

Sorrento Foreshore Precinct Statement of Significance - February 2022

Heritage Place: Sorrento Foreshore Precinct

PS ref no: HO502

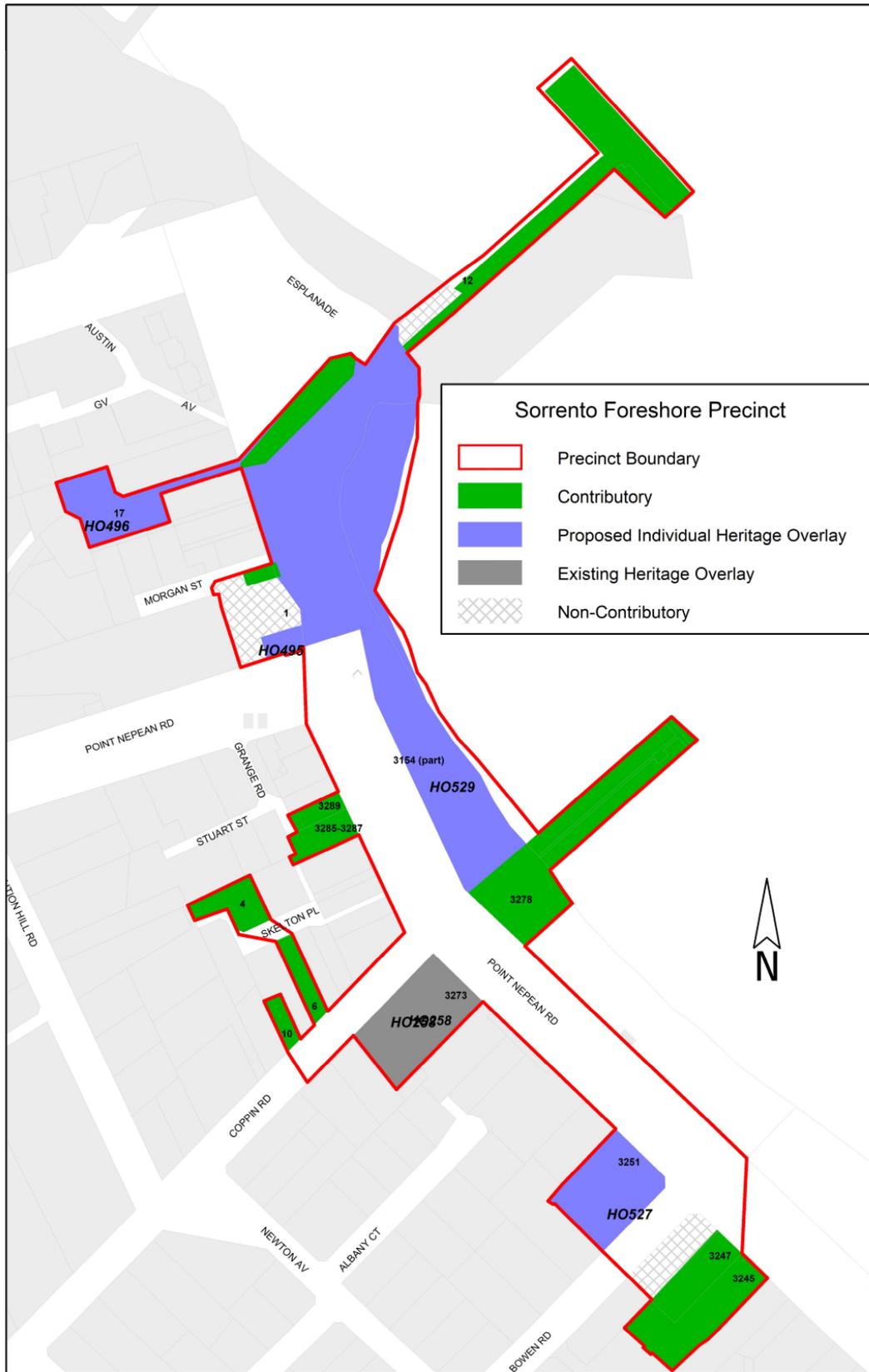


Table: Individually significant and contributory properties –

Name	Number	Street	Significance	Built date
Bide-a-wee	6	Coppin Road	Contributory	c.1900
House	10	Coppin Road	Contributory	c.1930s
Mornington Hotel (former)	1	Esplanade (Part)	Individual HO495	1876
Morgan's Shop (former)	1	Esplanade (Part)	Contributory	1927
Sorrento Pier	12	Esplanade	Contributory	1870
Dalwhinnie	17	Esplanade	Individual HO496	
Foreshore and Bandstand	3154	Point Nepean Road	Individual HO529	1870-2015
Chattanooga	3245	Point Nepean Road	Contributory	c.1922
Mosspenock	3247	Point Nepean Road	Contributory	1877
	3249	Point Nepean Road	Non-contributory	
North Esk	3251	Point Nepean Road	Individual HO527	1880
The Anchorage	3273	Point Nepean Road	State significance VHR H1899	1873
Site of former tearooms and original alignment of sea baths jetty	3278	Point Nepean Road	Contributory (VHI H7821-0141)	1875,1921, 1990,2016
House	3285-3287	Point Nepean Road	Contributory	1903
House	3289	Point Nepean Road	Contributory	1903
House	4	Skelton Place	Contributory	c.1900-1920
Sorrento Tramway Reserve and lime kiln		Esplanade	Contributory (VHI H7821-0029)	c.1870-1921

What is significant?

The Sorrento Foreshore Precinct is significant to the Shire of Mornington Peninsula. It contains private properties along the south side of Point Nepean Road from number 3245 to 3289, 4 Skelton Place and 6 and 10 Coppin Road. Past Point Nepean Road the precinct includes 1, 12 and 17 Esplanade. The foreshore on the other side of Point Nepean Road extends from the Sorrento Pier, (excluding the modern Searoad Ferry Terminal) to the site of the former tearooms and the original

alignment of the sea baths jetty. Included in the precinct is the trees, foreshore landscaping, memorials, and bandstand.

The Sorrento Foreshore Precinct retains the early alignment and arrangement of Point Nepean Road and Esplanade and contains significant buildings and infrastructure from the earliest period of development of the township to the present day. The early infrastructure of Sorrento Pier, the site of the former tearooms and the original alignment of the sea baths jetty, historic Steam Tramway alignment, and Baker lime kiln remain in the same locations, and possibly retain intact, sub-surface fabric. The public open space on the foreshore has been the site of community events and celebrations for 150 years and preserves important views to the Bay and pier.

The buildings, remnant infrastructure, views, trees and landscape contribute to the significance of the precinct. The following built elements contribute to the significance of the precinct:

Late Victorian:

- Italianate mansions in limestone, verandahs with ornate iron lacework decoration, iron posts and slate roof.
- Large two storey corner hotel in limestone with upper storey verandah.
- Single storey symmetrical house in limestone with verandah, timber sash windows and timber doors.
- Hipped and gable corrugated iron roofs, unpainted.
- Timber jetty structures both below and above water.

Federation:

- Single storey symmetrical houses in limestone with verandah in both skillion and with projecting gablet, ornate moulded timber front doors with sidelights.
- Single storey weatherboard bungalows some with projecting gables, bay and multi-pane windows, rough-cast render and bargeboard decoration.
- Hipped and gabled corrugated iron roofs.
- Timber windows and doors.
- Timber bandstand with corrugated iron roof painted green.

Inter-War:

- A single storey shop in limestone with prominent parapet and skillion post-verandah.
- Single storey weatherboard house with projecting gables and side verandah in simple designs.
- Two storey stucco bungalow with tile roof and metal framed windows.
- Hipped and gabled corrugated iron roofs.

How is it significant?

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

Why is it significant?

The Sorrento Foreshore Precinct is of historical significance for the role it played in the early development of the tourism and lime industry of the Mornington Peninsula. The precinct contains Sorrento Pier which illustrates the early development of the Peninsula, and the importance of sea transport in developing the lime industry on the Peninsula from the 1860s until the present day, as well as an early lime kiln site, it was the location of an early limeburners cottage at 1 Esplanade (now demolished) The precinct demonstrates the early development of the township of Sorrento as a tourist resort with foreshore facilities, the Pier, the steam tramway site, an early hotel and sea baths. The intactness of the precinct and its ability to demonstrate the key themes through its early buildings, landscape setting and infrastructure, is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1860s until today that is highly valued by the community. (Criteria A, B & G)

The Sorrento Foreshore Precinct demonstrates the principal characteristics of the Late Victorian, Federation and Inter-War periods of development, including the low-scale of Sorrento as a seaside village, elements of the natural topography and the retention of a wide foreshore boulevard with

Norfolk Island pine trees. It retains buildings and landscaping which demonstrate typical Late Victorian, Federation and Inter-War features. (Criterion D)

The Sorrento Foreshore Precinct is of aesthetic significance for its collection of intact limestone buildings dating from the 1870s to 1927. These buildings are constructed from locally sourced limestone and form a vernacular building tradition on the Peninsula which is unique and highly significant. The combination of natural topography, historic buildings, foreshore landscape and views of the Bay are of significance. The seaside resort character is enhanced by the landscape setting, the arrangement of the Norfolk Island pines, the location of the site of the former tearooms and the original alignment of the sea baths jetty, the site of the former Steam Tramway and the Federation bandstand, which contribute to this significance. (Criteria B & E)

The Sorrento Foreshore Precinct is of significance as a focus for social and tourist activity since the 1860s. The foreshore area preserves early infrastructure which enabled communication and transport for the isolated early communities of the Peninsula. The foreshore has social significance as it preserves the Sorrento War Memorial and a Federation bandstand built by the community which is highly valued by them. The foreshore area has been a place of social gatherings and celebrations for the community since the 1870s. (Criterion G)

The Sorrento Foreshore 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: George Selth Coppin, C. Morgan, Ralph Marsden, Henry Watts and John Boswell Clark. (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*