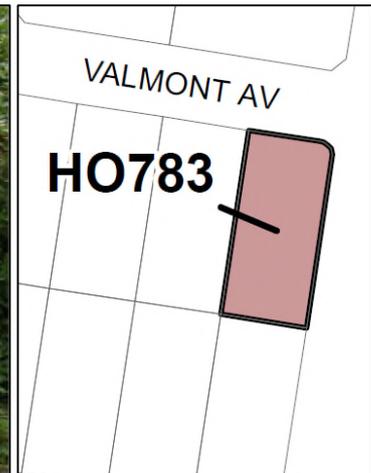


**Statement of Significance: Lyon House - 10 Valmont Avenue, Beaumaris,  
November 2020**

<b>Heritage place:</b>	<i>Lyon House</i> 10 Valmont Avenue, Beaumaris	<b>PS ref no:</b> HO783
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### **What is Significant?**

Lyon House at 10 Valmont Avenue, Beaumaris, constructed in 1952 and extended in 1957, to a design by architect Eric Lyon is significant.

Significant fabric includes the:

- Its original built form (incorporating both the 1952 and 1957 building programs), roof form and fenestrations;
- Original details including the structural brick base, vertical boarding, original timber framed glazing, exposed rafters, exposed structural steel supporting the open carport and unpainted concrete blockwork; and
- Tea tree fencing at Wells Road frontage; and
- Remnant native vegetation (including tea-tree in the southern garden) and two mature lemon scented gums (*Corymbia citriodora*) planted near the northern boundary and in the central courtyard.

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

Lyon House at 10 Valmont Avenue, Beaumaris is of local historical, architectural (representative) and aesthetic significance to the City of Bayside.

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

Lyon House is significant as one of the earliest houses built in Valmont Avenue, Beaumaris, and therefore demonstrates the particular development phase of Beaumaris in the 1950s and 1960s. As an architect-designed house in a 'middle-ring' municipality, it demonstrates the post-war demand for housing supply in metropolitan Melbourne and fine house designs that were tailored to the local context. Beaumaris, along with other rapidly-established suburbs, attracted architects and other creative professions, who often designed houses for newly arrived locals. (Criterion A)

Architecturally, Lyon House at 10 Valmont Avenue, Beaumaris is an intact and good representative example of an early mid-century modernist style house with very few changes visible to original or early elements. The Lyon House reflects the profound

influence of the International style, which in the 1950s became actively tested by Melbourne architects in attempts to achieve a regional adaptation of the international idiom. Its key design elements representative of the style includes: a single flat roof structure; extensive panel glazed windows; a 'H' shaped floor plan with zoning of living areas, service areas and private areas; exposed structural elements and the use of contrasting materials and texture; and the setting of the house which incorporates a courtyard and the retention of indigenous plants. Lyon House is also significant as a fine, intact and rare example of the residential work of Eric Lyon, whose career focus was predominantly in non-residential architecture. (Criterion D)

Aesthetically, Lyon House, designed early in the career of Eric Lyon as his own family home, displays progressive concepts regarding the spatial integration on internal and external living areas that emerged during the post-war period. Its manipulation of form, articulation of function, honest expression of structural elements and materials and incorporation of a courtyard for outdoor recreation are reflective of the progressive ideals of modernist residential architecture of the time. (Criterion E)

### **Primary source**

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*Mid-Century Modern Heritage Study – Residential places 2020*