

Back Beach Road, Portsea Precinct Statement of Significance - February 2022

Heritage Place: Back Beach Road, Portsea Precinct

PS ref no: HO470



Table: Individually significant and contributory properties-

Name	Number	Street	Significance	Built Date
Marlborough House	8-10	Back Beach Road	Individual HO7	1902
Karacoum	12	Back Beach Road	Individual HO8	1878
Craig Bryn	20	Back Beach Road	Individual HO9	1897-1905
	24	Back Beach Road	Non-contributory	
House	26	Back Beach Road	Individual HO471	1954
	28	Back Beach Road	Non-contributory	
House	30	Back Beach Road	Contributory	
Glasnevern	34	Back Beach Road	Contributory	
House	41	Back Beach Road	Contributory	
	47	Back Beach Road	Non-contributory	
Oleander Cottage	52	Back Beach Road	Individual HO11	c.1880-1890
House	57	Back Beach Road	Contributory	1890-1910
Killalde	66	Blair Court	Contributory	1882
Quamby	44	Blair Road	Individual HO24	1890
Hilary	55	Blair Road	Contributory	1890-1910
Lochee	57	Blair Road	Individual HO25	1889-1892
The Grange	58	Blair Road	Individual HO10	1889-1892
House	36	Delgany Avenue	Contributory	1890-1910
	38	Delgany Avenue	Non-contributory	
	40	Delgany Avenue	Non-contributory	
House	3789	Point Nepean Road	Individual HO204	1889
Pitstone	3795	Point Nepean Road	Individual HO205	1902

What is significant?

The Back Beach Road, Portsea Precinct is significant to the Shire of Mornington Peninsula. It contains a well-preserved collection of housing which demonstrates the important phases and historical development of Portsea from the 1870s to the 1950s. The precinct retains the early alignment and arrangement of Back Beach Road and contains significant buildings from the earliest period of development of the township to the present day.

The contributory buildings and streetscape and the following elements contribute to the significance of the precinct.

Late Victorian:

- Single storey, symmetrical cottages and houses with limestone walls, random rubble and coursed.
- Hipped and gabled corrugated iron roofs, unpainted.
- Limestone mansion at 58 Blair Road in neo-gothic design with a slate roof.
- Verandahs, both skillion and bullnose and a variety of decoration in timber and iron. (Many places are missing the original verandah decoration)
- Brick chimneys some with soldier coursing and rendered corbelling.
- Timber, double hung sash windows, in a symmetrical arrangement either side of a moulded timber front door.
- Deep setbacks on Back Beach Road and Blair Road in large allotments.

Federation:

- Two-storey limestone and brick lodging house with projecting bays, timber verandahs and corrugated iron roof.
- Single storey cottages with conservative styling, in limestone or weatherboard, some with later limestone additions as projecting bays, some with limestone sections at rear.
- Hipped and gabled corrugated iron roofs, unpainted or painted green.
- Narrow eaves, bargeboards and finials to roofs
- Verandahs, bullnose and skillion some with timber/iron decoration and timber decks to the side of the projecting gable.
- Brick chimneys some with soldier coursing or corbelling.
- Timber double hung sash windows and moulded timber doors with sidelights and fanlights.
- Deep setbacks on Back Beach Road in large allotments some large trees and dense vegetation to street.

Post-War:

- Single storey, (but raised above ground level with storage or carport underneath) horizontal form, rectangular and linear in plan.
- Wall cladding of timber or cement sheet with asymmetrical timber fenestration which dominate facades.
- Low pitch or flat metal roofs with deep eaves.
- Areas of decking with pergolas rather than verandahs.
- Informal gardens with dense vegetation to Back Beach Road.

How is it significant?

The Back Beach Road, Portsea Precinct is of local historical, aesthetic, social and architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

The Back Beach Road, Portsea Precinct is of aesthetic significance as a precinct with particularly fine examples of Late Victorian, Federation and Post-War housing that are representative of their period. Many of the houses exhibit a high degree of intactness. Some of these buildings are constructed from locally sourced limestone and form a vernacular building tradition on the Peninsula which is unique and highly significant. (Criteria B & E)

The Back Beach Road, Portsea Precinct is of aesthetic significance for the combination of natural topography, historic buildings, streetscape qualities, and vegetation. The undulating nature of Back Beach Road and the alignment from Ford's farm to the pier is significant. The entrance to Back Beach Road is particularly distinctive with the limestone buildings on the Point Nepean Road corner. Buildings from the 1870s to 1950s also contribute to this aesthetic value. The streetscape qualities include the vegetation to the street, the meandering pavements, partially unformed kerbs and crossovers and single storey scale of development. (Criterion E)

The Back Beach Road, Portsea Precinct demonstrates the principal characteristics of the Late Victorian, Federation and Post-War periods of development of Portsea. These range from grand limestone villas to small limestone cottages, from the Late Victorian and Federation period, to timber

Federation cottages and significant Post-War holiday homes of the 1950s which demonstrate typical forms, siting and features. (Criterion D)

The Back Beach Road, Portsea Precinct is of historical significance as a tangible illustration of the history of first settlement, first subdivision, development and change over a 178 year period in Portsea. The intactness of the precinct and its ability to demonstrate this key theme through buildings from 1878 to 1954, the streetscape and setting is rare on the Mornington Peninsula. The precinct demonstrates a continuity of occupation and development of Portsea for 176 years, that is highly valued by the community. (Criteria A, B & G)

The Back Beach Road, Portsea Precinct is of significance for its associations with a number of people and families who played an important role in the development of Portsea and/or had strong associations with shaping the fabric and character of the area, including: the Ford, Farnsworth, Foran, Knight, Harding, Stirling and Watson families. (Criterion H)

Primary source

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*