
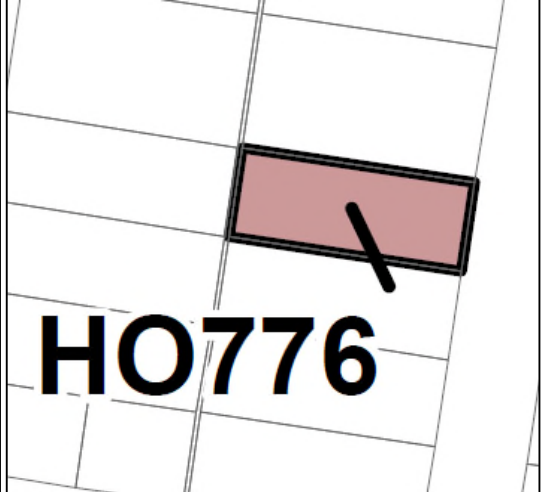


Statement of Significance: 7 Coreen Avenue, Beaumaris, November 2020

Heritage place: 7 Coreen Avenue, Beaumaris	PS ref no: HO776
	

What is Significant?

7 Coreen Avenue, Beaumaris, built in c.1955 to a modified Small Homes Service plan, is significant.

Significant elements include the:

- Original and early form and scale as well as layout that incorporates an internal courtyard;
- Original weatherboard walls, low gable roof, brick chimney and party walls, early glazing pattern and timber joinery; and
- Stylistic detailing including window wall and exposed beams in the original part of the residence.

How is it significant?

7 Coreen Avenue, Beaumaris, is of local historical and architectural (representative) significance to the City of Bayside.

Why is it significant?

7 Coreen Avenue, Beaumaris, is significant as one of the early post-war houses built in Beaumaris, and therefore demonstrates the particular development phase of Beaumaris in the 1950s and 1960s, during a time when there was a great demand for housing supply in metropolitan Melbourne. 7 Coreen Avenue, Beaumaris, is a largely intact, highly representative example of a project home that reflects key ideas and design elements of the Age and the Royal Victorian Institute of Architect (RVIA) Small Homes Service, which focused on provision of affordable, yet fine house designs that could be tailored to the local context. While Beaumaris is known to have been a popular new suburb during the post-war period, the affordable, architect-designed Small Homes Service range aided the high demand for residential development in the area, with initiatives for cost effective, architecturally designed homes to a wide audience. The house's modified floor plan suggesting its unsupervised construction also adds a further layer of cultural interest. In this case, 7 Coreen Avenue has a living room that is considerably smaller than other SHS

standard courtyard house designs, to allow space to accommodate an open carport under the same roof structure. (Criteria A and D)

7 Coreen Avenue, Beaumaris, represents an intact example of a Small Homes Service house with its design elements attributed to popular plans introduced through the service. The house initially had a rectangular footprint with a central courtyard, with rooms arranged around the courtyard, which was the core element of SHS's courtyard houses. Its street frontage also exhibits typical characteristics of low-gabled houses that feature a section of floor to ceiling window wall, which was influenced by Neil Clerehan's 1954 Dream House and repeated in a number of later SHS variations. The house also incorporates design elements that are recognisable and important in the SHS range, including the design of efficient, open floor plans, floor to ceiling glazing and integration of the carport under the continuing roof structure. (Criterion D)

Primary source

Mid-Century Modern Heritage Study – Residential places 2020