

Statement of Significance: Philpot House - 7 Grandview Avenue, Beaumaris, November 2020

Heritage place: <i>Philpot House</i> 7 Grandview Avenue, Beaumaris	PS ref no: HO779
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What is Significant?

Philpot House, 7 Grandview Avenue, Beaumaris, built in stages in 1960, 1968 and 1980 and designed by local architect John Baird, is significant.

Significant elements include the:

- Original and early form, scale and layout (including the 1968 and 1980 additions and courtyard);
- Skillion roof with wide eaves to the north, exposed rafters, face brick white calcite wall plains, glazed openings and the north facing window wall; and
- Natural landscape setting with Australian native and indigenous plants.

Modern pergola on the southern elevation, partial overpainting of the brick walls and spandrels, and replaced gutter and fascia boards are not significant.

How is it significant?

Philpot House, 7 Grandview Avenue, Beaumaris, is of local historical, representative and aesthetic significance to the City of Bayside.

Why is it significant?

Historically, the Philpot House is significant as one of the earliest houses built in Grandview 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)

The Philpot House and its site are also notable for their demonstration of the post-war subdivision by the Dunlop Rubber Australia Ltd. The area remained undeveloped during the interwar residential land boom in Beaumaris, followed by a long halt until the post-war development. The neighbourhood was re-subdivided by the Dunlop Rubber Australia Ltd in 1956, when their prospective plans for a garden

village proved unrealistic under the post-war exigencies. The angled eastern site boundary of 7 Grandview Avenue is a physical evidence of this post-war subdivision, as Grandview Avenue was to be made a straight street running north-south, according to the previous interwar subdivision plan. (Criterion A)

Architecturally, the Philpot House is a largely intact, highly representative example of a modernist International style house with a very few changes visible to the original or early elements. The Philpot House reflects profound influence of the International style, which by that time 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 involves: an extensive window wall system oriented towards the north; an almost abstract box-like form with a single skillion roof; exposed structural elements and the use of contrasting materials and texture; the layout of the house on the site and retention of indigenous plantings; and the largely paved courtyard surrounded by window walls. (Criterion D)

Aesthetically, the Philpot House is a fine example of residential project of John Baird, who supervised the original construction in 1960, and subsequent additions in 1968 and 1980 that adopted design elements consistent with the original house, in a way that they can be complementary, and overall read as a uniform structure. Baird, himself a resident of the municipality, had designed many residences in Beaumaris and bayside area since 1957, when he won first prize in the 1957 design competition for the 'Ideal Family Home'. Originally built in 1960, the Philpot House demonstrate a highly refined, site-specific design, with a great simplicity in form and a floor plan that focused on the interaction between the house and the site. It is a remarkably well-preserved example from his early to mid-career, before his design aesthetic transitioned towards more earthy, organic architecture in the 1970s. (Criterion E)

Primary source

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