

## 53 Franklin Road, Portsea Statement of Significance - February 2022

**Heritage Place:** The Dairy

**PS ref no:** HO477



Photo provided by owner February 2021

### What is significant?

53 Franklin Road, Portsea known as The Dairy, is a modified late Victorian cottage, dating to circa 1863-1879. It was probably built by James Sandle Ford and was possibly used for farming activities, as it is located almost 1 km from the main homestead in what was a fenced stock paddock. Later it was owned by the local Eldred family for 31 years.

The house retains some original fabric, dating to the Late Victorian and Federation period including limestone walls and two chimneys. It has an asymmetrical façade with a small square set Late Victorian cottage with three sash windows in the northern façade, a projecting Federation period gable, with a front window and side door, a skillion sunroom built in 2015 which is not significant, all in limestone. A two-storey section at the rear from the mid twentieth century is not of significance

### How is it significant?

53 Franklin Road, Portsea is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

### Why is it significant?

53 Franklin Road, Portsea is historically significant for its association with the locally significant family of James Sandle Ford. The building was probably first constructed sometime between 1863-1879 and is a fair example of a late Victorian limestone cottage. It is one of only a few original cottages surviving in Portsea of the original Ford subdivision is a rare early limestone building associated with the first European occupation of Portsea and is partly intact, with numerous modifications. (Criterion A & B).

The house retains a number of original features of a late Victorian and Federation house, including limestone walls, limestone chimney, a projecting gable at the front. The technique of limestone construction is now of particular significance to Mornington Peninsula as it is recognized as a

distinctive local vernacular tradition. This building demonstrates the skill of local builders at an early period in the settlement of Portsea and subsequent adaptations over 100 years of occupation. (Criterion D).

**Primary source**

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*Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019, revised February 2022*

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*