HO111: Shops and Outbuildings
98 Percy Street, PORTLAND

Figure 1  Halliday’s Butcher, constructed c.1953 at 1/98 Percy Street Portland

Figure 2  The shop located at 2/98 Percy Street Portland, 2017
Figure 3  Rear of 1/98 (left) and 2/98 (right) Percy Street Portland, 2017, showing collection of early bluestone outbuildings, albeit altered.

Figure 4  Extent of current HO111 (shown outlined red) including the whole of 1/98 and 2/98 Percy Street, Portland.

Source: Planning Maps Online
Portland Urban Conservation Study, 1981

The Portland Urban Conservation Study undertaken in 1981 identified 98 Percy Street as ‘Shop and Rear Outbuildings’. The data for the place includes the description ‘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’ (p.110). This description is associated only with the shop and outbuildings located on the northern side of the lane and possibly the bluestone outbuilding on the southern side; there is no mention of the single-storey shop on the southern side of the laneway (1/98 Percy Street).

Planning Scheme Amendment C61

A heritage amendment to the Glenelg Planning Scheme proposes to amend the mapping and description for Heritage Overlay HO111 to reduce the extent to cover only the shop and outbuildings located on the northern side of the laneway, the bluestone outbuilding to the rear of 1/98 Percy Street and the land behind.

Individual Inspection

I inspected the property on 03 April 2017.

Issues

<table>
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<tr>
<th>Issue</th>
<th>Response</th>
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| 1. The Heritage Overlay to the Planning Scheme includes all of 98 Percy Street, including the 1950s shop at 1/98 Percy Street which is of little or no heritage value. | It is known that the site was used for a butcher’s premise from 1848. An historic map indicates that by 1853 the site was developed with buildings over the western portion fronting Percy Street (Figure 5). The building configuration shown on this plan does not match the present bluestone and brick structures, however, their physical form and fabric does suggest that they were likely constructed soon after.

By 1925, aerial photographs indicate that the buildings shown on the 1853 plan had been modified and added to, particularly along the northern side of the present laneway to essentially match those extant today.

Changes after 1925 include demolition of the remaining 1848 structures and construction of the shop and butchery on the southern side of the lane (1/98 Percy Street) in 1953, construction of an infill building between the two earlier double-storey bluestone buildings on the northern side of the lane, demolition of the first floor level of the rear double-storey bluestone building and modifications to the shop façade.

The shop at 1/98 Percy Street was constructed c.1953 and is of little or no heritage value. While the mid-nineteenth century bluestone and red brick buildings have been variously altered, they retain a significant amount of original form and
fabric and are able to demonstrate their early origin and development of the site.

2. The Heritage Overlay mapping to the Planning Scheme indicates that HO111 extends over the entire allotment for 98 Percy Street. As above, it has been identified that the shop and butchery at 1/98 Percy Street is of little or no heritage significance and should be removed from the HO.

**Conclusion and Recommendation**

It is recommended that the ‘Heritage Place’ description in the schedule to the Heritage Overlay for HO111 be amended to ‘Brick and bluestone shop and rear outbuildings, 2/98 Percy Street’.

I recommend the schedule also be amended for HO111 to include ‘Yes’ in the column covering ‘Outbuildings or fences which are not exempt under Clause 43.01-3’.

I recommend that the extent of the mapping for HO111 for the shop and outbuildings at 98 Percy Street, be reduced to remove the 1950s shop and butchery building at 1/98 Percy Street (refer attachment).

![Figure 5](image-url)  
**Figure 5** Current HO (red) map overlaid on Birmingham’s 1853 plan of Portland. It is apparent that none of the buildings indicated on the subject site survive in this form today, though bluestone located in the rear yard suggest earlier structures.
Figure 6  Current HO (red) map overlaid on current aerial image of Portland

Figure 7  Aerial view showing extensive outbuildings at 98 Percy Street, Portland, c.1925

Source:  State Library of Victoria