

	13	Hiskens Street	Non-contributory	
House	15	Hiskens Street	Contributory	1913
House	16	Hiskens Street	Contributory	1973
	1	Newton Avenue	Non-contributory	
House	3	Newton Avenue	Contributory	c.1920-1930
House	5	Newton Avenue	Contributory	c.1900-1910
House	7	Newton Avenue	Contributory	c.1900-1920
	9	Newton Avenue	Non-contributory	
Kimberley	11	Newton Avenue	Individual HO152	1899
House	12	Newton Avenue	Contributory	c.1890-1910
	13	Newton Avenue	Non-contributory	
House	14	Newton Avenue	Contributory	c.1890-1910
	15	Newton Avenue	Contributory	1921
	16	Newton Avenue	Non-contributory	
	18	Newton Avenue	Non-contributory	
House	19	Newton Avenue	Contributory	1893
House	20	Newton Avenue	Contributory	1935
Ellembee	3199	Point Nepean Road	Contributory	c.1911-1915
House	3211	Point Nepean Road	Contributory	c.1890-1910
Franklin	3213	Point Nepean Road	Individual HO179	c.1890-1910
House	1	Rose Street	Contributory	c.1920-1940
	3	Rose Street	Non-contributory	
	5	Rose Street	Non-contributory	
	7	Rose Street	Non-contributory	
Pinehill	8	Rose Street	Contributory	c.1890-1910
Rose Cottage	9	Rose Street	Contributory	c.1890-1910
	10	Rose Street	Non-contributory	
Pine Cottage	12 (part)	Rose Street	Contributory	c.1890-1910
	14	Rose Street	Non-contributory	
	16	Rose Street	Non-contributory	
Lystra	5	St Pauls Road	Individual HO232	1887
	13	St Pauls Road	Non-contributory	

Name	Number	Street	Significance	Built Date
Narollah	15	St Pauls Road	Individual HO233	1896
	17	St Pauls Road	Non-contributory	
	19	St Pauls Road	Non-contributory	
House	21	St Pauls Road	Contributory	c.1900-1920
	22	St Pauls Road	Non-contributory	
House	24	St Pauls Road	Contributory	c.1920-1930
House	38	St Pauls Road	Contributory	1915
Olinda	40	St Pauls Road	Contributory	1919
	42	St Pauls Road	Non-contributory	
House	44	St Pauls Road	Contributory	1915
	46	St Pauls Road	Non-contributory	
	48	St Pauls Road	Non-contributory	
House	50	St Pauls Road	Contributory	1954
Attanagh	60	St Pauls Road	Contributory	1896

What is significant?

The East Sorrento Precinct is significant to the Shire of Mornington Peninsula. It includes properties between Point Nepean Road and Melbourne Road, Salonika Street and Bowen Road, in an area known as East Sorrento. It contains an intact and diverse collection of housing and a single former corner shop which demonstrates the important phases of Sorrento's residential development from the 1880s to the 1970s. The contributory buildings, views and streetscapes and the following elements contribute to the significance to the precinct.

Late Victorian:

- Single storey, symmetrical cottages with weatherboard or timber blockwork walls.
- Single storey, symmetrical cottages with limestone walls, some with brick quoining, random rubble and coursed.
- Hipped and gabled corrugated iron roofs, unpainted or in the very popular red which is ubiquitous in Sorrento.
- Verandahs, both skillion and bullnose some with central gablets over the front door, and a wide variety of decoration in timber and iron.
- Face brick chimneys some with soldier coursing.
- Timber, double hung sash windows, some with sidelights, in a symmetrical arrangement either side of a timber front door.
- Timber picket fences some with bent wire fencing, deep setbacks, designed gardens with areas of lawn.

Federation:

- Asymmetrical single storey arrangement with hipped or gabled roofs with projecting gables to the front.
- Hipped and gabled corrugated iron roofs, unpainted or painted green.
- Projecting gables with decorative bargeboards, finials and large multi-paned or bay windows to the front.

- Weatherboard and timber blockwork walls.
- Verandahs, bullnose and skillion some with timber decoration and timber decks to the side of the projecting gable.
- Face brick chimneys some with soldier coursing.
- Timber double hung sash windows and moulded timber doors with sidelights and fanlights
- Deep setbacks and bent wire fences, domestic scale gardens and lawns.

Inter-War:

- Asymmetrical single storey houses and small cottages with a mix of weatherboard and cement sheet walls.
- Concrete block walls some rusticated, some picked and some with decorative quoining.
- California bungalow style houses with large gable roofs in corrugated iron and tile.
- Skillion verandahs with masonry verandah piers of cement or rough cast render and some with solid balustrades.
- Timber multi-pane windows some with casements. Limited use of leadlight and coloured panes at the top.
- Timber and glass doors with sidelights and fanlights.
- Face brick and rendered chimneys.
- Bent wire fences, domestic scaled gardens and lawns

Post-War:

- Single storey, horizontal form with low pitch or flat roof, rectangular and linear in plan.
- Wall cladding of timber or brick with large areas of fenestration with large glass panes which dominate facades.
- Deep eaves, built in carports and pergolas.
- Deep setbacks, no fencing and native vegetation to street and unmade driveways.

Late-Twentieth Century:

- Single storey, with low pitch or flat roof. No eaves.
- Vertical timber cladding with large expanses of glass with metal or timber windows and sliding glass doors.
- Deep setbacks with natural organic gardens, unmade driveways and no fencing.

How is it significant?

The East Sorrento Precinct is of local historical, aesthetic, architectural and social significance to the Shire of Mornington Peninsula.

Why is it significant?

The East Sorrento Precinct is of historical significance for the role it played in the early development of the township of Sorrento, as a tangible illustration of the history of subdivision, development and changing population in Sorrento, from largely permanent residents involved in fishing, lime burning or early tourism to absentee home owners from suburban Melbourne. The intactness of the precinct and its ability to demonstrate key themes in Sorrento's history through its buildings, streetscape and setting is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1880s to the present day that is highly valued by the local community. (Criteria A, B & G)

The East Sorrento Precinct is of aesthetic significance as a place with particularly fine examples of Late Victorian, Federation, Inter-War, Post-War and Late Twentieth century housing styles that are representative of their period. Some of the houses exhibit a rare degree of intactness and are set within blocks which are unsubdivided, some very large and heavily vegetated. The east-west roads are meandering and have close vegetation, informal parking, lack of paths, kerbing and gutters. The undulating landscape, views to the Bay, dense vegetation and varied building stock adds to the seaside character of the precinct. The precinct is of aesthetic significance for its collection of intact limestone buildings dating from the 1870s. 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 East Sorrento Precinct has highly-intact housing stock which demonstrates the principal characteristics of Sorrento residential development from 1887. These range from small limestone

and timber cottages, from the Late Victorian and Federation period, to modest Inter-War bungalows of concrete and timber, Post-War modernist holiday homes to architect designed houses of the 1970s. (Criterion D)

The East Sorrento Precinct is of significance for its association with a number of people who played an important role in the development of Sorrento and/or had strong associations with shaping the fabric and character of the area, including: the extensive Dark family, Jane and Nellie Clark, William Webster, the Watts family and John Watson. (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*