory



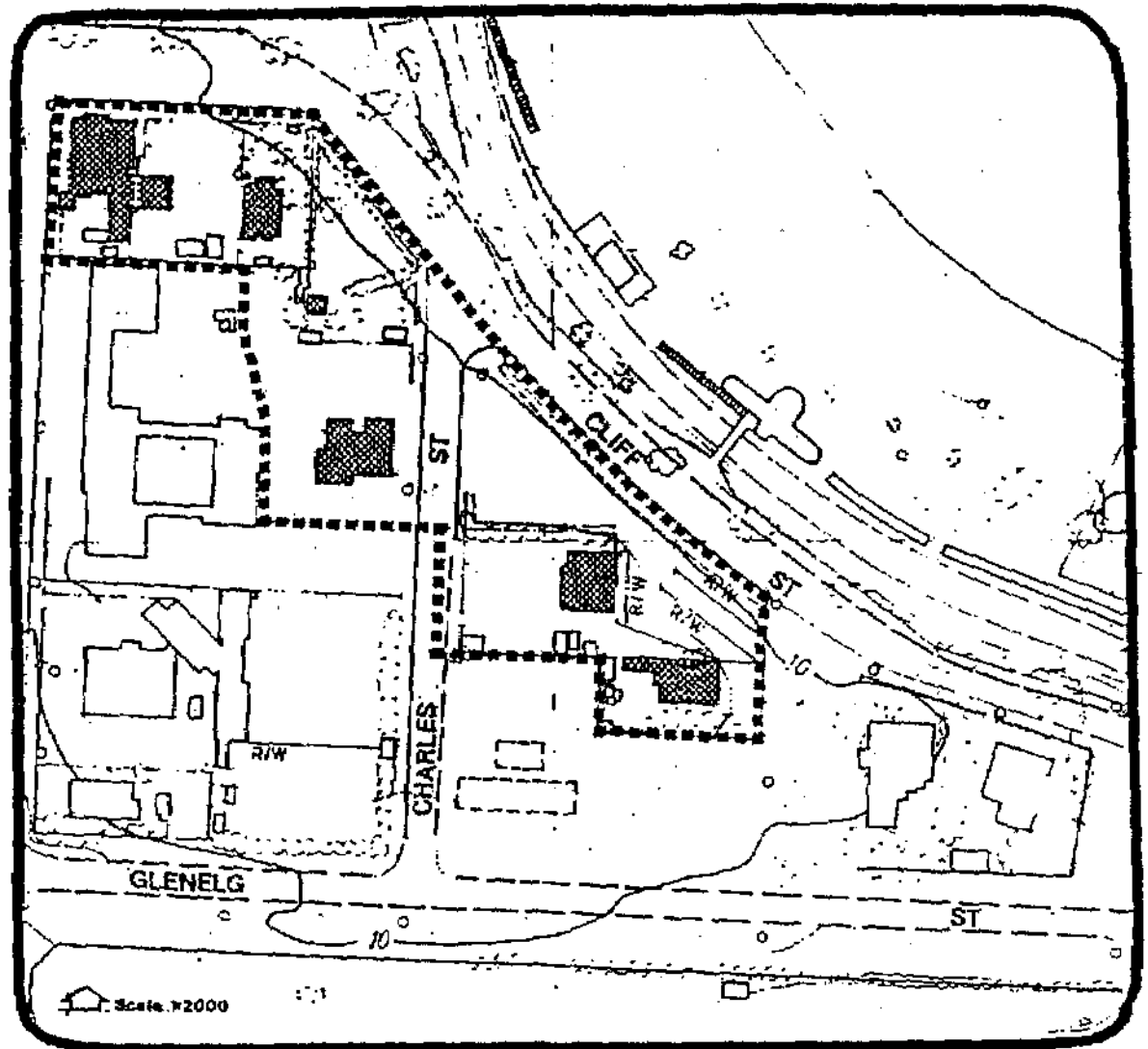
buildings and/or features may be easily identified by the following:-

Historic Building

Contributory Building

Conservation Precinct  
Boundary

## The Public Buildings Reserve Precinct



### Boundary Definition:

South-east corner Gawler and Bentinck Streets along Cliff Street to Bligh Street.

### Precinct Citation:

The Public Buildings Reserve, which was created in 1856, forms an identifiable focus in Portland. This area appears in several early illustrations such as the F.W. Birmingham map of Portland as a group of small stone structures. Each building had a separate use and its relative importance within the group was expressed in the quality and extent of its architectural detailing. In recent years, the integrity of the Government precinct has been diminished by the demolition of several of these picturesque stone structures, however a sufficient number survive along Cliff Street to form an identifiable group and thus constitute one of Portland's most important historic precincts.

Building Schedule

Council Offices, former Post Office (1883), cnr. Bentinck and Gawler Streets.

Recommended for addition to the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Customs House (1849), Cliff Street.

Recommended for retention on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Tourist Information Office (1850), former Police Office and Watchhouse, Cliff Street.

Recommended for addition to the Register of the National Estate and protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Rocket Shed (1880), Cliff Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

"History House", former Town Hall (1853-64), Charles Street.

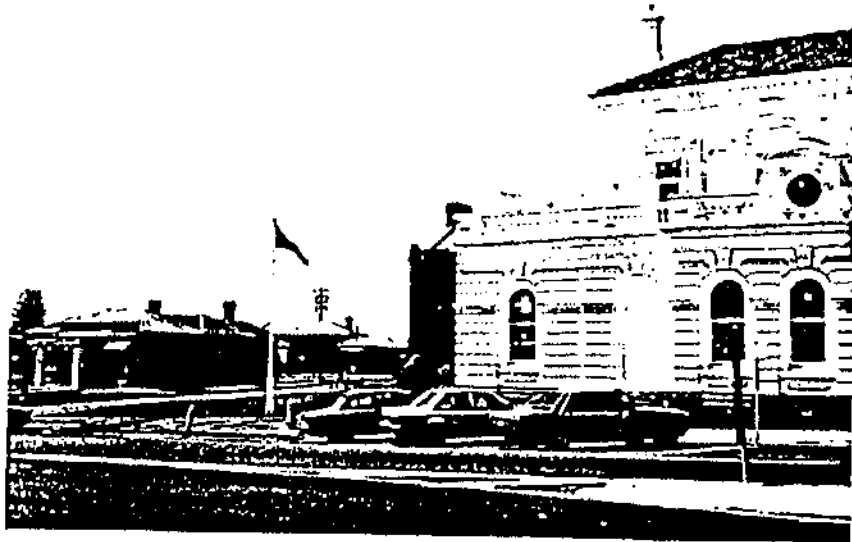
Recommended for retention on the Register of the National Estate and on the Historic Buildings Register, and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Memorial Triangle, Cliff Street.

This triangular open space area is an essential element in the public nature of the Public Buildings Reserve Precinct.

Court House (c.1853), Cliff Street.

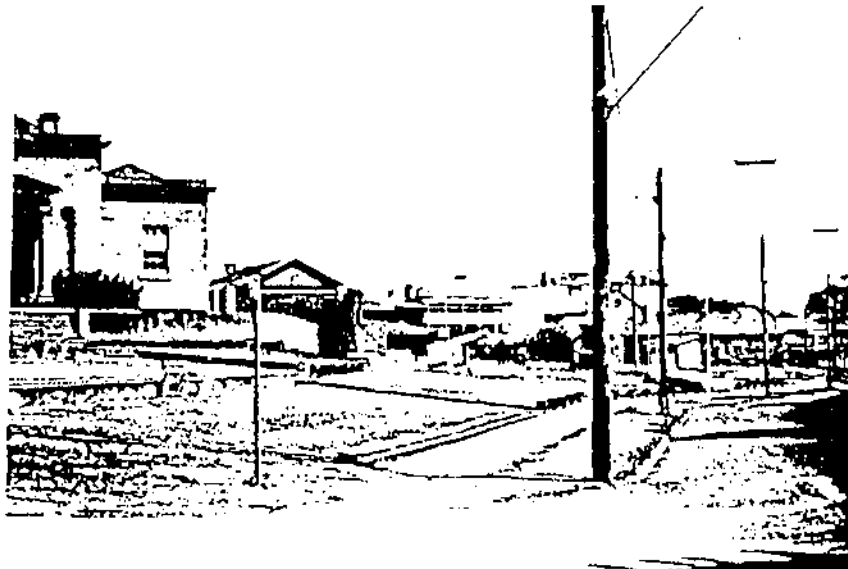
Recommended for retention on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).



Municipal Offices(former Post office) and Tourist Information Office.



Court House and "History House" (former Town Hall).



Memorial Triangle and surrounding area, showing the intersection and buildings.

Residence, former Police Quarters (1864), Bligh Street.

Recommended for addition to the Register of the National Estate and for protection under Clause of the Town and Country Planning Act (3rd Schedule).

To assist in the preservation and enhancement of the historic character and charm of the Public Buildings Reserve Precinct, several conservation ideas are recommended for implementation by the Portland Town Council and other interested bodies. Some of these conservation ideas are illustrated in the Precinct Recommendations plan shown opposite. In addition, the general perimeters of any new buildings proposed adjacent to the precinct are defined on this plan. Because of the historic significance of the Public Buildings Reserve Precinct, it is imperative that the scale and character of new buildings in close proximity to this area be compatible with that of the existing buildings along this portion of Gawler and Cliff Streets.

Other conservation recommendations for the Public Buildings Reserve Precinct include the following:-

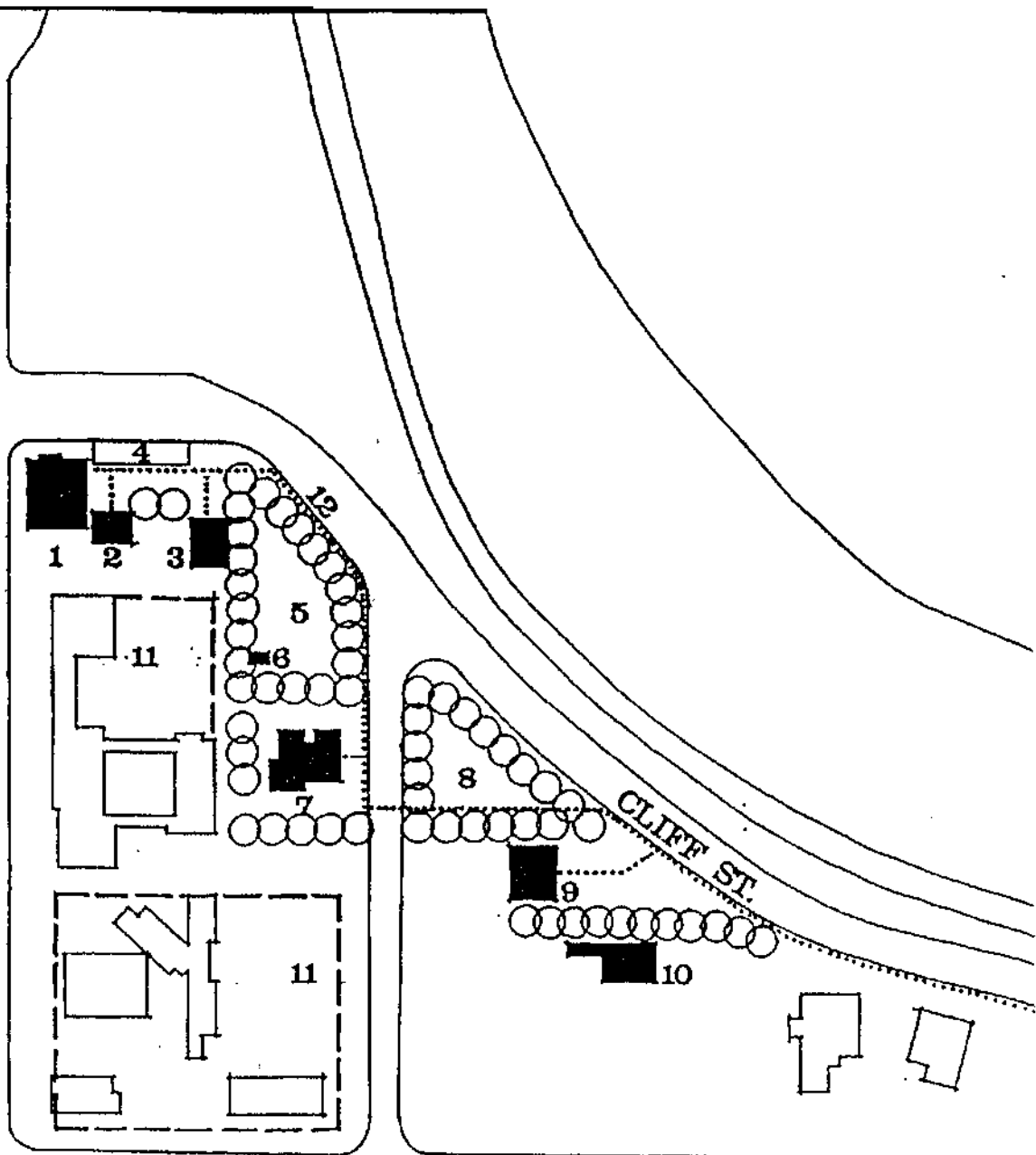
- Post Office to be painted in 19th century colour scheme with darker timberwork to windows. Although this building was originally unpainted cement render;
- although the former Post Office was originally unpainted cement render, repainting in appropriate 19th century colour scheme with darker timberwork to windows is considered suitable;
- original door openings of the former Post Office to Cliff Street to be reinstated;
- reconstruct picket fence to History House;
- remove the portico and sunshades to the windows of the Tourist Information Office;
- retain the Rocket Shed as a small free-standing building;

GAWLER ST.

BENTINCK ST.

CLIFF ST.

GLENELG ST.



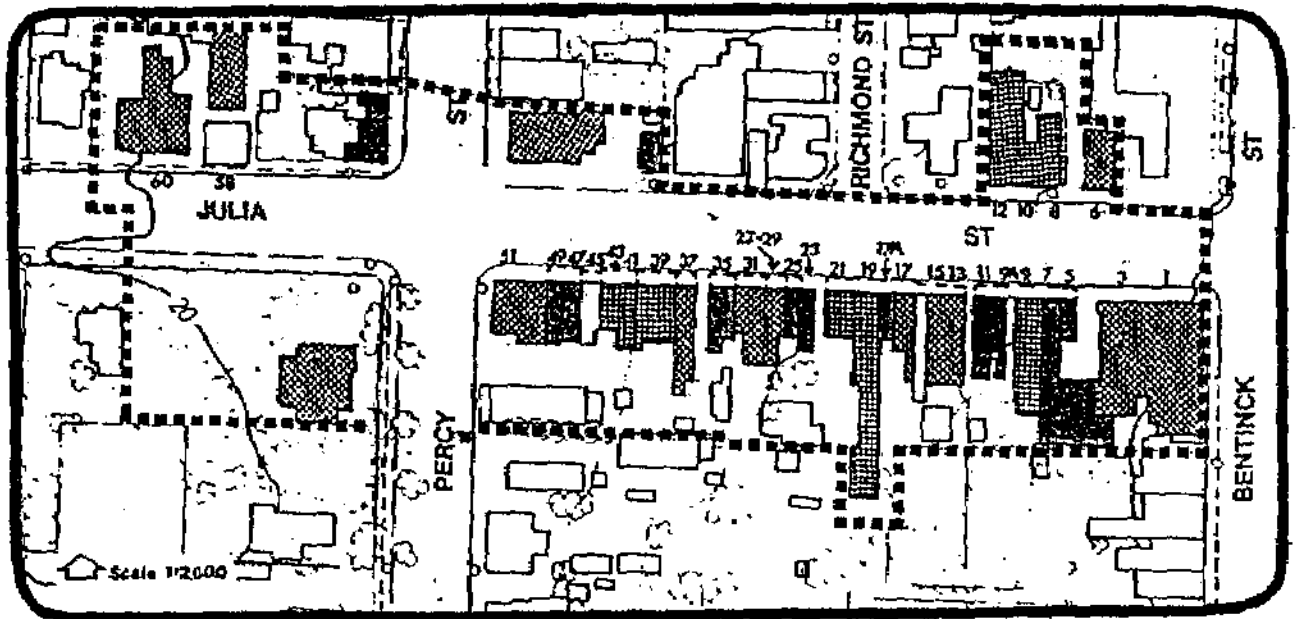
**PRECINCT RECOMMENDATIONS:**

**LEGEND**

- 1. Municipal Offices, former Post Office
- 2. Customs House
- 3. Tourist Office, former Watchhouse
- 4. Tourist Parking Area
- 5. Picnic Grounds
- 6. Rocket Shed
- 7. History House, former Town Hall
- 8. Memorial Triangle
- 9. Court House
- 10. Residence, former Police Quarters
- 11. Area to accommodate future Council buildings
- Proposed Landscaping
- ..... Proposed pedestrian walkways

- formulate and execute a comprehensive landscape plan to soften the existing effect of these buildings appearing as single elements in an open expanse of grass. Large trees including the characteristic Norfolk Island Pine should be planted, as well as smaller shrubs and trees;
- construct a pedestrian walkway linking the buildings and Memorial Triangle along Cliff Street, and hence providing a pleasant promenade for viewing each building as well as for enjoying the views across Portland Bay. 19th century gas light standards (similar to the one at the roundabout, cnr. Bentinck and Gawler Streets) along the promenade would enhance the precinct's character and facilitate evening strolls through the area.

## Julia Street Commercial Precinct



### Boundary Definition:

No's 6 - 12 Julia Street (north side).

A.N.Z. Bank, north-east corner Julia and Percy Streets, to No. 60 Julia Street (north side).

Old London Inn, south-west corner Julia and Bentinck Streets to St. Stephens Church of England, Julia Street (south side).

### Precinct Citation:

Historically, Julia Street comprises the oldest and most important commercial streetscape in Portland. Today it is the most intact nineteenth century streetscape surviving in the town. Within the precinct are some of Portland's finest commercial buildings, both architecturally and historically, notable examples being the A.N.Z. Bank (former Union Bank), by the Architect John Barrow, the Henty Woolstores, erected in 1852 by Stephen Henty and the London Inn which dates from c. 1842.

Most of the surviving buildings in the precinct contain parts that have survived since early times or in a physical way complement the streetscape generally.





Julia Street looking west from Bentinck Street.



Julia Street looking east from Percy Street.

Building Schedule

Julia Street, south side.

The Old London, former London Hotel (1842-46), cor. Bentinck and Julia Streets.

Recommended for retention on the Register of the National Estate and on the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

London Hotel Assembly Room (1862-63), No. 1 Julia Street.

Recommended for retention on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shop, former warehouse (c.1854), No. 3 Julia Street.

Recommended for addition on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Pair of shops, No's 5-7 Julia Street.

These premises are typical of small commercial premises dating from the nineteenth century and therefore contributing to the historic character of the precinct.

Restaurant, former shop (pre 1853) No. 9 Julia Street.

Recommended for addition on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shop, No. 9A Julia Street.

In scale, this simple building is contributory to the Julia Street Precinct.

Shop (c.1855), No. 11 Julia Street.

In scale and materials, this commercial building is a contributory element in the Precinct.

Shop (pre 1857), No's 13-15 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shop (pre 1857), No. 17 Julia Street.

Recommended for addition to the Register of the National Estate and to the Historic Buildings Register, and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shop, No. 17A Julia Street.

This simple building is contributory to the historic character of Julia Street.

Shop premises, No's 19-21 Julia Street.

Recommended for addition to the Register of the National Estate and to the Historic Buildings Register, and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Warehouse, rear No's 19-21 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shops, No's 23 and 25 Julia Street.

In scale, these shop premises are contributory elements in the Julia Street streetscape.

Shops, No's 27-29 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shop, No. 31 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shop, No. 35 Julia Street.

This simple building is contributory to the character of the Julia Street Precinct.

Shop, No. 37 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

"Glasgow House" (c.1880), No. 39 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shops (pre 1853) No's 41-43 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Shops, No's 47 and 49 Julia Street.

Both of these premises are contributory elements in the Precinct.

Bank of New South Wales, No. 51 Julia Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

St. Stephen's Church of England, cnr. Julia and Percy Streets.

Recommended for addition to the Register of the National Estate and to the Historic Buildings Register, and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Julia Street, north side

Restaurant, former Henty Woolstore (early 1850's), No. 6 Julia Street.

Recommended for retention on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Offices and shop, former Henty Woolstore (early 1850's) No's 8-12 Julia Street.

Recommended for retention on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

ANZ Bank, former Union Bank (1855-56), cnr. Percy and Julia Streets.

Recommended for retention on the Register of the National Estate and on the Historic Buildings Register, and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

C.B.C. Bank, cnr. Julia and Percy Streets.

This premises is an interesting example of twentieth century bank architecture and forms a contributory element in the Julia Street Precinct.

Portland Citizen Band Room, former warehouse (1851), 58A Julia Street.

Recommended for retention on the Register of the National Estate, for addition to the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Residence "Annesley" (1879), No. 60 Julia Street.

Recommended for addition to the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

The south side of Julia Street (between Percy and Bentinck Streets) represents a 19th century commercial streetscape with many of its buildings relatively intact. It is recommended that this streetscape be reconstructed and restored in accordance with the conservation ideas

outlined in Section 5 of this study report, and more particularly subsection 5.8. The following recommendations are also relevant to the Julia Street streetscape, namely

- reinstatement of original shopfronts;
- use of paint colours and signs appropriate to the 19th century;
- where appropriate, the reinstatement of verandahs;
- removal of parking meters by limited time parking signs;
- erection of 19th century gaslight standards on the footpath at each corner of Julia Street (between Bentinck and Percy Streets)

Wherever possible, old photographs of buildings in this section of Julia Street should be used to assist in the restoration works.

In addition, it is also recommended that the continuity of the built form along Julia Street be maintained and where appropriate, any alteration to the appearance of the streetscape be of a form, scale, and style which consolidates and reinforces the precinct's historic character and charm. The possible construction of a roadway to provide vehicle access to the car parking area at the rear of properties on the south side of Julia Street (between Bentinck and Percy Streets) would be detrimental to the visual quality of the streetscape and should therefore be strongly discouraged.

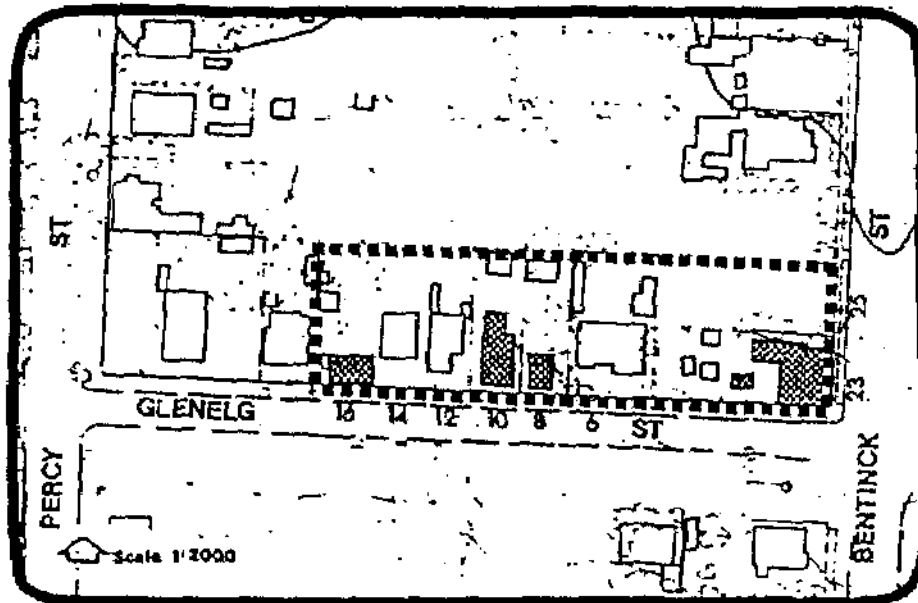


No.'s 8-16 Glenelg Street (north side).



Looking west along Glenelg Street with No. 23 Bentinck Street to the right of the photograph.

## Glenelg Street Precinct



### Boundary Definition:

No's 23 - 25 Bentinck Street (west side).

North-west corner Bentinck and Glenelg Streets to No. 16 Glenelg Street (north side).

### Precinct Citation:

The precinct contains a group of interesting residences, the houses at No's. 8 and 16 date from early times as evinced by the details of the horizontal boarding and their simple form. The residence (23 Bentinck Street) is one of the finest stone town houses remaining in the central area of Portland, it was erected in 1874 for J. Fawthrop Junior.

### Building Schedule:

Residence (c.1875), No. 23 Bentinck Street.

Recommended for addition to the Register of the National Estate and to the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).



Residence (pre 1853), No. 8 Glenelg Street.

Recommended for retention on the Register of the National Estate, for addition to the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Residence (between 1853-57), No. 10 Glenelg Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

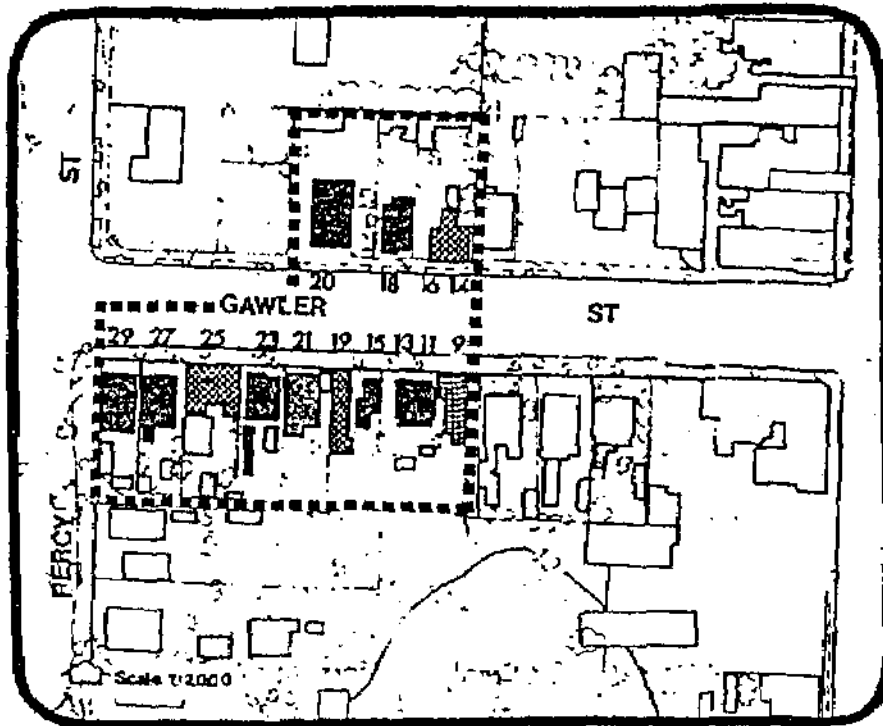
Residence (pre 1853), No. 16 Glenelg Street.

Recommended for retention on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

It is recommended that the following restoration works be implemented within the Glenelg Street Precinct:-

- restore facade and reinstate 19th century window to eastern side of facade of No. 16 Glenelg Street;
- construct open paling or picket fence at No. 14 Glenelg Street;
- restore verandah and windows to 19th century detail at No. 10 Glenelg Street;
- restore building at No. 8 Glenelg Street and construct open paling or picket front fence.

## Gawler Street Precinct



### Boundary Definition:

- No's 9 - 29 Gawler Street (south side).
- No's 14 - 20 Gawler Street (north side).

### Precinct Citation:

It appears that some of Portland's earliest development took place in Gawler Street and several early structures still survive in this area. These comprise The Builders Inn (c. 1845), Gore Place (19 Gawler Street, c. 1845), Foresters Hall (c. 1842, stone facade, 1854) and the stone structure opposite (1860). These buildings are enhanced by a series of residences of similar scale and density.

Building Schedule

Gawler Street, south side.

Forester's Hall (c.1842) No. 9 Gawler Street.

Recommended for retention on the Register of the National Estate and on the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Residence, No. 13 Gawler Street.

In scale and materials this single storey timber house forms a contributory element in the Gawler Street Precinct.

Residence, No. 15 Gawler Street.

This single storey timber cottage with its picket fence and simple composition is an essential element in the Gawler Street Precinct.

Residence, former shop (dates from early times, possibly from the 1840's), No. 19 Gawler Street.

Recommended for addition to the Register of the National Estate and to the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Residence, No. 21 Gawler Street.

This single storey timber cottage with its picket fence and decorative verandah is an essential element within the Precinct.

Residence, No. 23 Gawler Street.

The single storey timber cottage is an unoffensive element in the Gawler Street Precinct.

Residence, formerly the Builders Arms Hotel (pre 1849), No. 25 Gawler Street.

Recommended for addition to the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule)

Residence, former shop (1860-61), No. 14 Gawler Street.

Recommended for addition to the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd



Gawler Street (south side) between Bentinck and Percy Streets



No. 14 - 20 Gawler Street (north side).



Residence, former shop (c.1900), No. 16 Gawler Street.

Recommended for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Residence, (dates from c.1900), No. 18 Gawler Street.

The single storey timber cottage is an intact and typical example of residential style from this period and as such forms an essential element in the Gawler Street Precinct.

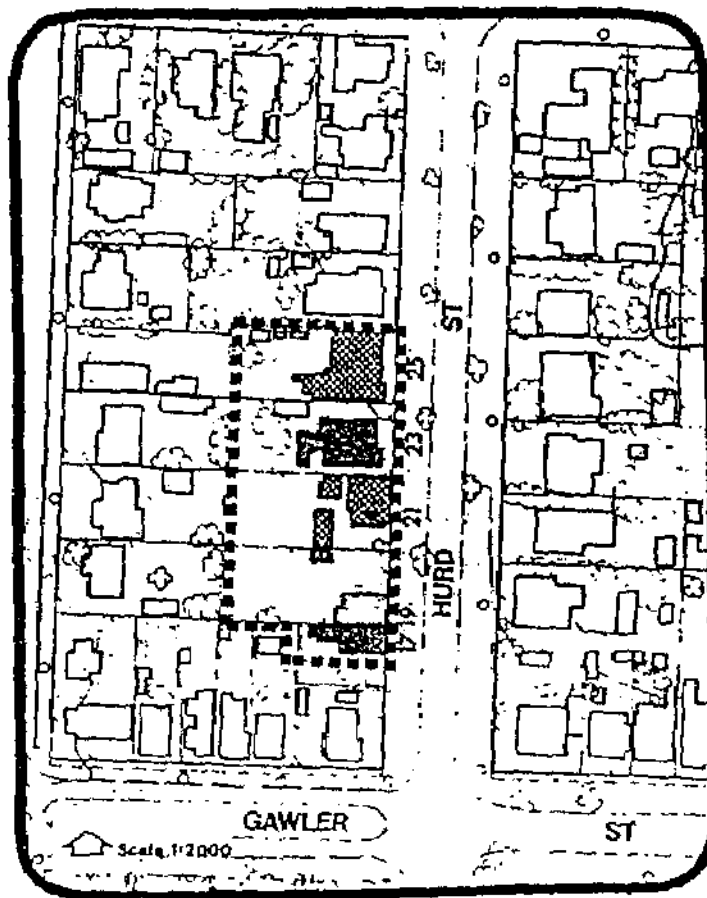
Residence, (dating from c.1900), No. 20 Gawler Street.

The single storey brick residence with its interesting verandah and cast iron lace work, in caustic tile floor, tuck pointed brickwork, and picket fence forms an essential element in the Gawler Street Precinct.

It is recommended that certain buildings within this Precinct be restored to their original appearance and in particular the following works are considered appropriate.

- reclad ground floor of rear portion of building at No. 9 Gawler Street and reinstate original verandah (refer Front Cover photograph).
- Erect fence type more compatible with Edwardian style of house at No. 13 Gawler Street.
- clean and restore stone facade of residence at 14 Gawler Street.
- restore No. 16 Gawler Street as an example of early Victorian shop front with 19th century sign panel to the parapet.
- reinstate more appropriate windows to No. 19 Gawler Street and if possible erect a 19th century style sign panel across the parapet.
- restore the central section of the facade of No. 25 Gawler Street to its original shop front design and replace the existing rendered masonry fences and wrought iron gates on either side of the central shop front with picket fences and gates.

## Hurd Street Residential Precinct



### Boundary Definition:

No's 17 - 25 Hurd Street (west side).

### Precinct Citation:

A group of architecturally interesting residences. The single storey timber cottage 'Archie' (No. 17) with its Federation style verandah, the timber residence (No. 21) c. 1862 with stone cottage and stables behind, both pre 1857 and the stone residence (No. 25) with its interesting form and verandah details together constitute a group of architectural interest. The timber residence (No. 23) is a complementary element.



Hurd Street(west side) looking north-west from Gawler Street



No. 's 21 - 23 Hurd Street (west side).

Building Schedule

Hurd Street, west side.

Residence "Arlie", No. 17 Hurd Street.

The single storey timber cottage with its double fronted composition and timber cladding in an ashlar pattern is typical of late 19th century, early 20th century cottage design. The building forms an essential contributory element in the Hurd Street Precinct.

Residence (1862), including ruined stone cottage and stone stables at rear (c.1855), No. 21 Hurd Street.

Recommended for addition to the Register of the National Estate and to the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Residence, No. 23 Hurd Street.

The single storey timber cottage dates from the late 19th century and is an essential contributory in the Hurd Street Precinct.

Residence (pre 1861), No. 25 Hurd Street.

Recommended for addition to the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

To enhance the historic character of this Precinct the following works are recommended -

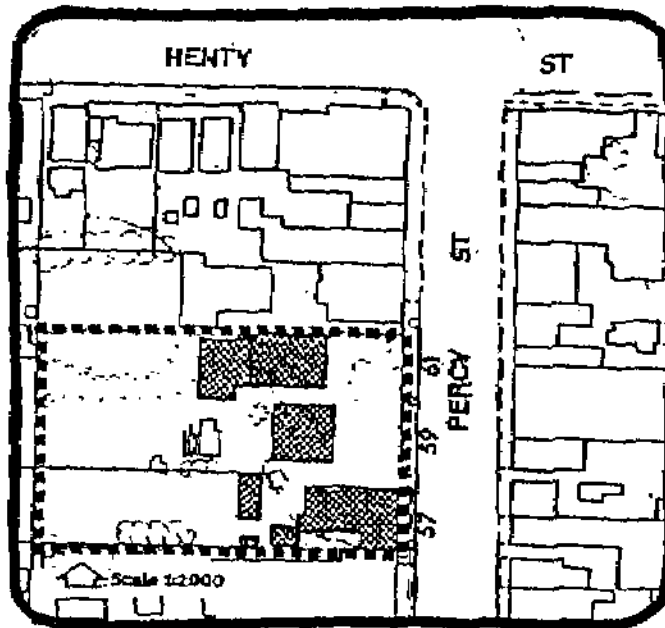
- erect an appropriate fence compatible with the style of the premises at No. 23 Hurd Street.
- erect an appropriate fence compatible with the architectural style of the premises at No. 25 Hurd Street and replace existing roof tiles with a more appropriate material.





Uniting Church (former Wesleyan Church) and Vicarage, Percy Street

## Wesleyan Church Precinct



### Boundary Definition:

No's. 57 - 61 Percy Street (west side).

### Precinct Citation:

This group of four buildings around a landscaped green space forms a notable precinct and makes a defined break in the consistent line of shops along Percy Street. The group is dominated by the fine Wesleyan Church (now the Uniting Church) which was erected in 1865 to designs by the Architect, Daniel Nicholson. The Church and the neighbouring stone vicarage form a western boundary to the landscaped space. The northern and southern boundaries are defined by 63 - 65 Percy Street with its attractive Dutch style gable and Campbell's Store respectively. The latter comprises an interesting complex of well preserved buildings and features a picturesque side elevation with verandahed area and vine.

Building Schedule

Percy Street, west side.

Campbell's store, dwelling and outbuildings (1868), No. 57 Percy Street.

Recommended for retention on the Register of the National Estate, for inclusion on the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Uniting Church Vicarage (c.1870), No. 59 Percy Street.

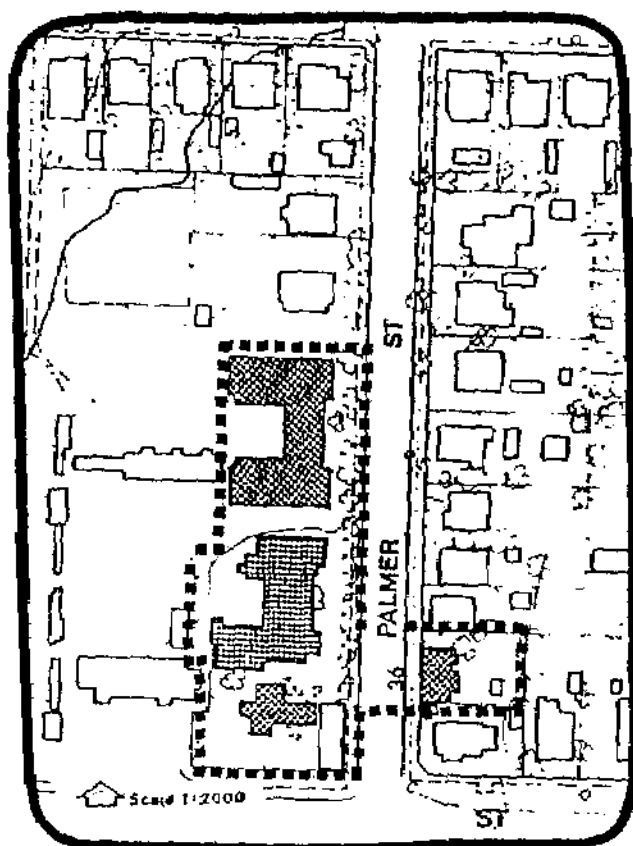
Recommended for addition to the Register of the National Estate, and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Uniting Church, former Wesleyan Church (1865), No. 61 Percy Street.

Recommended for addition to the Register of the National Estate, and to the Historic Buildings Register and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

To enhance the pleasant and attractive appearance of the Wesleyan Church Precinct, it is recommended that part of the Church land facing Percy Street could be used as a miniature Town Square providing a relaxed seating area for shoppers and visitors to the Church.

## School Precinct



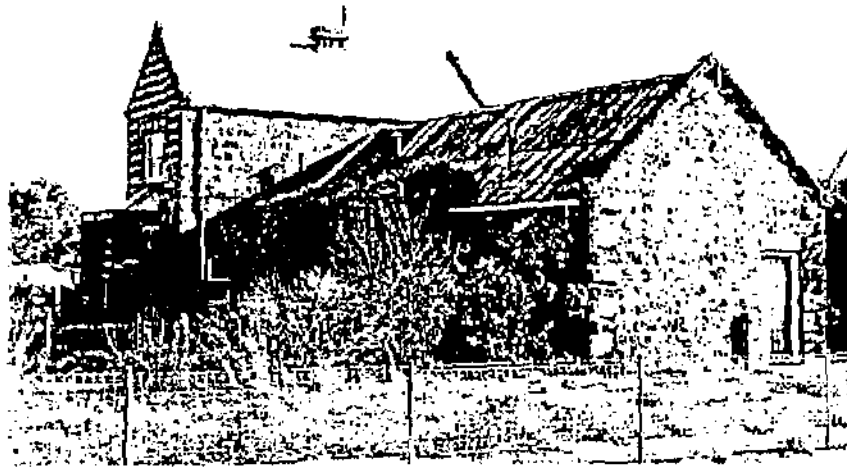
### Boundary Definition:

No. 36 Palmer Street (east side).

North-west corner Julia and Palmer Streets to No. 45 Palmer Street (west side).

### Precinct Citation:

The three State School buildings in Palmer Street comprise a notable group illustrating the development of school architecture through the nineteenth and twentieth century. The earliest National School occupying the site dates from 1856 (architect John Barrow), the State School erected in 1879, is typical of Public Works Department School architecture under the supervision of H. R. Eastow and the later building, dating from 1941 - 42 incorporates interesting decorative panels pertaining to the history of Portland in the projecting gables. The residence (No. 36 Palmer Street, 1858) is included within the group as a contributory element dating from early times.



Former National School, corner Palmer and Julia Streets.



State School (1879), Palmer Street.

Building Schedule

Palmer Street, west side.

School premises, former National school (1855-56), cor. Palmer and Julia Streets.

Recommended for addition to the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

State School (1879), Palmer Street.

Recommended for addition to the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

State School (1941-42), Palmer Street.

Recommended for addition to the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

Palmer Street, east side.

Pair of timber cottages (c.1858), No. 36 Palmer Street.

Recommended for retention on the Register of the National Estate and for protection under Clause 8 of the Town and Country Planning Act (3rd Schedule).

It is recommended that within the school grounds of this Precinct a picket fence be erected and an attractive garden area be established.

## 5. Conservation & Restoration Guidelines

5.0 CONSERVATION AND RESTORATION GUIDELINES

5.1 Introduction

The purpose of this section is to provide statutory and advisory guidelines which will facilitate the conservation of the historic character of the town of Portland.

These guidelines are formulated from the researched history and observed existing built environment of the town. The report summarises building styles that are characteristic of Portland's visual image and in examining important details that pertain to these building styles, it is hoped that any restorations contemplated will have a proper basis.

In conclusion, this section undertakes to demonstrate the restoration process with some hypothetical case studies of how existing individual buildings in Portland could be easily restored, and also a reconstructed view of Julia Street, showing the original forms of the existing buildings





Foresters Hall (c.1842), No. 19 Gawler Street.



Residence, No. 70 Julia Street (1855).

## 5.2 Architectural Styles

### 5.2.1 Commercial and Public Buildings.

The most visually striking feature of Portland is the collection of bluestone buildings spread throughout the town. In most cases, these buildings stand alone, a marked contrast in their substantial scale and construction to the surrounding streetscapes of largely single storey brick or timber structures. These and other important historic buildings remaining in Portland date from the early Victorian period, i.e. 1840 - 1860.

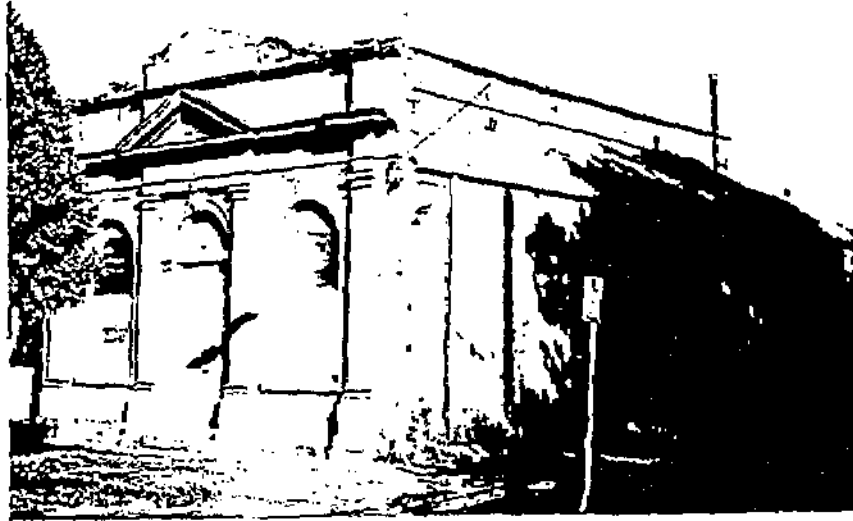
A number of architectural styles that were in fashion during the nineteenth century can be identified from the numerous examples that exist.

#### (i) Colonial Georgian Buildings

Colonial Georgian is an early style of which there are numerous examples. Buildings in this style are quite restrained in facade decoration and are mostly symmetrical compositions.

A typical example is the building at No.19 Gawler Street, known as the Foresters Hall. The facade is a symmetrical composition with 12 pane double hung sash Georgian styled and proportioned windows, and solid timber six panel doors flanking the central entrance. Plain square string courses and a simple cornice at parapet level are used with a central motif flanked by scrolls (see opposite) to articulate the facade.

Other examples are the buildings at 14 Gawler Street (opposite No. 9), 9 Julia Street (Canton Palace Restaurant), and residences at 70 and 72 Julia Street, one of which is shown opposite.



Portland Club, No. 35 Percy Street (1860).



"History House", former Town Hall (1863-64), Charles Street

(ii) Neo-Classical Buildings

The Neo Classical style is a style that is evident in numerous buildings of stone and also timber construction. Buildings of this style utilised classical features such as round or square doric columns and pilasters, classical pediments and entablatures and semi-circular arch motifs, giving the facade composition a more three dimensional quality than the comparative flatness of colonial buildings.

An excellent example of a stone building in this style is the building at 35 Percy Street known as The Portland Club. The facade is a symmetrical tri-partite composition with flat doric pilasters, pediment over the entrance door, classical entablature and arched openings (see opposite).

Three buildings in Julia Street, namely No's 13, 19, and 21, are also interesting remaining primitive examples of the style of timber construction. The facades shown exhibit such classical details as flat timber doric pilasters supporting a classical entablature over a weatherboard background.

Other more substantial examples of this Neo Classical design are two buildings forming part of the public building group in the Cliff Street conservation precinct - the former Town Hall ("History House"), Charles Street shown opposite and the Court House in Cliff Street.



London Hotel Assembly Rooms (1862-63), No. 1A Julia Street.



"Glasgow House", No. 39 Julia Street (c.1880).

(iii) Italianate Buildings

A number of buildings that date from the later Victorian period, exhibit a style derived from the Italian Renaissance. Contrary to the stone finish of the earlier colonial and classical buildings, most of the buildings in Portland of the Italianate style are cement rendered masonry structures with a more elaborate decorative scheme composed of modelled cement render rather than the motifs being carved from the bluestone.

The London Hotel Assembly Rooms building is a good example of this style with its banded rusticated ground floor and upper level windows with flat, pointed and arched pediments to the window openings (see opposite). Other examples are the first floor facades of the building at No. 13 Julia Street (at present obscured by metal deck wall cladding), and No. 39 Julia Street known as "Glasgow House", shown opposite.

Other examples of this later Victorian period such as the buildings at 29 and 31 Julia Street, show a heavily ornamented parapet of pilasters, central pediment motif and urns at the extremities of the parapet.



Residence, No. 74 Findlay Street (1850's).



Residence, No. 58 Barkly Street (1850's).

## 5.2.2 Houses.

Four distinct types of houses have been identified as representative of the housing in Portland for the nineteenth and early twentieth century periods.

(i) Early Victorian/Colonial Georgian c.1840 - 1870

These cottages are among the earliest surviving houses in Portland. The form is commonly a small rectangular plan, with hipped roof and verandah across the facade. The facade composition is typically of a central entrance door of solid timber, with six or four panels, flanked symmetrically by 12 pane, double hung, Georgian style sash windows. A verandah may extend across the facade with a straight sloped roof. Houses of this style often have smaller hipped or gable roof kitchen wings at the rear.

The materials that distinguish these houses are stone or weather-board walls, timber framed verandahs and corrugated iron roofs which usually replaced the original timber shingles. The timber roof shingles can, in some cases, be seen under the corrugated iron, for example in the houses at No's 8 and 16 Glenelg Street. A number of Colonial Georgian houses in Portland have front verandahs with a distinctively shaped fascia board as can be seen opposite in the example shown. Other examples of this style are the stone cottages at No's 9 and 11 Bentinck Street, at 38 Hurd Street, 125 Hurd Street and the timber cottages at No. 106 Hurd Street and 9 Tyers Street.





Residence, No. 33 Hurd Street.



Residence, No. 42 Gawler Street.



Residence, No. 65 Gawler Street.

(ii) Victorian Houses c.1870 - 1890

Houses of this period enlarged and elaborated the form and scheme of the early Colonial Georgian style. The rectangular plan was enlarged to include more rooms which became bigger in plan and height. In some examples, one of the front rooms was projected toward the street to block the verandah at one end, as in the house at 33 Hurd Street (opposite). The roof continued to be a composition of simple gable or hip form. The facade composition in most cases retained the central doorway and the overall decorative scheme became more and more enriched as the Victorian period progressed. Windows are generally single pane sash, double hung styles often with narrow side lights each side, whilst verandahs were decorated with cast iron lacework and columns. Gutter eaves are often supported by carved wooden brackets or modillions and in the example shown opposite at 33 Hurd Street, the timber wall cladding has been fashioned to resemble stone blocks. This is known as ashlar facing. Chimneys became more frequently included into the rooms and the chimney tops decorated by corbelled brickwork or cement render cornices.

Materials of the later Victorian houses became more varied. Walls were ashlar or weatherboard, brickwork, cement rendered brickwork, or stone. Roofs were slate or corrugated iron and verandahs supported on timber or cast iron columns with cast iron lacework or timber fretwork decoration.

It is interesting to note that in some cases, the cast iron lacework includes pictorial motifs of Australian birds and plants, and this can be seen in the lace panels on the house at 87 Hurd Street. The lacework at 65 Gawler Street includes Kookaburras in the design (see opposite).

Late in the Victorian period, the decorative scheme was further enriched. The house shown opposite at 42 Gawler Street now utilises cast iron lacework panels as a balustrade to the verandah. The central entrance is emphasised by the gable extension to the convex verandah roof and the chimneys are composed of alternating bands of colored brickwork. In this house, the window each side of the front door are paired double hung sashes, a fenestration pattern found in numerous houses in the Victorian style in Portland.



Residence, No. 63 Gawler Street.



Residence, No. 138 Percy Street.

(iii) Edwardian Houses, c.1890 - 1910

The Edwardian style of house shows distinct departures from the form and details of Victorian examples. The plan became an asymmetrical composition capped by an often complex roof of intersecting gables and hips or truncated hips, i.e. a hip roof with a small gable at its apex. The front door was typically set back from the front facade and was located to one side of the house facing either the street or the side boundary. As a result, the verandah usually extended along the side of the house as well as the front in order to shelter the entrance, and in some cases, the verandah roof was a continuation of the line of that of the main roof instead of appearing as a separate element. Windows are typically tall, thin, fixed or side hung casement styles grouped in pairs or threes with smaller fixed panes at the top. In some examples, the windows are extended out toward the street or side boundary to form a bay window capped by a gable roof extension.

Decoration was usually in the form of leadlight glass to the front door or a small window near the front door, and timber fretwork to the verandah fascia and roof gables. A style of decoration found in many Edwardian houses in Portland is a type of ladder frame decoration as can be seen in the example opposite at 63 Gawler Street.

Materials used in Edwardian houses in Portland are usually weatherboard cladding with corrugated iron roofs. In some cases, the lower edges of a few rows of weatherboards have regularly spaced incised notches so that the weatherboards resemble shingles. This treatment can be seen in the example shown opposite at 138 Percy Street.

Edwardian houses in Portland at 138 Percy Street and 4 Blair Street exhibit a fairly intricate art nouveau detailing to the timber fretwork of the verandahs and roof eaves. This detailing was typical of the larger houses of the Edwardian era.



Residence, No. 10 Hurd Street.

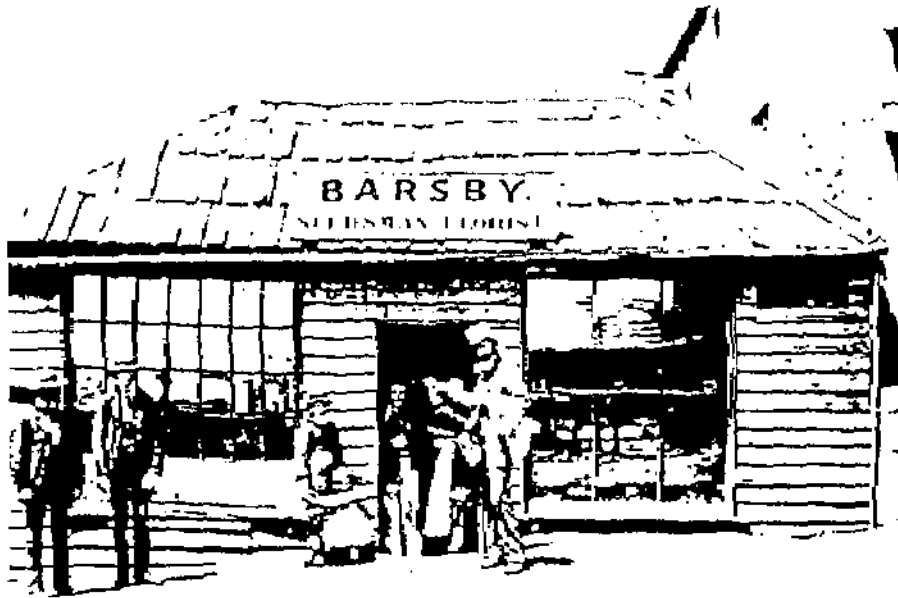


Residence, No. 53 Gawler Street (1912).

(iv) Early Twentieth Century Houses, c.1910 - 1930

Early in the twentieth century, some houses simplified the elaborate decoration of Edwardian and Victorian examples, and introduced forms based on American models, chiefly the Californian bungalow. There are a small but significant number of these houses in Portland which exhibit the features that typify the bungalow style that was introduced into Australia during the first World War. The roofs became low pitched gable forms, low to the ground with usually two main elements intersecting at right angles, and deeply recessed verandahs as part of the main roof line were supported on squat masonry columns. Decoration to roof and verandah was restrained. The roof, usually of terracotta tiles was unadorned and windows were of the small double hung type. The ends of the roof gables were usually finished with timber shingles or timber strapping.

The two houses shown at No. 10 Hurd Street and No. 53 Gawler Street are significant examples of this style in Portland. In particular, the hedge forms and cyclone ornamental fabric mesh fence at the front street boundary of No. 10 Hurd Street are compatible with this style of house.



### 5.3 Historic Shopfronts

Very few examples of nineteenth century shopfronts still remain in Portland. In the sections of Bentinck and Julia Streets where the upper nineteenth century facades and parapets remain, cantilevered awnings and aluminium frame shopfronts dating from well into the twentieth century, have replaced the original shopfronts in almost every case. However, from a small number of remaining examples and many old photographs, it is possible to identify two basic styles of shopfronts that should guide any re-constructions that are contemplated.

#### (a) Early Classical Shopfronts

In this style of shopfront, the facade is usually a single storey structure on the front street boundary of the building block. The composition is mostly a central doorway flanked symmetrically on either side by large shop windows subdivided into a varying number of rectangular panes. The windows were not necessarily the same as each other. In some examples, flat doric pilasters separate windows from the door and terminate the composition at the sides. Across the top of the facade, a cornice and entablature unify the whole composition.

The excellent old photographs shown opposite are a small sample of the many shopfronts that once existed in Portland.

One of the examples shown still exists at 25 Gawler Street (over page). The building was originally the Builders Inn and has been only slightly altered from its original form clearly discernible in the photograph taken during the 1870's. Other examples of this early Victorian Classical shopfront design can be seen at No. 19 Gawler Street and 32 Otway Street (brickwork facade).

The old photograph of Julia Street (over page) dated 1859, clearly shows a number of early shopfronts of timber construction, some examples of which form ground floor shopfront compositions of larger two storey masonry buildings.





Julia Street (c.1859).



Former Builders Arms Inn (pre 1849), No. 25 Gawler Street.

(b) Later Victorian Shopfronts

Later examples of shopfronts in Portland showed a slightly different form from the earlier examples.

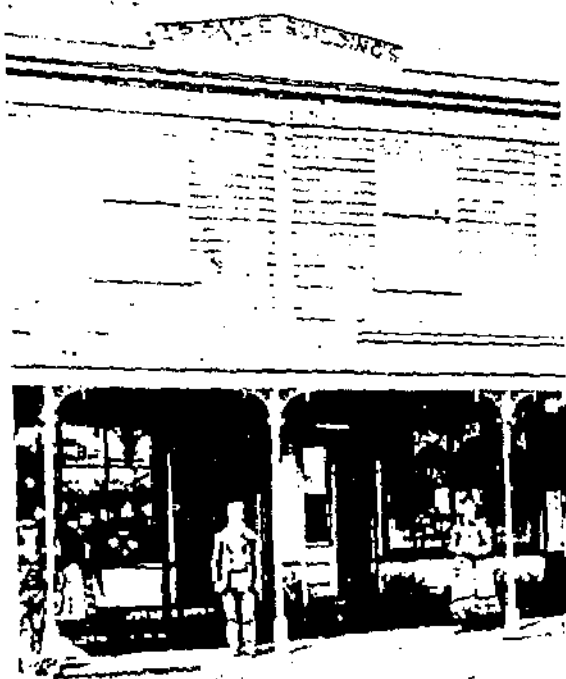
The entrance door became recessed from the shopfront and the shop window splayed back on an angle in plan to meet the door. The door was placed to one side in narrow buildings or to the centre of wider buildings. Presumably, the idea was to allow window shoppers to look into the side of the shop window display. One reasonably intact example that remains in Portland is the pair of single shopfronts at 55 Bentinck Street overleaf. The composition is of vertical strips of glass separated by circular columns or mullions, with an approximately 450 mm. high solid base or stallboard and recessed panel doors with fan lights over each door. The top of each vertical glass panel is framed by flat arch motifs.

An examination of old photographs of Portland shopfronts shows this basic form to have been prolific. The example shown overleaf, long since disappeared from Portland, exhibits this form of shopfront with an elaborate decorative scheme of semi-circular arched windows, richly ornamented pilasters and double entrance doors with a small display case to the left hand side of the entry recess. Examination of more old photographs and illustrations of these splayed recess shopfronts reveals the basic components of the composition, namely:

- Windows with a vertical emphasis affected by thicker vertical mullions and thinner horizontal transom sections, capped by flat or semi-circular arches.
- A stallboard about 450 mm. high which was plain, panelled or painted with signs.
- Double or single entrance doors often half-glazed with a panel below and a fixed window over the door.
- The facade was often framed by flat pilasters at the sides of the openings and an entablature and cornice at the top.



Shopfront, No. 55 Bentinck Street.



Shopfront, Julia Street (demolished).

These elements can be discerned upon careful inspection of the examples shown in the old photographs on the previous page.

The correct details of these shopfronts would have to be ascertained from intact examples elsewhere in Victoria. For instance, the correct shapes that would be appropriate for designs of transom, window sill and mullion timber mouldings can be easily obtained from numerous intact examples in Melbourne and other country towns. Reference to the University of Melbourne Department of Architecture, Building and Town and Regional Planning Research Paper entitled Beechworth Historical Reconstruction (1976) would be particularly useful should any reconstructions be contemplated.

EXAMPLES OF VERANDAHS.



#### 5.4 Verandahs

The old photographs of Portland are the most important source for ascertaining the form of nineteenth century verandahs, which as with many of the shopfronts, have been replaced by twentieth century substitutes of cantilevered awnings.

The photograph overleaf of Julia Street between Bentinck and Percy Streets, show an almost unbroken line of verandahs extending along the length of the street. The verandahs were generally of a timber frame extending from the building facade to the kerb line where the roof was supported on a row of timber columns with chamfered edges and timber moulded cappings. The timber fascia detail varied from plain flat sections to curved profiles, as can be seen in the examples shown overleaf. In some cases, this fascia decoration was carried up the sides of the verandah back to the facade, or panelling extended back to the facade on a horizontal line. The bottom of each panel was shaped so to almost resemble an "upside down" picket fence.

The corrugated iron verandah roofs were generally a low slope, sometimes with a convex or concave profile. The photograph opposite shows two examples in the background with alternating strips of roofing of contrasting colors. The verandah in the far background was attached to the buildings at No's 17 and 19 - 21 Julia Street, both of which still exist. Some later verandahs utilised cast iron lacework panels and the verandah was supported by circular cast iron columns usually with ionic capitals.

Verandahs to houses of the nineteenth and early twentieth century in Portland exhibit similar roof profiles to the commercial buildings with straight, sloped, concave or convex shapes. Residential examples show distinctive forms of verandah detailing as have been identified in Section 5.2.

Julia Street Portland, in the 1880's.



EXAMPLES OF VERANDAHS





## 5.5 Fences

The boundary fence was an important visual element in the image of a freestanding nineteenth century building whether it was commercial, religious, or residential. The following is a list of categories of fences that should be considered.

- (a) Open paling fences - consisted of plain, flat bars of timber spaced evenly along and fixed to horizontal rails of timber in turn supported by intermediate or end posts of timber sunk into the ground.
- (b) Picket fences - were constructed as above but with vertical timber elements having shaped or pointed tops, i.e. pickets fixed to the rails.
- (c) Cyclone ornamental fabric mesh - sometimes called hairpin mesh, was introduced by the Cyclone Company in 1910 and consisted of vertical strands of wire of a repeating pattern fixed to timber rails.
- (d) Cyclone chain mesh - sometimes called cyclone wire, was introduced in the 1920's and consisted of an interwoven pattern of diamond shapes in wire fixed to a wooden frame with a timber capping.
- (e) Hedges - privet or cypress hedges often lined the edge of house allotments.

Early photographs show that many different types of buildings were enclosed by fences generally of the open paling or picket variety. (See opposite). For the purposes of restoration, open paling and picket fences are compatible with Victorian and Edwardian buildings and although cyclone ornamental fabric and chain mesh date from early this century, these types of fences are considered compatible with Victorian, Edwardian and early twentieth century buildings.

EXAMPLES OF FENCES.

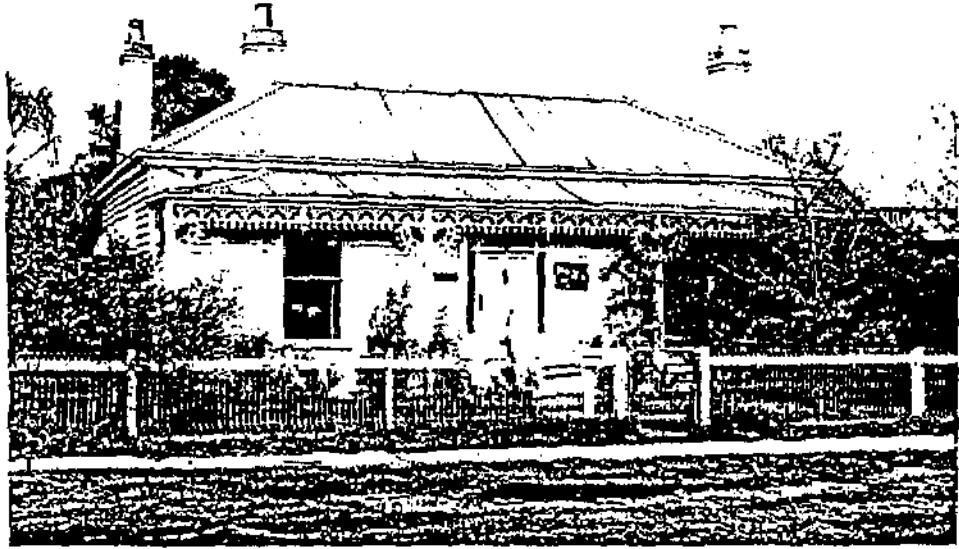


Residence, No. 20 Hurd Street.



Entrance Gates, Portland Cemetery.

EXAMPLES OF FENCES.



Residence, No. 59 Gawler Street.



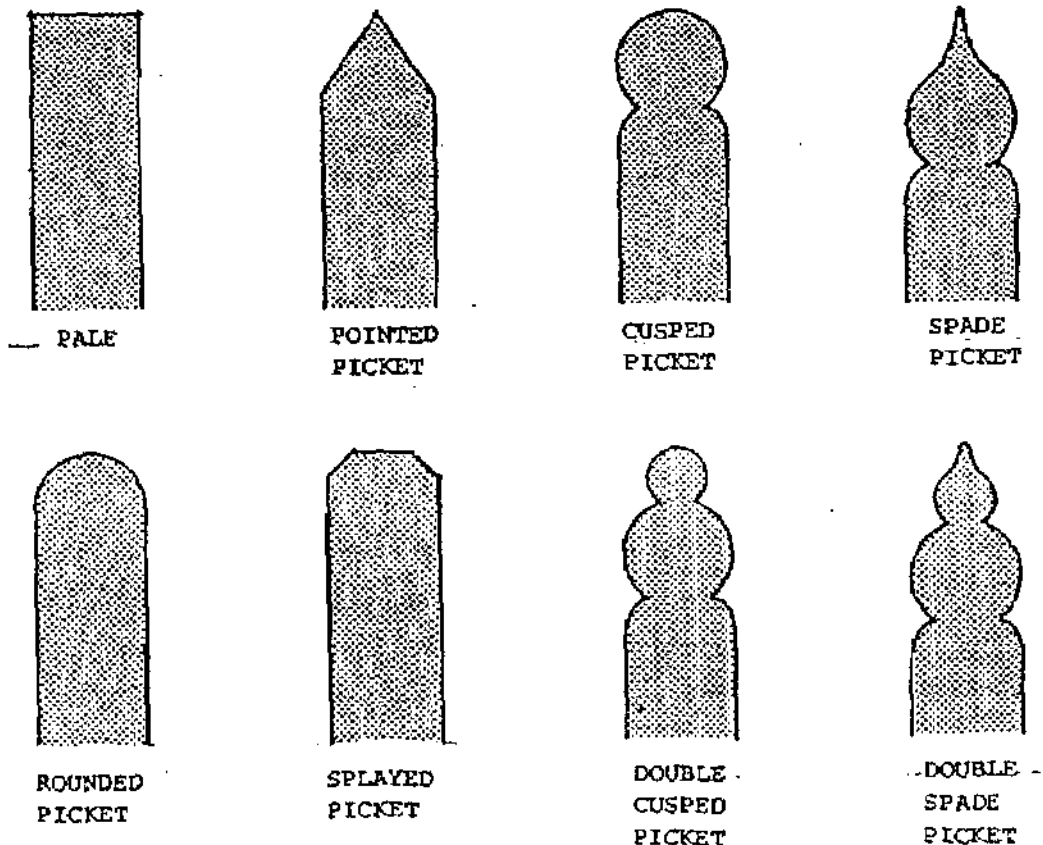
Residence, No. 83 Bridgewater Road.

Some present situations where an existing fence is compatible with the house to which it belongs, are shown opposite. The example at the front of the Portland Cemetery is also shown because of its unusual design of paired pointed top pickets and cusp top pickets.

Hedges are also compatible with certain house styles, for instance, Victorian houses may include a privet hedge behind a low picket or open pale fence whilst some Edwardian and later houses have taller cypress hedges to the house lot boundary.

Appropriate profiles for the tops of pickets are illustrated below. From existing examples, open paling and pointed top pickets are most common with some double cusped pickets also occurring in Portland. For more information regarding the details of these fences, reference should be made to the aforementioned University of Melbourne publication Beechworth Historic Reconstruction, and also a National Trust of Australia (Vic.) Technical Bulletin which is soon to be published.

FENCE PICKET PROFILES .



## 5.6 Signs and Paint Colours

Signs on nineteenth century buildings were of the following types:-

### (a) Raised lettering

These usually indicated the name and/or date of erection of the building and the letters were raised motifs of cement render integral with the facade finish of the same material. Examples existing are the Assembly Rooms in Julia Street and "Glasgow House" at 39 Julia Street.

### (b) Signs painted onto the building

From old photographs, it can be seen that signs were often painted directly onto the surface of the building. Such signs were located on the entablature or parapet, the sides of the building, the stallboard of the shopfront and sometimes the upper section of the window glass was painted out in a light colour for the application of lettering. Painted signs were also often located on the panelled sides of the verandah or on the fascia panel across the front of the verandah.

### (c) Sign panels

The most common form of nineteenth century signs were panels fixed to the facade or verandah of the building. Examination of old photographs shows that most sign panels were affixed to the upper edge of the verandah fascia or to the parapets of single and double storey buildings.

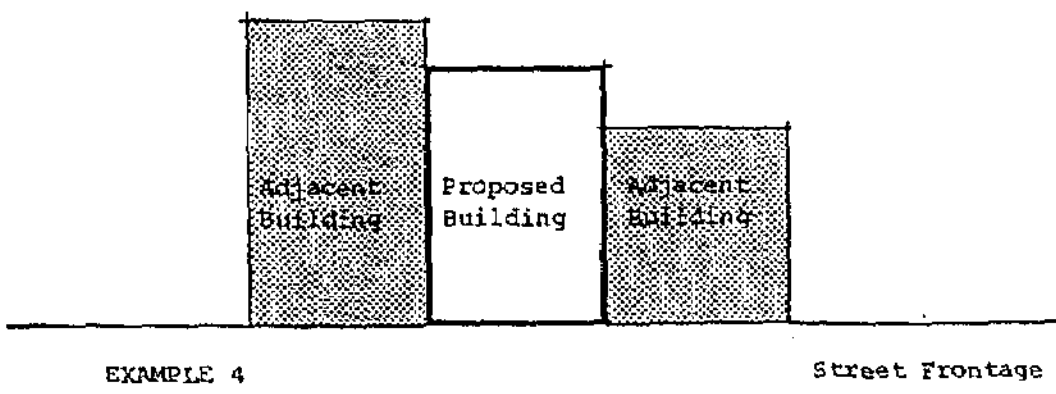
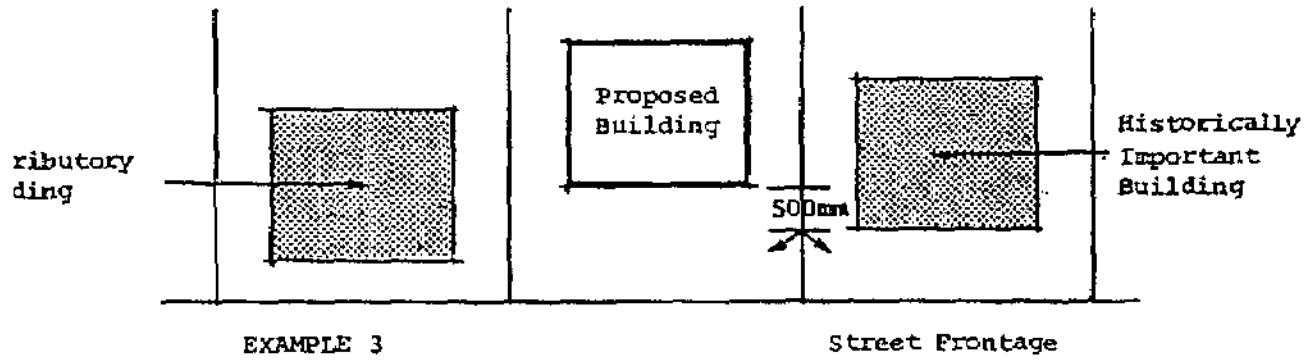
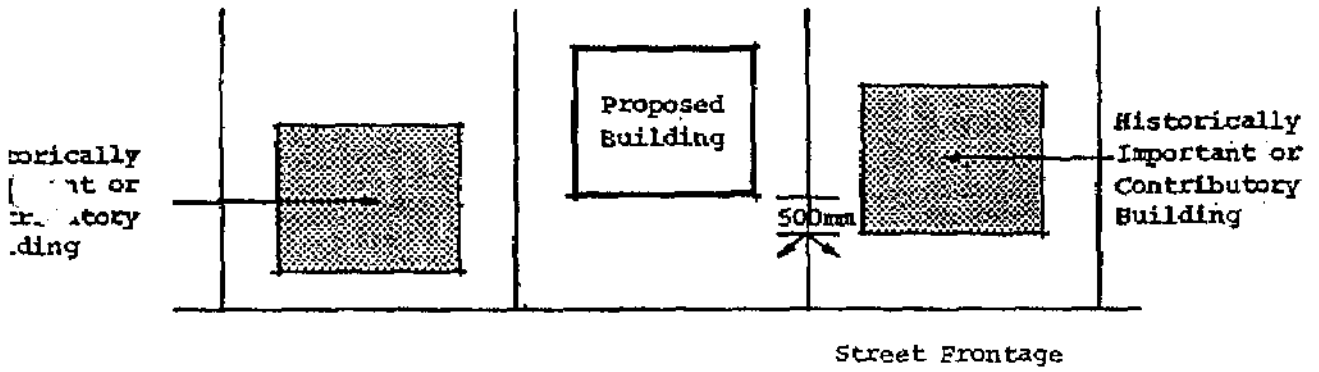
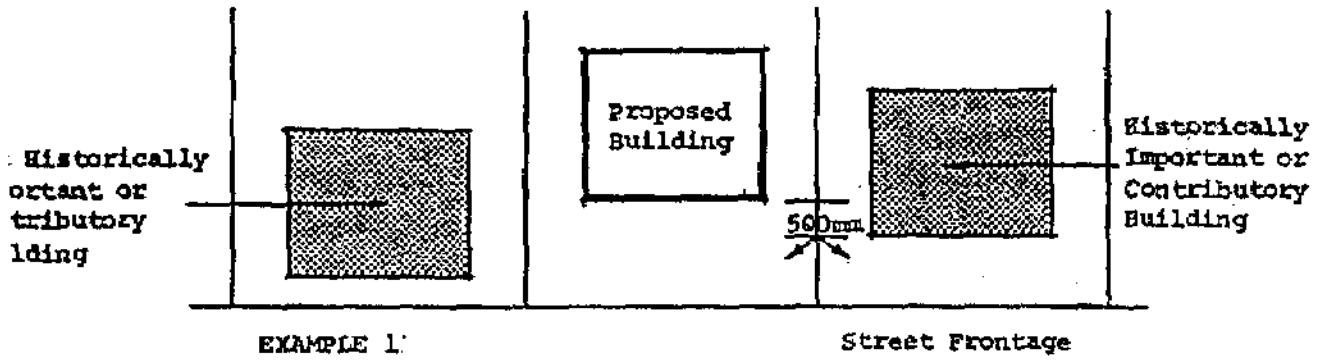
Lettering to nineteenth century signs were generally of a simple unembellished form with uniform capital letters. Different sizes of letters were used in the same sign between different words, but upper and lower case were not mixed.

Signs were seldom suspended from the verandah or cantilevered from the facade of a building. Similarly, signs were rarely placed across the architectural elements of a facade such as pilasters or architraves or panels, as has recently occurred on some nineteenth century buildings in Julia Street. An example is the sign panel obscuring the entire parapet at 41 - 43 Julia Street.

The panel signs were generally constructed of flat sheet metal or timber with an edge moulding to differentiate the sign from the building.

It is recommended that the format, style and location of new signs for historic buildings and contributory buildings within the conservation precincts be based on the National Trust of Australia (Vic.) publication Technical Bulletin, 2.1 - Lettering and Signs on Buildings, c. 1850 - 1900.

It is recommended that the paint colours for external surfaces of historical buildings and those buildings contributory to conservation precincts, shall comply with the National Trust of Australia (Vic.) publication Technical Bulletin, 1.1 - Exterior Paint Colours.



## 5.7 Siting and Form of New Buildings

The following guidelines apply to all new buildings within the Area of Special Significance, and to any new building that is adjacent to an existing historic building.

### (a) Site Setbacks

In all cases, no new building shall be closer to the street frontage of its site than any adjacent building which is historically important or contributory to the historic character of Portland. The following guidelines regarding site setbacks shall apply:-

- (i) If either or both of the adjacent buildings are historically important or contributory, the new building shall be set back a minimum of 500 mm. from the front line of either of such adjacent buildings. See examples opposite.
- (ii) Where both adjacent buildings to the new building are built to the street frontage, the new building shall also be located on the front street boundary line of the site aligned with the adjacent historic and/or contributory building(s). See example opposite.

### (b) Building Height

Portland is a town composed mainly of single storey buildings with most two storey buildings located within the commercial centre. Mac's Hotel and the Christian Community College are two obvious exceptions, both buildings consisting of 3 storeys.

- (i) A height limit of two storeys applies to all new buildings, with applications for three storey buildings subject to special consideration.
- (ii) In all cases, no new building shall be higher in any part than that height of the highest and any adjacent historic building(s) and/or contributory building(s).



(c) Appearance of New Buildings

Some control over the appearance of new buildings is important if the historic character of Portland is to be protected and enhanced. The following design philosophy acts as a guide to designers of new buildings and assists Council in considering this aspect of a development proposal.

- (i) New buildings are to be designed in a manner which complements an adjacent historic and/or contributory building(s).
- (ii) Roof forms to commercial buildings are to continue the parapet or hipped roof type that are a common feature of roofs throughout the town.
- (iii) The use of cantilevered awnings is to be discouraged. Whilst the re-instatement of post-type verandahs, where appropriate, is to be encouraged, building regulations should be modified by Council in order that verandahs extending to the kerb line may be constructed.

(d) Materials for New and Existing Buildings

The following materials and/or finishes are preferable for use in all buildings, new or existing, within the Area of Special Significance and for new buildings on sites adjacent to an historically important building(s).

Walls	- face brickwork cement render painted cement render unpainted stone painted weatherboards Mt. Garbier limestone
Roofs	- corrugated galvanised iron painted corrugated galvanised iron slate terra cotta tiles metal roof decking (if not visible).

The following is a list of materials and/or finishes, the use of which is to be discouraged in all new and existing buildings within

the Area of Special Significance for new buildings and sites adjacent to historic buildings.

- Walls - imitation brick cladding  
 painted brickwork  
 painted stonework  
 asbestos cement sheet cladding  
 stone veneer  
 off-form concrete or any concrete finish  
 metal wall cladding  
 calcium silicate brickwork
- Roofs - "decramastic" or equivalent metal simulated tiles  
 asbestos cement shingles  
 corrugated asbestos cement sheet roofing  
 corrugated PVC roofing
- Window Glass - reflective mirror glass  
 tinted glass.

## 5.8 The Julia Street Reconstruction

The section of Julia Street (southern side) between Bentinck and Percy Streets, has been the subject of special consideration. Being part of a conservation precinct, it is the only nineteenth century commercial section of the Town of Portland which survives in a reasonably intact state. This section of Portland, with its attractive vista downhill toward the sea port, was originally the main street of the town. Old photographs depicting these buildings, facilitate the reconstructing of the buildings that still exist.

Based on an examination of old photographs of Julia Street, this commercial streetscape has been drawn to scale both in its existing form and in a form which shows the original appearance of those nineteenth century buildings which remain today. See drawings overleaf.

In some cases, the original building has been drawn even though only small sections of it still remain. For example, in the single storey shops at No's 45, 47 and 49, a small fragment of the nineteenth century parapet to 47 Julia Street still remains, and an old photograph enabled the building to be drawn in approximate form. In the case of No's 23 and 25 Julia Street, the buildings existing are definitely twentieth century examples, but with the assistance of an excellent old photograph of the "Argyle Buildings" which originally occupied this site, the reconstruction of this building to its original nineteenth century form was considered desirable for the drawing.

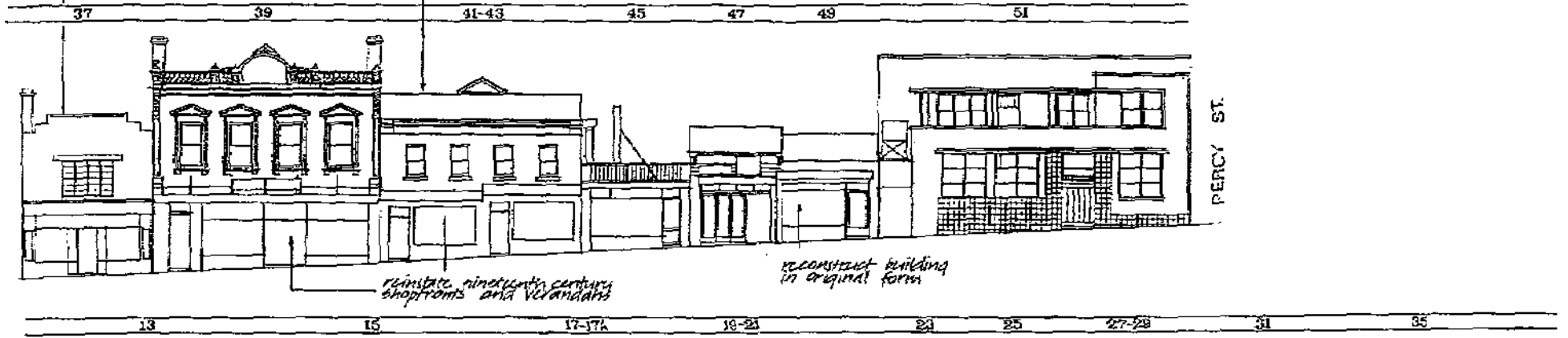
The shopfronts shown are the result of a very close inspection of old photographs and a series of drawings of commercial premises as part of the 1883 "Almanac" from which several glass slides have been made. Whilst the accuracy of these illustrations may not necessarily be close to the original, the old photographs and an extrapolation of typical nineteenth century shopfront types assisted in the reconstruction of the Julia Street streetscape.

It is considered that the restoration of this streetscape is most desirable as the main example of nineteenth century commercial buildings in Portland.

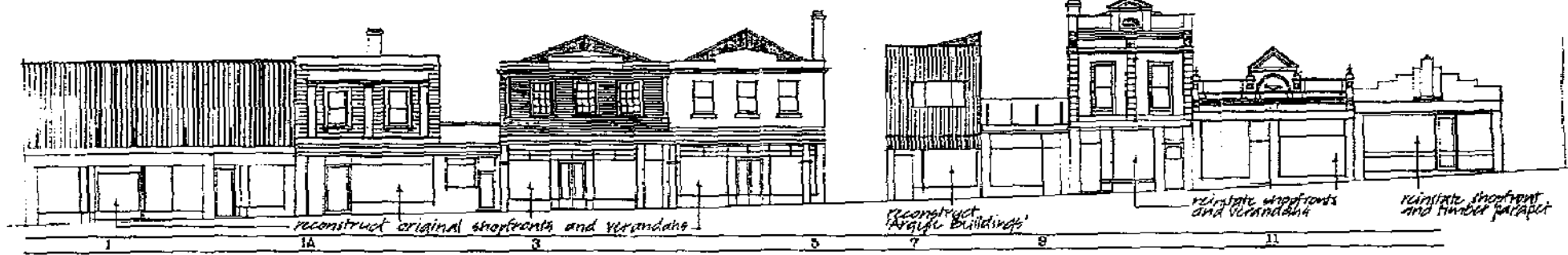
In many cases, restoration can be easily achieved by removal of signs and cladding which obliterate original building features. The reconstructed streetscape drawing (see over page) indicates where this might occur as the first stage in a reconstruction project to enhance the historic character and charm of Julia Street. Comparison between the existing and reconstructed streetscapes clearly show the value of such an exercise.

remove brick cladding from original stone facade  
reconstruct original facade, shopfront and verandahs

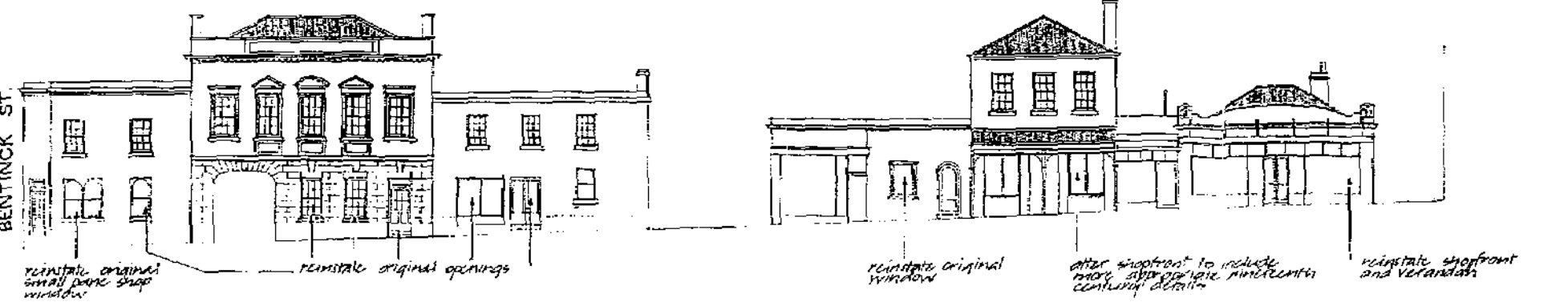
remove existing sign panel



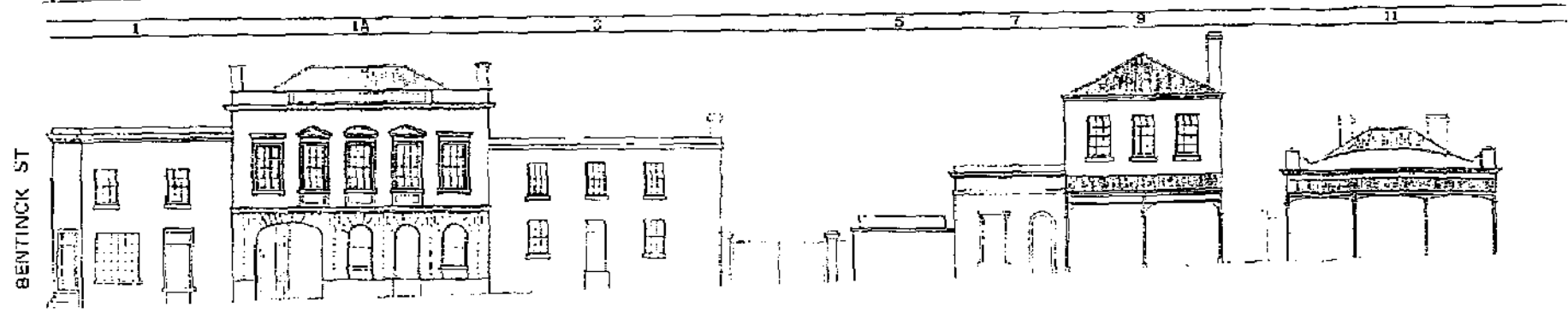
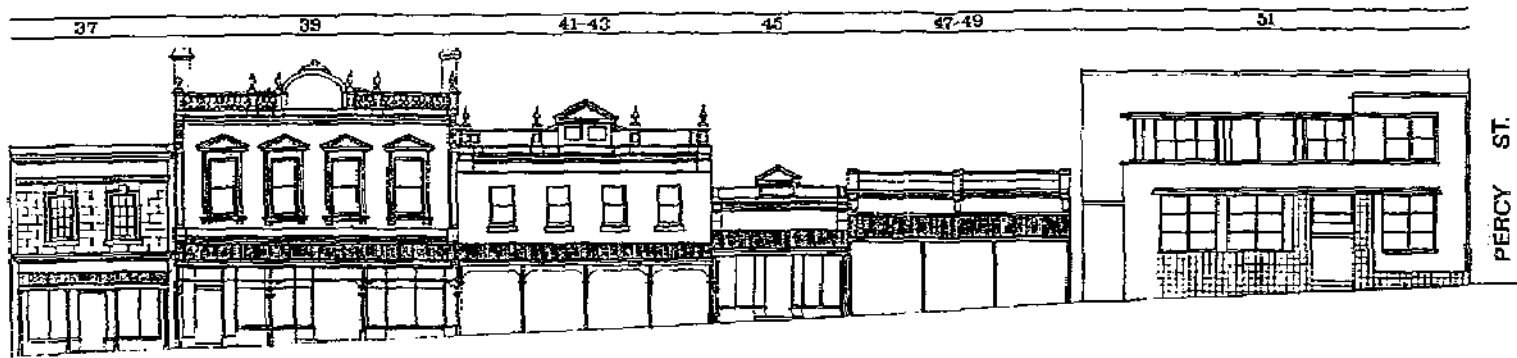
PERCY ST.



BENTINCK ST.



RESTORATION IDEAS  
JULIA STREET



JULIA STREET  
RECONSTRUCTION

# Bibliography

BIBLIOGRAPHY

## 1.0 OFFICIAL CONTEMPORARY SOURCES

1.1 Town of Portland Ratebooks

Ratebooks are held by the Portland Town Council for the period commencing 1853 onwards and were used to assist in researching individual buildings.

1.2 Latrobe Collection, State Library of Victoria

Old photographs and maps depicting Portland's natural and man-made features from the 1840's onwards provided valuable research information for individual buildings, groups of buildings and an appreciation of the character of the town and its environs. In addition, a series of measured drawings by Melbourne University Architecture students are held in the Picture Collection section and include detailed elevations and floor plan details of such historic buildings as the Court House, Old Town Hall, Steam Packet Inn and the Customs House.

1.3 Central Plan Office, Department of Crown Lands and Survey

Early maps of Portland including the Tyers and Townsend survey of the Town of Portland in 1840 provided important information regarding the early permanent settlement and development of the town area and its environs.

1.4 Official Reports

"Papers Respecting New South Wales", Extracts from No. 2 Despatch from Sir G. Gipps to Lord John Russell, 28 September 1840, regarding a report by C.J. Tyers, Surveyor, on an expedition to ascertain the position of the 141st Degree of East Longitude, being the Boundary Line between N.S.W. and South Australia. Appendix D of Sir G. Gipps report includes a description of Portland's natural setting and physiographic features as seen by C.J. Tyers, and details of the survey plan for the township at Portland Bay.

## 2.0 NEWSPAPERS AND PERIODICALS

Use was made of the excellent collection of newspapers held by the Portland Town Council at "History House." Both the "Portland Guardian" and the



"Portland Mercury and Normanby Advertiser" included details of tender notices, and names of architects and builders who designed and constructed some of Portland's remaining historic buildings, as well as providing an insight into the issues facing the Portland community until the end of the nineteenth century.

The Victorian Historical Magazine published by the Royal Historical Society of Victoria, Volumes I, VI, VII and XIV contain a few short articles on particular buildings in Portland, the Henty family and the development of Portland as part of a history of settlement in the Western District.

For detailed descriptions of the Portland settlement and its early urban development and growth, the Victorian Gazetteers for the pre 1900 period proved interesting.

### 3.0 ARCHITECTURAL DRAWINGS

3.1 Archives of the Victorian Public Works Department at the Public Record Office, namely working drawings and contract books 1851 - 1920.

3.2 Latrobe Collection, State Library, Victoria

Measured drawings by Melbourne University Architecture students of the following Portland buildings:-

Steam Packet Hotel, Bentinck St.

Court House, Cliff St.

Old Town Hall, Charles St.

Cottage in Botanical Gardens.

Library, Bentinck St.

Shire Hall, Henty Highway.

### 4.0 LATER WORKS

4.1 Books and Pamphlets

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4.2 Unpublished Theses, University of Melbourne Architecture Library

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# Appendices

APPENDIX ALIST OF BUILDINGS, SITES, MONUMENTS, AND OBJECTS INCLUDED IN THE  
PORTLAND URBAN CONSERVATION STUDY CARD INDEX.Bancroft Street

Residence,	45 Bancroft St.
Residence,	"Kingsley", Bancroft St.
Residence,	61 Bancroft St.

Barkly Street

Residence,	8 Barkly St.
Residence,	38 Barkly St.
Residence,	58 Barkly St.

Bentinck Street

Residence,	3 Bentinck St.
Residences,	9 - 11 Bentinck St.
Residence,	19 Bentinck St.
Residence,	23 Bentinck St.
Residence,	29 Bentinck St.
Premises, former Steam Packet Hotel,	33 Bentinck St.
Mac's Hotel,	cnr. Bentinck & Gawler Sts.
Shop, former pair of shops,	55 Bentinck St.
Gordon Hotel,	Bentinck St.
Shop,	59 Bentinck St.
Residence & Store, former Flower and Must Warehouse,	57A Bentinck St.
Shop,	67 Bentinck St.

Bentinck Street (cont'd)

All Saints Roman Catholic Church,  
 Christian Community College,  
 Drill Hall,  
 Bridge,

cnr. Bentinck & Henty Sts.  
 Bentinck Street  
 Bentinck Street  
 Bentinck Street

Blair Street

Residence,  
 Residence,  
 Residence,  
 Residence,  
 Residence,  
 Residence,  
 Residence,  
 Residence,

4 Blair St.  
 8 Blair St.  
 3 Blair St.  
 5 Blair St.  
 7 Blair St.  
 9 Blair St.  
 13 Blair St.

Bligh Street

Residence, (former Police Quarters),  
 Remaining stone wall of Portland Gaol  
 (Behind former Police Quarters),

Bligh Street  
 Bligh Street

Botanical Gardens

Gardeners Cottage,  
 Memorial,  
 Portland Croquet Club Pavilion,

Botanic Gardens  
 Botanic Gardens  
 Botanic Gardens

Bridgewater Road

Residence,	83 Bridgewater Road
Residence,	Bridgewater Road
Residence,	Bridgewater Road
Uniting Church, former Methodist Church (1880),	Bridgewater
National School,	Bridgewater

Cape Bridgewater

Former Presbyterian Church, (1869)	Cape Bridgewater
Cottage,	Cape Bridgewater
Ruins of Hotel,	Cape Bridgewater
Former National School (1875),	Cape Bridgewater
Former Church of England (1875)	Cape Bridgewater

Cape Nelson Road

Residence,	100 Cape Nelson Rd. (cnr. Edgar St.)
Old Hotel Lamp,	Cape Nelson Rd.
Mitchell Cairn,	Cape Nelson Rd.
Residence, Allotment 9 - 10, Parish of Portland	Cape Nelson Rd.
Ruins, Allotment 10 - 6, Parish of Portland	Cape Nelson Rd.
Residence, "Burswood"	15 Cape Nelson Rd.

Cape Nelson

Lighthouse Complex, erected 1884	Cape Nelson
Lighthouse	Cape Nelson

Cape Nelson (cont'd)

Lighthouse Quarters,

Cape Nelson

Keepers Quarters,

Cape Nelson

Cemetery

Portland cemetery, Office

Portland cemetery, Entrance Gate\$

Portland cemetery, Graves

Charles Street

"History House" (former Town Hall),

Charles Street

Cliff Street

Residence,

Cnr. Cliff &amp; Bligh Sts.

Court House,

Cliff St.

Rocket Shed

Cliff St.

Tourist Information Centre  
(former Police Office and Lock-up)

Cliff St.

Customs House

Cliff St.

The Dutton Way

Residence, "Maretimo"

The Dutton Way

Fern Street

Residence,

4 Fern St.

Residence,

6 Fern St.

Residence,

16 Fern St.



Findlay Street

Residence,

74 Findlay St.

Fitzgerald Street

Premises, former Hills School (1856),

33 - 35 Fitzgerald St.

Gawler Street

Residence, former Shop

14 Gawler St.

Residence, former Shop

16 Gawler St.

Residence,

18 Gawler St.

Residence,

20 Gawler St.

Council Offices, former Post Office

cnr. Gawler &amp; Bentinck St.

Foresters Hall,

9 Gawler St.

Residence,

13 Gawler St.

Residence,

15 Gawler St.

Residence,

19 Gawler St.

Residence,

21 Gawler St.

Residence,

23 Gawler St.

Residence, former Builders Inn

25 Gawler St.

Residence,

27 Gawler St.

Residence,

29 Gawler St.

Premises,

34 Gawler St.

Residence,

38A Gawler St.

Residence,

40 Gawler St.

Residence,

42 Gawler St.

Residence, "Lindah"

46 Gawler St.

Loreto Convent,

31 Gawler St.

Residence,

33 Gawler St.

Residence,

49 Gawler St.

Gawler Street (cont'd)

Residence,	51 Gawler St.
Residence,	53 Gawler St.
Residence,	48 Gawler St.
Residence,	50 Gawler St.
Residence,	52 Gawler St.
Residence,	54 Gawler St.
Residence,	60 Gawler St.
Residence,	59 Gawler St.
Residence,	63 Gawler St.
Residence,	65 Gawler St.
Residence,	67 Gawler St.
Residence,	73 Gawler St.
Residence,	75 Gawler St.
Residence,	77 Gawler St.

Glenelg Street

Residence,	8 Glenelg St.
Residence,	10 Glenelg St.
Residence,	16 Glenelg St.

Henty Street

Residence,	35 - 37 Henty St.
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Heywood Road

Premises, former Inn	Heywood Rd.
Residence, and outbuildings, former Caledonian Inn	Heywood Rd.

Hurd Street

Residence,	5 Hurd St.
Residence,	9 Hurd St.

Hurd Street (cont'd)

Residence,	11 Hurd St.
Residence,	13 Hurd St.
Residence,	6 Hurd St.
Residence,	10 Hurd St.
Residence, "Arlie"	17 Hurd St.
Residence,	21 Hurd St.
Ruined Stone Cottage,	rear 21 Hurd St.
Stone Stables,	rear 21 Hurd St.
Residence,	23 Hurd St.
Residence,	25 Hurd St.
Residence,	29 Hurd St.
Residence,	33 Hurd St.
Residence, "Arawee"	18 Hurd St.
Residence,	20 Hurd St.
Residence,	35 Hurd St.
Residence,	37 Hurd St.
Residence,	38 Hurd St.
Residence,	40 Hurd St.
Residence,	42 Hurd St.
Residence, (bird cast iron)	87 Hurd St.
Residence,	106 Hurd St.
Residence,	125 Hurd St.

Jones Street

Residence	Jones St.
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Julia Street

"The Old London", former London Hotel,	cnr. Bentinck & Julia St.
Premises, former London Hotel Assembly Rooms,	Julia St.
Shop, Thorpe & Co. Farm Supplies,	3 Julia St.
Shop, Hairdresser	5 Julia St.
Shop, Pizza Parlour	7 Julia St.
Restaurant, Canton Palace	9 Julia St.
Shop, Hairdresser	9A Julia St.
Shop, Photographer	11 Julia St.
Shops,	13 - 15 Julia St.

Julia Street (cont'd)

Shop, Clothing	17 & 17A Julia St.
Shops,	19 - 21 Julia St.
Warehouse,	rear 19 - 21 Julia St.
Shop, Haberdashery	23 Julia St.
Shop, Pet Supply	25 Julia St.
Shop, Hairdresser	27 - 29 Julia St.
Shop, Shoe	31 Julia St.
Shop, Paint	35 Julia St.
Shop, Frosts Newsagency	37 Julia St.
"Glasgow House"	39 Julia St.
Shops, Dress & Building Society	41 - 43 Julia St.
Shop, Take-away Food	45 Julia St.
Shop, Smith's Milk Bar	47 Julia St.
Shop, Films	49 Julia St.
Bank of New South Wales,	51 Julia St.
Restaurant, former warehouse	6 Julia St.
Offices and shops, former warehouse	8 - 10 Julia St.
Portland Citizens Band Room, former Warehouse	58A Julia St.
Residence, "Annesley"	60 Julia St.
Residence,	62 Julia St.
Residence, "Claremont"	67 Julia St.
Premises, former Stables	rear 67 Julia St.
Residence,	81 Julia St.
Residence,	70 Julia St.
Residence,	72 Julia St.
Residence,	82 Julia St.
Residence,	84 Julia St.

Nelson Road

Residence,

Nelson Rd.

Oswald Street

Residence,

6 Oswald St.

Otway Street

Residence,

22 Otway St.

Residence,

32 Otway St.

Palmer Street

Residence,

2 Palmer St.

Residence, "Bentleigh Villa"

4 Palmer St.

Residence,

6 Palmer St.

Residence,

8 Palmer St.

Residence,

10 Palmer St.

Residence,

12 Palmer St.

Cottages,

36 Palmer St.

Residence,

1 Palmer St.

Residence,

5 Palmer St.

Residence,

7 Palmer St.

Residence,

13 Palmer St.

State School I, former National School

cnr. Julia &amp; Palmer St.

State School II,

Palmer St.

State School III,

Palmer St.

Cottage,

77 Palmer St.

Pattersons Lane

Residence,

Pattersons Lane

Residence,

Pattersons Lane

<u>Percy Street</u>	
Residence,	5 Percy St.
Residence,	13 Percy St.
Residence,	15 Percy St.
Residence,	4 Percy St.
Residence,	6 Percy St.
Residence,	8 Percy St.
Residence,	10 Percy St.
Residence, "Ronbrae"	12 Percy St.
Premises,	rear 12 Percy St.
Premises,	16 Percy St.
Soldiers' Memorial,	21 Percy St.
Shop and Store (Benjamin's),	23 Percy St.
Premises,	25 Percy St.
Brick Store,	27A Percy St.
"Sandilands", former Residence	33 Percy St.
Portland Club,	35 Percy St.
St. Stephens Hall, former Episcopalian Church	Percy St.
St. Stephens Church of England,	cnr. Percy & Julia Sts.
Wall of St. Stephens Church	cnr. Percy and Julia Sts.
Gazebo, ground of St. Stephens Church	Percy St.
Offices, former State Savings Bank	30 Percy St.
Baptist Church, former Freemasons Hall	36 Percy St.
Shop,	51 Percy St.
Campbell's Drapery, inc. Outbuildings, well, pump, etc.	57 Percy St.
Uniting Church Vicarage	Percy St.
Uniting Church, former Wesleyan Church	Percy St.
Shop	63 Percy St.
Portland Bakery,	79 - 81 Percy St.
ANZ Bank, former Union Bank	44 Percy St.
Shop,	48 Percy St.
Shop,	54 Percy St.
Shop,	58 - 60 Percy St.
Shop,	cnr. Percy & Henty Sts.
Royal Hotel,	cnr. Percy & Tyers Sts.
Shop and rear outbuildings	98 Percy St.
Shop,	137 Percy St.
Residence,	138 Percy St.

Prospect Court

Residence, "Prospect House"

3 Prospect Court

Richmond StreetOld Stone Wall and outbuilding  
(Richmond Henty Hotel)

Richmond Street

Trangmar Road

Premises,

Trangmar Rd.

Tyers Street

Residence, former Family Hotel

5 - 7 Tyers St.

Residence,

9 Tyers St.

Residence,

11 Tyers St.

Uniting Church Hall,

Tyers St.'

Uniting Church, former Presbyterian Church

Tyers St.

Victoria Parade

Battery,

Victoria Pde.

Church,

Victoria Pde.

Residence

Victoria Pde.

Whalers Crescent

Residence, former Lighthouse keepers quarters

Whalers Crescent

Whalers Point

Lighthouse,

Whalers Pt.

Wellington Road

Residence, "Wando Villa"

89 Wellington Rd.

APPENDIX BPROPOSED STATUTORY PLANNING CONTROLS TO BE INCLUDED IN THE TOWN OF PORTLAND  
PLANNING SCHEME.

## PART VII - BUILDINGS AND AREAS OF HISTORIC AND ARCHITECTURAL IMPORTANCE.

Definitions  
in this Part.

51. In this part, the following definitions shall  
apply -

- (1) "Building" means a building, work or object or any part thereof or appurtenance thereto.
- (2) "Historic Building" means a building specified as being of historic and/or architectural interest for the purpose of Clause 8 of the Third Schedule to the Town and Country Planning Act 1961.
- (3) "Contributory Building" means any building whose facade complements the visual amenity and historic character of an area of special significance.
- (4) "Area of Special Significance" means an area of buildings, works, sites or objects specified as being of special significance for the purpose of Clause 8B of the Third Schedule to the Town and Country Planning Act 1961, and includes historic buildings, contributory buildings, and precincts.
- (5) "Precinct" means a group of buildings, works, sites or objects which form a coherent area characterised by building style, quality or history.



Specification of Buildings and Areas of Historic and/or Architectural Importance.

52. The area of special significance, historic buildings, precincts of historic and/or architectural importance and other buildings contributory to the historic character and form of the Town of Portland are identified on the map of Schedule to this Scheme.

Development of Buildings and Works Requires Consent.

53. Save with the permission of, and subject to such conditions as may be specified by the Responsible Authority, and in addition to other provisions of this Ordinance -

- (1) No new building or works (other than sewerage, electricity transmission lines operating at a voltage of less than 220,000 volts and telephone lines) shall be constructed on any land within the "area of special significance", or on any site occupied by an historic building or adjacent to such building.
- (2) No building, work or object existing within the area of special significance or on any site occupied by an historic building shall be rebuilt, altered, enlarged, extended, pulled down and no external surface of any such building, work, or object shall in any way be decorated or defaced.

Subdivision Requires Consent.

54. Land within an area of special significance as specified in Schedule hereof shall not be subdivided into two or more allotments or parts unless the Responsible Authority has granted permission therefore.

Accompanying Material to an Application.

55. The Responsible Authority may require that an application made pursuant to Clause 53 above be accompanied by the following material:

- (1) Detailed elevations of the proposed building or buildings and works which include specifications regarding the colour and type of all external materials to be used for construction or renovation (including windows and doors), the height and design of buildings and works (including fencing) to be constructed.
- (2) A photo montage or sketch illustrating the visual relationship of the proposed building or works in respect of which the application is being made to the existing buildings and works on adjacent land.
- (3) A site plan showing the proposed building or works with overall dimensions and setbacks and the existing setbacks of buildings on the adjacent sites.

Referral of  
Application.

56. A copy of every application received by the Responsible Authority to use the site of or to rebuild, alter, enlarge, extend, pull down, or decorate any building, work or object hereby specified as being of historic and/or architectural significance as listed in Schedule may at the discretion of the Responsible Authority be referred to the Historic Buildings Preservation Council established under the Historic Buildings Act 1974 for report.

Matters to be  
Considered.

57. In determining whether or not permission shall be granted, pursuant to Clause 53 and if permission is to be granted, what condition or conditions should be imposed, the Responsible Authority shall have regard to the following matters:-

- (1) The preservation, protection and enhancement of the existing nature and character of the

area of special significance and of the historic buildings within the planning scheme area in general.

- (2) The existing character and appearance of any building or works which it is proposed to pull down, remove, alter or decorate.
- (3) Whether the bulk, location and external appearance of any proposed building or works will harmonize in character and appearance with adjacent buildings, and with the character of the zone, and will comply with the Responsible Authority's "Restoration and Conservation Guidelines".
- (4) Whether the proposed subdivision may result in development not in harmony with the character and appearance of adjacent buildings or with the character of the zone.
- (5) Whether the land is to be so landscaped or so planted with trees, shrubs and gardens as to harmonize with the character and appearance of the zone.
- (6) The likelihood of any additional traffic generation and the location of any proposed off-street parking area.
- (7) Any comment or report received from the Historic Buildings Preservation Council requested pursuant to Clause 56.
- (8) Any submissions received as a result of advertising the proposal.

- (9) Any other matters which the Responsible Authority considers relevant to the proper conservation and enhancement of the historic building, work, object, or site, or to the proper and orderly planning of the locality.

Conditions of Permit.

58. Any permit granted by the Responsible Authority to use or construct buildings or works on the site of an historic building, work or object or to rebuild, alter, enlarge, extend or decorate a building, work or object on any site within the area of special significance specified in Clause 53 may contain conditions which relate inter-alia to:
- (1) The colour or type of materials to be used for construction or renovation.
  - (2) The height and design of buildings and works to be constructed, including fencing and ground surfacing.
  - (3) The unity and scale of windows and verandahs from one building to another.
  - (4) The erection or retention of facades so as to achieve harmony with adjacent buildings in terms of roof lines and the height of storeys.
  - (5) The preservation (if appropriate) of ancillary landscape features including significant trees and other vegetation on the site, and
  - (6) The proposed landscaping of the site.

Advertising Requires Consent.

59. Notwithstanding any matter to the contrary in this Ordinance, no advertising sign or advertisement shall be erected, constructed or displayed on any site, building or works specified in this Part as being of historic and/or architectural significance

or on any land in the area of special significance as specified in Clause 53 except with the consent of the Responsible Authority.

Matters to be Considered.

60. In determining whether or not permission shall be granted pursuant to Clause 59 and if permission is to be granted, what condition or conditions should be imposed, the Responsible Authority shall have regard to the purpose of the zone, the nature and number of existing signs within the locality and the type, size, lettering and location of the proposed sign or signs in respect of the amenity and character of the area and the "Restoration and Conservation Guidelines".

Front Boundary Fences Require Consent.

61. Notwithstanding any matter to the contrary in this Ordinance, no front boundary fence shall be constructed on any site, building or works specified in this Part as being of historic and/or architectural significance or on any land adjacent to such a site, building or works, and/or within a conservation precinct.

Matters to be Considered.

62. In determining whether or not permission shall be granted pursuant to Clause 61 and if permission is to be granted, what condition or conditions should be imposed, the Responsible Authority shall have regard to the purpose of the zone, the type and height of the proposed front boundary fence and of the adjacent property fence and the "Restoration and Conservation Guidelines".

Control of Works on Roads adjacent to Historic Buildings and the Area of Special Significance.

63. (1) No placement of street furniture, fittings and works on any road abutting land included in the area of special significance or adjacent to an historic building shall be effected except with the consent of the Responsible Authority and with the conditions specified in the permit.

(2) In determining whether or not to grant consent pursuant to sub-clause (1) above, the Responsible Authority shall have regard to streetscape elements as stated in the "Restoration and Conservation Guidelines", the need to harmonise the proposed works or objects with the historic or architectural character of the adjacent area, to enhance the amenity of the said area.

(3) Nothing in this Clause shall be deemed to prohibit any road maintenance activities.

Additional amendments to the current Town of Portland Planning Scheme Ordinance relate to the following matters:

(1) Amend Clause 35 (1) regarding advertising signs to read as follows:-

"An advertising sign shall not be constructed or displayed on any road or on any land, building or works within the Area of Special Significance as referred to in Part VII of this Ordinance without consent from the Responsible Authority or in any zone except as hereinafter provided."

(2) Amend the last sentence of Clause 39 (b) to read as follows:-

"No building, other than a building within the Area of Special Significance as referred to in Part VII of this Ordinance shall be erected closer to the frontage than 8 metres."

(3) Amend Clause 49 (1) to read as follows:-

"No building other than a gatehouse or a building within the Area of Special Significance as referred to in Part VII of this Ordinance shall be erected closer to any existing street alignment or to the proposed alignment of any new road, road widening or road reduced in width (which alignment forms the frontage of an allotment) than the distance indicated for the appropriate building line as prescribed in sub-clause (2) of this clause, unless otherwise provided in this ordinance or otherwise indicated on the planning scheme maps".

(4) The renumbering of Clauses within Part VIII - General, as a logical numerical sequence to follow on after the proposed Part VII - Buildings and Areas of Historic and Architectural Importance.

(5) First amend Clause 57 to read as follows:-

"Nothing in this Ordinance, other than those matters referred to in Clause 61 and 62 of Part VII shall operate to prohibit the reasonable fencing of land."

Renumber the abovestated Clause in accordance with (4).

APPENDIX CLIST OF OLD PHOTOGRAPHS OF PORTLAND BUILDINGS IN J. G. WILTSHIRE COLLECTION

<u>J.G. WILTSHIRE REFERENCE NO.</u>	<u>TITLE</u>	<u>FILM</u>	<u>NO.</u>
2	95 Percy Street, Holmes' Newsagency. Believed that the site of Holmes' Newsagency was at No.95 Percy Street. Photo - late 1870's.	1	1
3	Edward Baisley's Florist Shop. About 1870. 35 Julia Street.	1	2
5	Victoria Hotel. First licensed in November 1855. Photo - 1870's. (-6- home)	1	3
7	P. W. Sherill's Agency. 1870's - at 59 Bentinck Street. Was agent for finance, insurance and shipping.	1	4
9	Sault Bros - Bootmakers 92 Percy Street - 1870's.	1	5
10	T. Adamson's Store. Barkly Street, South Portland. Opened in 1859 - Photo - 1860's	1	6
11	Annie Clarke's Ladies' School. 52 Gawler Street - school est. 1855. Thos. Hannay photo in 1859.	1	7
12	Messrs. Grant & Co's Store. 8 - 12 Julia Street - Photo - 1870's.	1	8
13	Mac's Livery Stables - adjoined Mac's Hotel with frontage to Bentinck Street. Photo - 1870's. Destroyed by fire.	1	9
16	Gribble & Radfern - Wheelwrights. 135 Percy Street - Photo - 1870's.	1	10
17	Unnamed Photograph.		
18	Mac's Hotel - built 1855-56. S.W. cnr. Bentinck & Gawler Street. Photo late 1870's.	1	11
19	F.H. Row - Jeweller. 16 Julia Street - Photo late 1870's.	1	12
20	Union Bank - Commenced in 1855 & occupied in 1857. Photo during 1900's.	1	13
21	Lighthouse on Battery Pt. - in operation 1859 - Photo taken in 1880, first keeper John Eastman.	1	14



22	Maddock's Shop - south side of Gawler Street. Photo 1870's.	1	15
23	The White House.		
24	John H. Row - Watchmaker. 17 Julia Street - Photo 1870's.	1	16
26	William Frost Home, before demolition.		
27	Brittania Hotel - opened in 1847 by Robert Herbertson. 41-43 Julia Street - Photo 1870's.	1	17
28	London Hotel - opened 1847. S.W. cnr. Julia & Bentinck Street. Photo 1880.	1	18
29	Builders' Inn - opened 1849. 25 Gawler Street. Photo 1870's.	1	19
30	T. Bradshaw - Tailor. 14 Julia Street - Photo 1870's.	1	20
31	James Robins' House - 1 mile south of Bridgewater Road - 5 miles from Portland. Photo 1930's.	1	21
32	William S. Wilson - Grocer. S.W. cnr. Otway & Palmer Streets. Photo 1870's.	1	22
34	James Robins Home - 1 mile south of Bridgewater Road approx, 5 miles from Portland.		
35	Joseph Haggston - Draper. 102 Percy Street. Photo 1870's.	1	23
37	O'Connor and Mose - Drapers. 13 Julia Street - Photo 1870's.	1	24
38	William Marshal's Premises. 20 Gawler Street. Brewing Business. Photo 1870's.	1	25
39	B. B. Neville's Shop. 48 Percy Street - Photo 1870's. Building still in use.	1	26
40	Bank of Victoria. N.W. cnr. of Julia & Percy Street. Photo 1934.	1	27
41	A.R. Cruickshank & Co's Stores. N.W. cnr. Percy & Julia Streets. Stores of Merchant Firm. Photo 1859 (Thomas Hannay).	1	28

42	'Kenley' Home of G. G. Crouch - Merchant. Was situated at 37 Percy Street (1859).		
43	Union Bank - Bank first opened at Bentinck Street - now at 44 Percy Street. Photo by T. Hannay in 1859.	1	29
44	'Claremont' Home of Francis Henty. Built in 1853 and located at 65 Julia Street. T. Hannay photo in 1859.	1	30

FILM NO. 2

45	Windsor Cottage - residence of Captain J. Fawthrop. Photo T. Hannay in 1859.	2	1
47	Crouch and Trangmans Store. S.E. cnr. Percy & Henty Streets. Photo T. Hannay in 1859.	2	2
48	Abraham Barrett's Residence. Residence of A. F. Barrett Baker. N.E. cnr. Blair's Bridge. Photo 1859 by T. Hannay.	2	.3
49	Richard Clay's Residence. Early Portland Accountant. 48 Victoria Parade. Photo by T. Hannay in 1859.	2	4
50	Home of William Corney. 61 Bancroft Street, South Portland. T. Hannay Photo in 1859.	2	5
52	Dr. C. Greer's Residence. 70 Julia Street. T. Hannay Photo in 1859.	2	6
53	Henty, Learmonth & Co.'s Store. 8 - 12 Julia Street. T. Hannay Photo in 1859.	2	7
	Percy Street - 1859 - Westside of Percy Street looking north from Henty Street intersection. T. Hannay Photo.	2	8
	Julia Street in 1859 - South side b/w Percy & Bentinck Streets, looking east. T. Hannay Photo.	2	9
	Close-ups of Photo No.9	2	10
	Close-ups of Photo No.9	2	11
	James Robertson's Store. 89 Percy Street. T. Hannay Photo in 1859.	2	12

John Hogan's Tasmanian Inn. N.E. cnr. Percy & Gawler Street, T. Hannay Photo in 1859.	2	13
Portland Bay from Julia Street. T. Hannay Photo in 1859.	2	14
'Prospect' Built in 1855 at 101 Must St. Residence of T. Must. T. Hannay Photo in 1859.	2	15
Lamb Inn - Opened in 1850 - Now the Royal Hotel. 119 Percy Street. Photo 1870's.	2	16
Builders' Arms Hotel - Opened by William Gough in 1850. 84 Percy Street. Photo 1870's.	2	17
Presbyterian Church. Church in use in 1851 East end of Tyers Street. Photo 1870's.	2	18
Thomas Smith's Store. Drapery Store. 10-12 Gawler Street. Photo 1870's.	2	19
St. Stephens Church of England. Herbertsons Property or "Herbertsons Corner" on s.w. cnr. Photo 1890's.	2	20
Ministerial visit to State School No.489.	2	21
Ed. Mc Mullen's Drag. Drag in Bentinck Street at entrance to London Hotel. Photo 1880's.	2	22
George Day's Shops. 56 Percy Street and portion of his hardware store at no.54. Photo 1870's.	2	23
T. F. Salmon - Boot Manufacturer. 13 Julia Street. Photo 1870's.	2	24
Julia Street - 1956 - North side b/w Richmond & Bentinck Streets.	2	25
Julia Street - 1900's - looking east from Percy Street.	2	26/27
Bentinck Street - 1900's - photo taken from balcony of Post Office.	2	28
View from second jetty - 1900's.	2	29
Bank of Australasia - opened in 1855, closed 1896 - N.W. cnr. Bentinck & Julia Streets - Photo 1957.	2	30

	Bentinck Street South - 1900's. Photo from a point near intersection of Bentinck & Glensly Streets.	2	31
	Julia Street from west of Percy Street. 1900's - Victoria and Union Banks at left.	2	32
	Methodist Church & Parsonage - 1900's. Methodist Church built in 1865. 59 - 69 Percy Street.	2	33
	Presbyterian Church & Manse - 1900's. East end of Tyers Street. Work on Church began 1849 - opened 1851.	2	34
	Annesley - 1900's - Residence of Dr. Henry Edmund Brewer M.D.	2	35
	S.E. cnr. Julia & Percy Streets known as "Herbertson's Corner" in early days - site cleared 1955. Photo taken by B.E. Carthew in same year.	2	36

FILM THREE

	Victoria Hotel - 1870's.	3	1
123	National School - 1948 - opened in 1856. 90 Julia Street.	3	2
124	State School No.1182 Situating at 35 Percy Street - erected as auction mart 1860. School opened about 1873, closed 1879. Premises served as P.O., Solicitors office and Salvation Army Barracks, now occupied by Portland Club. Auction Mart established on site in 1842.	3	3
133	St. Stephen's Church of England.	3	4
134	St. Stephen's Church of England.	3	5
136	Provisional Director of Portland Freezing Committee 1894. C. A. D'ebro, Architect. J. Wiltshire also.	3	6
137	Portland State Savings Bank. Located 30 Percy Street, building opened 1881.	3	7
147	Julia Street from Bentinck Street.	3	8
	Julia Street from Bentinck Street.	3	9
	Julia Street from Bentinck Street.	3	10

154	Thomas Finn's Residence, 'Oak Park' 1947. Property at Wattle Hill. Finn was Chief Constable here in 1842.	3	11
155	Win Dutton.	3	12
161	Bentinck Street 1920's.	3	13
163	2 storey bluestone residence. Browning Street.	3	14
167	Wardo Villa - erected 1864 - photo taken 1950's.	3	15
168	"Shepherd's Arms" - 32 Percy Street. Opened 1849 - photo 1940's.	3	16
171	James Schofield's Home. 1850's Demolished 1950's to make way for Harbour Trust offices and workshops.	3	17
192	Lithographs of Bentinck and Percy Streets. 1870's.	3	18
196	Portland Gaol being demolished.	3	19
197	Railway Yards taken from P.O. balcony.	3	20
208	"Aronmore".	3	21
210	Town Hall & picket fence.	3	22
211	"Marchino".	3	23
218	"Kingsley".	3	24
200	Bridgewater Hotel originally Sea View Hotel opened 1885 - renamed 1907. Burnt down 1929.	3	25
226	Portland North Railway Station. The Portland Railway was in operation by 1878 serving the town until the opening of the first Portland Station on 1883. Station closed 1968.	3	26
234	Wheat Sheaf Inn. Near Shell Service Station.	3	27
241	John Doyle's Butter Factory, Cape Bridgewater.	3	28
247	Richmond Hotel during family occupation erected 1841. S.G. Henty.	3	29
249	Julia Street 1880's.	3	30

266	First Savings Bank, now demolished.	3	31
267	Lighthouse 1870's in original position on Flagstaff Hill (now Battery Point).	3	32
275	Bullock Team in Julia Street - 1890's,	3	33
281	Presbyterian Church.	3	34
285	Public Lands & Harbour offices.	3	35
300	St. Stephen's Parish Hall. c 1930.	3	36

FILM FOUR

317	Bentinck Street streetscape.	4	1
317	Bentinck Street streetscape.	4	2
326	Julia Street streetscape.	4	3
327	Hickey's Livery Stables next to Mac's.	4	4
332	Looking towards lighthouse.	4	5
333	London Hotel.	4	6
335	Argyle Buildings.	4	7
336	Marriott's Store.	4	8
337	Tailor Bentinck Street.	4	9
338	Estate Agents Bentincks Street.	4	10
339	Campbell & Sons.		
340	Jarrett.	4	12
341	Anderson's.	4	13
342	Portland College.	4	14
343	Carey's.	4	15
344	Sherill's.	4	16
345	Couch.	4	17
346	Guardian Office.	4	18
347	Hichey's Carrier.	4	19
348	Thessinger.	4	20
349	Glasgon ?	4	21
	Glasgon Home.	4	22

Vivian Saddler (Benjamin).	4	23
Home of S. Gables.	4	24
P.O.	4	25
Bentinck Street, Guardian Office.	4	26
Garden & Home, fence & windmill.	4	27
Guardian office.	4	28
"Windsor Cottage" Captain Fawthrop's Home.	4	29
View of town Bentinck & Henty Streets.	4	30
Front of P.O.	4	31
Livery Stable on Picture Theatre Site.	4	32
Glasgow ?	4	33
Ploughing the Street.	4	34
Bentinck Street.		

FILM FIVE

National School	5	1
Harry Burns Esq.	5	2
General Aerial Views.	5	3
Details		

ACKNOWLEDGEMENTS

Several individuals have contributed to the Portland Urban Conservation Study. The Steering Committee members, namely Ray Tonkin and Matt Faubel (Department of Planning) and Philip Shanahan (Town Clerk, Town of Portland) provided assistance and guidance at all times.

In addition, advice and assistance was gratefully received from the following persons and organizations:

Tom Newton, Historian - for his knowledge of Portland's rich heritage of early buildings.

Hal Warren and Barbara Nixon, Royal Historical Society of Victoria.

Shirley Hawker, National Trust of Australia (Victoria).

Shar Jones and Judy Wells, Latrobe Library, Melbourne.

Bob Spreadborough, Department of Crown Lands and Survey.

Thanks are also expressed to several local residents and bodies who provided invaluable knowledge of the study area and its historic development, namely:

Aileen White, President of the National Trust of Australia (Portland Branch) - for her assistance, enthusiasm and interest during the course of the study.

Brendon Jarrett, Architect - for his knowledge of local buildings, etc.

The late Jack Adamson - for the invaluable opportunity of examining his very fine photographic collection dating from the mid nineteenth century.

The Consultants were most fortunate in having Mr. Joseph Wiltshire, Town Historian, join the study team. His constant enthusiasm and dedication, coupled by his local knowledge and appreciation of Portland's historic development were of immense assistance throughout the study.