

3421 Point Nepean Road, Sorrento Statement of Significance - February 2022

Heritage Place: Old Butcher's Shop (former)	PS ref no: HO532
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Photo: heritage ALLIANCE 2017

What is significant?

3421 Point Nepean Road, Sorrento known as the Old Butchers shop, is a Late Victorian shop in its original streetscape setting, dating to circa 1876. It was built for CG Duffy and was then owned from 1877, by the well-known Wilson family of butchers and was owned by members of their family until 1944. Later it was occupied by the Sanderson family until the 1980s.

The shop retains some of its original fabric, including multi-pane timber windows, weatherboard front and timber door. It is positioned on a prominent corner of Sorrento called the S-bend, with a deep skillion post-verandah over the shopfront and footpath, gable end finials and a painted brick chimney.

The setting right on the footpath and its prominence on the S-bend corner, contributes to the significance of the place.

How is it significant?

3421 Point Nepean Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3421 Point Nepean Road, Sorrento is historically significant for its association with the locally important Wilson family. The property was constructed sometime around 1876, near where the first commercial buildings in Sorrento were built in CG Duffy's subdivision. Later the development of Ocean Beach Road by Coppin caused the Wilson family to move to a new butcher's shop at 35 Ocean Beach Road. It is a good example of a simple timber Victorian shopfront and a rare surviving commercial building from this early period of development in the Mornington Peninsula.

The Old Butcher's Shop is situated two doors down from Illabarook and Yaringa, two other prominent properties on this S-bend. The unpretentious lack of adornment of the design, the verandah over the footpath and its siting, contribute to its significance. (Criterion A & B)

The shop retains some of its original features even though it has been occupied as a residence for over 50 years including; chimneys, skillion post-verandah, multi-pane timber windows, timber door, limestone cellar and timber weatherboard cladding. The retention of the streetscape setting and prominent site in Sorrento, enhances its significance. (Criterion D)

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*

