

# Sorrento Residential Precinct Statement of Significance - February 2022

**Heritage Place:** Sorrento Residential Precinct

**PS ref no:** HO504



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

Name	Number	Street	Significance	Built Date
House	12	Darling Road	Contributory	1926
House	14	Darling Road	Non-contributory	
House	15	Darling Road	Contributory	1926
Neuilly	16	Darling Road	Contributory	1902
Marysville	18	Darling Road	Contributory	1902
Larnoo	19	Darling Road	Contributory	1911
House	21	Darling Road	Contributory	c.1920
Kiaora	44	Donalda Avenue	Contributory	1905
Ainslie	27	Kerferd Avenue	Contributory	1928
Sorrento Mechanics Institute	827	Melbourne Road	Individual HO509	1877
House	849	Melbourne Road	Individual HO510	1898
	851	Melbourne Road	Non-contributory	
Hill Holme	855-865	Melbourne Road	Individual HO511	1876
Carinya Cottage	858	Melbourne Road	Contributory	1926
House	871	Melbourne Road	Contributory	1885
House	873	Melbourne Road	Contributory	c.1890-1920
Theo Cottage	875	Melbourne Road	Contributory	1898
Pembroke	877	Melbourne Road	Contributory	1908
Narbeth	879	Melbourne Road	Contributory	1884-1885
Eastcliff	881	Melbourne Road	Individual HO512	c.1889-1905
	883	Melbourne Road	Non-contributory	
Springville	885	Melbourne Road	Contributory	1903
	887	Melbourne Road	Non-contributory	
Watts Cottage	165	Ocean Beach Road	Individual HO520	c.1870
Burgunyah	178	Ocean Beach Road	Contributory	1922
Sunnyhurst	183	Ocean Beach Road	Contributory	c.1890-1910

Name	Number	Street	Significance	Built Date
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	180	Ocean Beach Road	Non-contributory	
	182	Ocean Beach Road	Non-contributory	
	184	Ocean Beach Road	Non-contributory	
Woodstock	186	Ocean Beach Road	Contributory	c.1900
Ellerslie	187	Ocean Beach Road	Contributory	c.1896-1899
House	188	Ocean Beach Road	Contributory	c.1910
Waverley	191	Ocean Beach Road	Contributory	c.1910
	190	Ocean Beach Road	Non-contributory	
	192	Ocean Beach Road	Non-contributory	
House	194	Ocean Beach Road	Contributory	c.1920
Somerset House	197	Ocean Beach Road	Contributory	1892
	196	Ocean Beach Road	Non-contributory	
House	198	Ocean Beach Road	Contributory	c.1890-1910
House	200	Ocean Beach Road	Contributory	1899
House	202	Ocean Beach Road	Contributory	1883
	204	Ocean Beach Road	Non-contributory	
House	206	Ocean Beach Road	Contributory	c.1910-1920
Pretoria	208	Ocean Beach Road	Contributory	1891
Annandale	210	Ocean Beach Road	Contributory	1887
Mindi	212	Ocean Beach Road	Contributory	1884
Tamar	214	Ocean Beach Road	Contributory	1920
Warrawee	216	Ocean Beach Road	Contributory	1926
Retrait D'Automne	218	Ocean Beach Road	Contributory	1901
	220	Ocean Beach Road	Non-contributory	
Louisville	222	Ocean Beach Road	Contributory	1890
	189-193 (part)	Ocean Beach Road	Non-contributory	
	224	Ocean Beach Road	Non-contributory	
	226	Ocean Beach Road	Non-contributory	
Rai Rai	228	Ocean Beach Road	Contributory	1903

Name	Number	Street	Significance	Built Date
Halcyon	229	Ocean Beach Road	Contributory	1902

Windy Peak	230	Ocean Beach Road	Contributory	1903
Whitehall	235	Ocean Beach Road	Individual HO521	1904
House	23	Ossett Street	Contributory	c.1900-1920
Prangeville	34-36	Ossett Street	Individual HO522	c.1890-1910

### What is significant?

The Sorrento Residential Precinct includes properties in Ocean Beach Road extending from Melbourne Road to Sorrento Back Beach and along the west side of Melbourne Road from number 827 to Normanby Road, 44 Donalda Avenue and includes non-contiguous sections in Darling Road, Kerferd Avenue and on the east side of Melbourne Road.

The Sorrento Residential Precinct retains the early alignment and arrangement of Ocean Beach Road, Melbourne Road, Ossett Street and Darling Road and contains significant residential buildings from 1876 to 1928 and the former Sorrento Mechanics Institute. The buildings, settings and streetscapes contribute to the significance of the precinct. The following elements contribute to the significance of the precinct:

#### Late Victorian:

- Limestone Mechanics Institute with pedimented portico with classical styling, string course and round roman arch windows.
- Single storey, symmetrical cottages with weatherboard or timber blockwork walls.
- Single storey asymmetrical limestone houses some with brick quoining, random rubble and coursed, some have added projecting gables and are in a distinctive Sorrento limestone/brick style.
- Hipped and gabled corrugated iron roofs, unpainted or in the very popular red which is ubiquitous in Sorrento.
- Verandahs, both skillion and bullnose 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, or in projecting gables.
- Timber picket fences some with bent wire fencing, deep setbacks, designed gardens with areas of lawn.

#### Federation:

- Two-storey limestone and brick lodging house with projecting lower bays, ornate timber verandah decoration and corrugated iron roof.
- Single storey cottages with conservative styling, in limestone, weatherboard or timber blockwork walls.
- Single storey houses with projecting gables with decorative bargeboards, finials and large multi-paned or bay windows to the front.
- Hipped and gabled corrugated iron roofs, unpainted or painted red which is ubiquitous in Sorrento.
- 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.
- Timber picket fences some with bent wire fencing, deep setbacks, designed gardens with areas of lawn.

#### Inter-War:

- Asymmetrical single storey houses and small cottages with a mix of weatherboard, cement sheet and timber shingles, with corrugated iron roofs.
- California bungalow style houses in concrete block some rusticated, and some rendered with rough cast render with large 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, side driveways and lawns

### **How is it significant?**

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

### **Why is it significant?**

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The Sorrento Historic Precinct Residential Area is of historical significance for the role it played in the early development of housing for holiday makers and locals as well as the establishment of Sorrento as a tourist resort. The intactness of the precinct and its ability to demonstrate these two key themes through its early buildings, streetscape and setting, 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 Historic Precinct Residential Area demonstrates the principal characteristics of the Late Victorian, Federation and Inter-War periods of development, including the low scale of a seaside village, following the natural topography. It retains single storey residential buildings which demonstrate typical Victorian, Federation and Inter-War forms, siting and features, the landmark former guest house Whitehall and the former Mechanics Institute. (Criterion D)

The Sorrento Historic Precinct Residential Area is of aesthetic significance for its large collection of intact limestone timber and brick buildings dating from 1870 to 1926. Some of these buildings are constructed from locally sourced limestone and brick and form a vernacular building tradition on the Peninsula which is unique and highly significant. Others are excellent examples of their period and have design features which collectively contribute to the streetscape and character of the precinct. (Criteria B & E)

The Sorrento Historic Precinct Residential Area is of aesthetic significance for the combination of historic buildings, distant views of the vegetated sand dunes on the Back Beach, natural topography and streetscape qualities. The seaside village character of Ocean Beach Road and Darling Road is enhanced by the landscape setting and topography, low scale historic residences with gardens and views toward the vegetated dunes of the Back Beach. The entrance to Ocean Beach Road Residential Area is particularly distinctive with the limestone Mechanics Institute, Watts Cottage and Burgunyah on the prominent intersection of five streets. The collection of intact, quality buildings in the precinct from the late Victorian, Federation and Inter-War period contribute to this aesthetic value. The limestone residences of Melbourne Road create a more solid and conservative character, with deep setbacks, a service road and large allotments on a prominent rise. The streetscape qualities include the street alignments, gardens, setbacks and scale of development. (Criterion E)

The Sorrento Historic Precinct Residential Area is of social significance as a focus for recreational activity for both residents and tourists since the establishment of the township. Historically, many of the houses along Ocean Beach Road between Melbourne Road and the Back Beach were rented to holiday makers or belonged to families who used them as holiday houses. Houses on Melbourne Road were built by prominent local families and many have been occupied by these families for generations. The Ocean Beach Road Residential Area has qualities which are highly valued by the local community. (Criterion G)

Sorrento Historic Precinct Residential Area is of significance for its associations 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 Coppin, George Morce, William Skelton, the Tayton and Carbuhn families, John Spinner, James D. Allen, Ralph Marsden and William Joseph Croad. (Criterion H)

### **Primary source**

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*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*