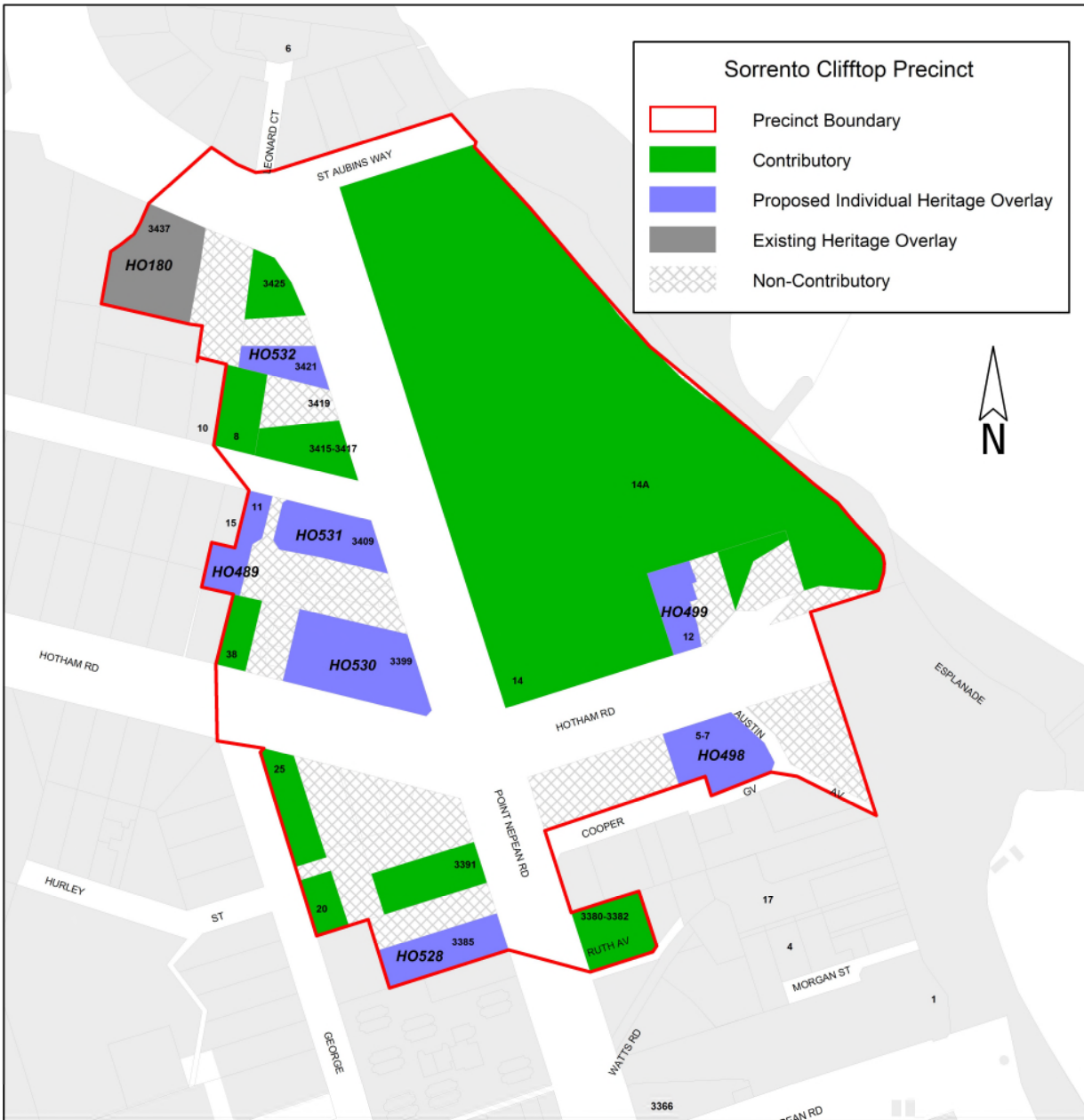


# Sorrento Cliff Top Precinct Statement of Significance - February 2022

**Heritage Place:** Sorrento Cliff Top Precinct

**PS ref no:** HO503



**Table:** Individually significant and contributory properties –

Name	Number	Street	Significance	Built Date
	5	Boroondara Road	Non-contributory	
Maroondah	8	Boroondara Road	Contributory	1901

Name	Number	Street	Significance	Built Date

House	11	Boroondara Road	Individual HO489	c.1890-1915
House	20	George Street	Contributory	c.1900
	22	George Street	Non-contributory	
	1	Hotham Road	Non-contributory	
	4	Hotham Road	Non-contributory	
Sorrento Hotel	5-7	Hotham Road	Individual HO498	1872
	8	Hotham Road	Non-contributory	
	9-15	Hotham Road	Non-contributory	
Sorrento Police Station (former)	12	Hotham Road	Individual HO499	1892
Sorrento Park	14	Hotham Road	Contributory	1870
	19	Hotham Road	Non-contributory	
	21	Hotham Road	Non-contributory	
	23	Hotham Road	Non-contributory	
House	25	Hotham Road	Contributory	c.1920
	36	Hotham Road	Non-contributory	
House	38	Hotham Road	Contributory	1887
Acton Hill	3380-3382	Point Nepean Road	Contributory	1910
Sorrento Masonic Centre	3385	Point Nepean Road	Individual HO528	1929
	3387	Point Nepean Road	Non-contributory	
House	3391	Point Nepean Road	Contributory	c.1890-1910
	3395	Point Nepean Road	Non-contributory	
Anglican Vicarage (former)	3399	Point Nepean Road	Individual HO530	1916
	3401	Point Nepean Road	Non-contributory	
	3405	Point Nepean Road	Non-contributory	
	3407	Point Nepean Road	Non-contributory	
Sorrento House	3409	Point Nepean Road	Individual HO531	c.1890-1915

Name	Number	Street	Significance	Built Date
Illabarook	3415-3417	Point Nepean Road	Contributory	1878
	3419	Point Nepean Road	Non-contributory	
Butcher's Shop (former)	3421	Point Nepean Road	Individual HO532	1876
	3423	Point Nepean Road	Non-contributory	
Yaringa	3425	Point Nepean Road	Contributory	1885
	3429	Point Nepean Road	Non-contributory	
	3433 (Part)	Point Nepean Road	Non-contributory	
Sundorne	3437	Point Nepean Road	Individual HO180	c.1923

### What is significant?

The Sorrento Cliff top Precinct, includes properties which were laid out in the first subdivision of the area, called Bella Vista by CG Duffy & W. Cockburn, in 1873. It preserves buildings, streetscape alignments and landscapes from the Late Victorian through to the Inter-War period and demonstrates the earliest period of Sorrento's development as a township.

The buildings, streetscape and street trees, views and landscapes contribute to the significance of the precinct.

The following elements contribute to the significance of the precinct:

Late Victorian:

- Single storey cottages with limestone walls, some with projecting bays or gables.
- Single storey modest weatherboard cottage and a single commercial building built to the street with a verandah over the footpath.
- The former police station with limestone and brick walls and a distinctive Queen Anne styling, including an altered tile roof.
- The two storey limestone and brick Sorrento Hotel with an ornate façade including square tower, upper storey verandahs with lacework decoration and distinctive quoining.
- Hipped and gabled corrugated iron roofs, unpainted.
- 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, in a symmetrical arrangement either side of a timber front door or as prominent features in gables and projecting bays.

Federation:

- Asymmetrical single storey cottages with limestone or weatherboard walls.
- Hipped and gabled corrugated iron roofs, unpainted
- Projecting gables with decorative bargeboards, finials and large multi-paned or bay windows to the front.
- Verandahs, bullnose and skillion some with timber decoration and timber decks to the side of the projecting gable.
- Arts and crafts influenced two storey Queen Anne bungalows with complex roof massing in slate or tile, projecting bays, shingles, rough-cast rendered walling, in stone and cement block in contrasting colours.
- Face brick and rendered chimneys some with soldier coursing.
- Timber double hung sash windows and moulded timber doors with sidelights and fanlights. Timber multi-pane windows some with casements.

#### Inter-War:

- Asymmetrical single storey houses and small cottages with a mix of weatherboard and cement sheet walls.
- Asymmetrical bungalows with concrete block walls mixed with limestone, some picked or rusticated and some with decorative red brick quoining.
- Concrete block Masonic Temple with classical portico and leadlight windows.
- Skillion verandahs with masonry verandah piers of cement or rough cast render and some with solid balustrades.
- Hipped and gabled corrugated iron roofs, unpainted.
- Timber and glass doors with sidelights and fanlights, timber multi-pane windows.
- Face brick and rendered chimneys.

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#### How is it significant?

The Sorrento Historic Precinct Cliff-top Area is of local historical, social, aesthetic and architectural significance to the Mornington Peninsula Shire.

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#### Why is it significant?

The Sorrento Cliff Top Precinct is of historical significance for the role it played in the early development of Sorrento. The precinct preserves the original alignment of Point Nepean Road, which was laid out to maintain larger cliff-top villa allotments by CG Duffy & W. Cockburn. Sorrento Park (1870), the former Police Station (1892), the site of the first Post Office and Sorrento Hotel (1872) and the former butcher's shop (c.1876), illustrate this earliest period of development in Sorrento. The intactness of the precinct and its ability to demonstrate the key themes through its early buildings, streetscape alignment, and landscape is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1870s until today that is highly valued by the community. (Criteria A, B & G)

The Sorrento Cliff Top Precinct demonstrates the principal characteristics of the Late Victorian, Federation and Inter-War periods of development. Sorrento Hotel is a landmark Late Victorian building located on the top of the headland with Sorrento Park following the natural topography of the headland down to the boat ramp on the Bay. The area retains buildings, street trees and landscaping which demonstrate typical Late Victorian, Federation and Inter-War features. (Criterion D)

The Sorrento Cliff Top Precinct is of aesthetic significance for its collection of intact limestone buildings dating from the 1870s to 1916. These buildings are constructed from locally sourced limestone and form a vernacular building tradition on the Peninsula which is unique and highly significant. There are also significant Federation buildings in the Queen Anne style, as well as small timber buildings from the Inter-War period. The combination of natural topography, historic buildings, streetscapes and views of the Bay enhance the Victorian seaside character of the precinct. The elevated landscape setting, the landmark arrangement of the Sorrento Hotel, the former Police Station, the treed avenue of Hotham Road and large deciduous trees along Point Nepean Road are all significant. The precinct provides landmark views of the Bay from Hotham Road and Sorrento Park, preserves a Victorian style public garden, trees and garden features which are significant (Criteria E & B)

The Sorrento Cliff Top Precinct is of significance as a focus for social and tourist activity since the 1870s. The Cliff-top area preserves the landmark Sorrento Hotel (1872) one of the earliest limestone buildings in Sorrento and the first tourist hotel on the Mornington Peninsula. The Cliff-top has social significance as it preserves the earliest designed public park on the Mornington Peninsula which has been a site of public activity, celebration and recreation since the 1870s (Criterion G)

The Sorrento Cliff Top 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: Walter Stringer, Josiah Hiskens, CG Duffy & W.Cockburn, George Morce, John Farnsworth and GB Wilson. (Criterion H)

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#### 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*