

HERITAGE CITATION

Units 1-4/94 Bay Road, Sandringham



Figure 1. Units 1-4/94 Bay Road, Sandringham (GJM Heritage, April 2021).

DATE: November 2021 - Draft

UNITS 1-4/94 BAY ROAD, SANDRINGHAM

Place Type: Units	Architect: Not known
Construction Date: 1960	Builder: Not known
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To the extent of the property boundary

The place documented in this citation is on the lands of the Bunurong People of the South-Eastern Kulin Nation, represented by the Bunurong Land Council Aboriginal Corporation. While this citation does not specifically consider the Aboriginal heritage values of the place, the historic and ongoing cultural importance of the Bunurong People to the City of Bayside is respectfully acknowledged.

Contextual History

The Post-War Bayside Landscape

The period from 1945 to 1975 was one of radical transformation for the former municipalities of Brighton and Sandringham, which now make up the City of Bayside.

In 1945, suburban residential development was concentrated in Brighton and parts of Brighton East in the north and along the coastal fringe of Port Phillip Bay at Hampton, Sandringham and Black Rock in the west. Some limited development was also evident adjacent to the Nepean Highway and around railway stations to the east. However, the intervening land – approximately one-third of the total area of the current municipality – was predominantly farmland south of Dendy Street, with golf courses in the central area and a large undeveloped tract of land at Beaumaris to the south.¹

By 1975 the two municipalities were completely urbanised.

Limited housing construction during the 1930s depression and throughout World War II led to a severe shortage of housing in suburban Melbourne in the immediate post-war period, when returning servicemen, post-war migration and an optimism in Australia's future fuelled an unprecedented demand for housing. As a result, large-scale residential subdivision of under-developed parts of suburban Melbourne occurred from the late 1940s. This development occurred rapidly within the municipalities of Brighton and Sandringham, particularly on the large tracts of available land further from the coastal fringe, in suburbs such as Brighton East, Hampton East, Highett and Cheltenham and to the south in Beaumaris, where surviving rural properties were available for subdivision in the 1950s.²

At this time a particularly large tract of land at Beaumaris became available, enabling a concentration of post-war residential development to occur in this suburb. Planning to relocate operations to Beaumaris, the Dunlop-Perdieu Company had purchased approximately 300 acres (121.4 hectares) of subdivided³ land in the 1930s⁴ and developed an ambitious scheme for an industrial garden city.⁵ The extensive block of land was bounded by Balcombe Road to the north, Cromer Road to the east, Haydens Road to the west, and went as far south as Gibbs and Nautilus streets. This land remained undeveloped in the immediate post-war period and the scheme

¹ University of Melbourne, Melbourne 1945 Photo-map.

² For example, Coronet Hill and San Marino in Beaumaris and Stonehaven, Moorabbin (Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999, p 19 & Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008, p 55).

³ *Argus* supplement, 18 November 1944.

⁴ *Herald*, 2 August 1939, p 1.

⁵ *Argus*, 9 December 1944, p 8.

was abandoned in 1950.⁶ When the land was finally released for sale from the early 1950s, it was one of the last substantial pockets of undeveloped land in the suburbs of Melbourne.⁷

A unique opportunity for concentrated post-war development in Brighton became possible when the Melbourne Orphan Asylum relocated from the suburb in the mid-1960s. The orphanage, which opened in 1877, was bounded by Windermere Crescent to the north, New Street to the east, Dendy Street to the south and Whyte Street to the west. After demolition of the asylum complex, the 20-acre (8 hectare) tract of land became available for residential subdivision and a number of fine Modern houses were constructed.

The post-war dream of suburban home ownership reached its peak in the 1960s in the middle ring of Melbourne's suburbs, and the suburbs of Beaumaris, Brighton East, Hampton East, Highett and Cheltenham, bear witness to this residential growth.

Housing in the Post-War Period

Following World War II, a severe shortage of building materials and labour, coupled with government restrictions on home building,⁸ limited the construction of new houses demanded by the booming population. In response to these restrictive conditions, two contrasting lower-resource housing types emerged – a more conventional austere type and a Modern type.

With its L-shaped plan form and tile-clad hipped roof, the conventional austere type of housing quickly dominated the suburban landscape and, despite removal of building restrictions in 1952,⁹ little change was made to this standard form of housing through the 1950s and 1960s. Public authorities, private development companies and individuals created residential subdivisions dominated by this housing type in suburbs such as Brighton East, Hampton East, Highett and Cheltenham. This house type – built of either timber or brick veneer – is evident throughout the suburbs of the current City of Bayside, including estates of public housing constructed by the Housing Commission.

By contrast, the Modernist house type offered a radical alternative to this conservative post-war housing type. Driven by young architects and designers embracing the Modernist architectural movement, they shunned the conservative house forms and embraced the opportunity to address housing demands in an affordable but contemporary manner. They responded to the prevailing economic constraints by experimenting with lightweight materials and simple construction methods.

With its roots in the 1930s, Modernism in Melbourne emerged with force in the post-war period aided by overseas and local publications, post-war migration¹⁰ and 'rite of passage' overseas travel by young architects. Completely rejecting historic styles, young architects and designers were instead inspired by a broad range of architectural trends from overseas, including the United States, Europe, Japan and Great Britain, which embraced the principles of functionalism, simplicity and rationality. Architects utilised materials such as steel, concrete and glass, designing buildings that were characterised by plain, unadorned surfaces.¹¹ The Modernist house type, with its flat or shallow roof, box-like forms and generous glazing, flourished in the 1950s and 1960s, and came to embody the forward-looking optimism of the post-war era.

⁶ *Herald*, 29 September 1950, p 10.

⁷ Heritage Alliance, *City of Bayside Inter-War and Post-War Heritage Study*, Vol 1, 2008, p 21.

⁸ Restrictions were imposed to preserve resources for government building projects and to extend resources to maximise house construction. They included restricting the size of brick houses to 1250 ft² (111.5 m²) and timber houses to 1200 ft² (111.5 m²) (P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 73) and limiting expenditure to £3000 (*Australian Home Beautiful*, January 1942 as quoted by P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 55).

⁹ P Goad, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992, p 5/1.

¹⁰ Émigré architects included Michael Feldhagen, Helen and John Holgar, Ernest Fooks, Kurt Popper, Anatol Kagan and Herbert Tisher.

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Many Modern houses were built in what was the City of Sandringham, with a concentration in Beaumaris – in heavily-vegetated areas where low-cost land was readily available and council regulations were less restrictive.

Developing Higher-Density Living Options

After World War II, higher density living became increasingly popular in suburban Melbourne, enabling larger populations to be housed economically and conveniently throughout the suburbs. Houses on suburban blocks were demolished to enable the construction of multi-storey blocks of flats (particularly in the 1950s and 1960s) and groups of single-storey villa units (in the 1960s and 1970s). The introduction of the Stratum Title in 1960 and the *Strata Title Act 1967*¹² further stimulated higher density development throughout the suburbs, with units able to be sold separately for the first time.

Single-storey villa units were a particularly popular form of higher density housing in the municipalities of Brighton and Sandringham, with many groups built in the 1960s and early 1970s. This form remains a dominant housing type in the City of Bayside. Construction of this housing type required the purchase of a single or adjacent allotments and the replacement of existing houses with typically four to eight units. These were commonly constructed by builders and developers using a basic hipped-roof design and this conventional austere unit type is illustrated throughout the City of Bayside. In contrast, a Modernist approach was occasionally applied to unit design and a small number of unit developments in the municipality display these characteristics.

Although multi-storey blocks of flats were constructed in the municipalities of Brighton and Sandringham, it appears to have been a less popular form of higher density housing in the Bayside suburbs. A small number of notable examples remain to demonstrate the characteristics of this typology in the current City of Bayside.

A variation of single-storey unit housing – housing in the form of a cluster estate – was introduced in the late 1960s. Project home company, Merchant Builders Pty Ltd, was interested in increasing housing density and designed some of the earliest examples of cluster housing in Melbourne, including a development in Yuille Street, Brighton (1968).¹³ The work of this firm inspired other cluster estate development in the area.

Place History

The units at 94 Bay Road, Sandringham were constructed in 1960-61 for N T Leahy Pty Ltd¹⁴ as four own-your-own villa units. Each villa comprised two bedrooms with separate toilet, bathroom and shower, spacious lounge, kitchen and laundry, and individual gardens.¹⁵ The villas were first advertised for sale in April 1961, with each unit priced at £6,450. By July only one unit had been sold, at which time the remaining unsold villas were reduced in price to £5,950.¹⁶

A carport was added to the front elevation of the eastern front villa (Unit 3) in 1972 (Figure 3). This work was undertaken for owners of Unit 3, Mr & Mrs E A Pretty, to the design of architects, Meldrum & Partners.¹⁷

¹² R Grow & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021, p 172. This Act governed building subdivision in Victoria at the time and allowed land to be attached to titles.

¹³ University of Melbourne, Melbourne School of Design, *Merchant Builders, towards a new archive*, Parkville, 2015, p 6.

¹⁴ Property Sewerage Plan, MMBW.

¹⁵ *The Age*, 15 July 1961, p 39.

¹⁶ *The Age*, 15 April 1961, p 42; *The Age*, 29 July 1961, p 41.

¹⁷ Bayside Council Building Files, City of Sandringham, Application for Permit, 3/94 Bay Road, Sandringham, 24 August 1972.

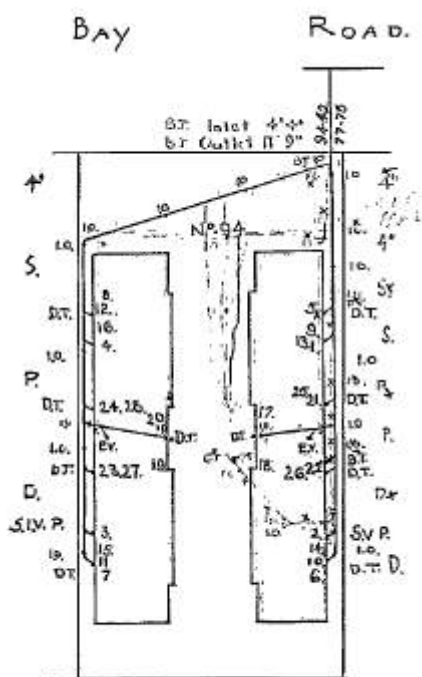


Figure 2.
Property plan
showing the
footprint of the
units, plan of
drainage in
1960 (Source:
Property
Sewerage Plan,
MMBW)

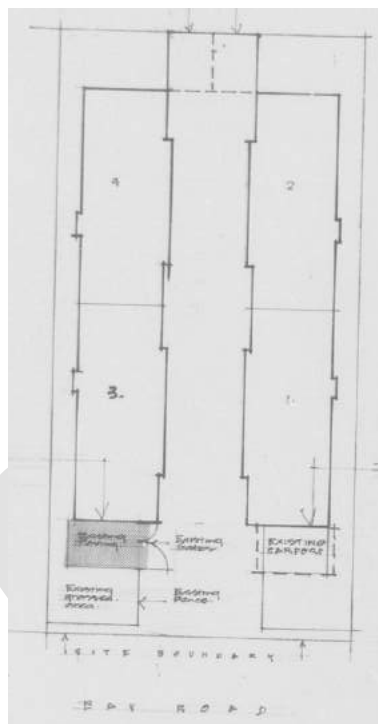


Figure 3. Site plan
of 1-4, 94 Bay
Road,
Sandringham
showing the
layout of the units
and proposed
carport, 1972
(Source: Bayside
Council Building
Files)

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
- 6.7 Making homes for Victorians

Description

The following description has been prepared following an inspection from the public realm supplemented by information obtained from current and historical photography (including aerial imagery), real estate listings and publications noted in the reference section of this citation. An on-site inspection is required to confirm these details.

The units at 94 Bay Road are located on the south side of Bay Road, between Fernhill Road and Gladstone Street. The site is approximately 500m east of Sandringham's main street and railway station. The site is rectangular and slightly elevated from street level, with access provided at the centre of the front (northern) boundary via a single vehicular crossover.

The complex comprises two single-storey units aligned along each of the side boundaries with a common driveway between, a carport structure at the rear, and two semi-detached garages projecting forwards from the principal (north) elevations of the front two units. The units are of cream face brick construction. Shallow skillion roofs slope towards the side boundaries and are clad in profiled metal sheeting, with eaves finished with painted timber fascias and fibre cement soffits. Each unit has a single, simple square chimney located at the rear eaves line.

The units are built to the side boundaries and are oriented towards the common driveway. Generous glazing is provided above angled brick sills to the ceiling line above. Shallow garden beds flank the concrete driveway.

Each of the four units has a small private yard, either to the north or south of the main building, that is enclosed with a tall timber fence.

Key Features:

- Siting, including the arrangement of units around a common driveway with integrated carports.
- Modernist composition and form, including box-like forms with horizontal emphasis, shallow skillion roof forms, overhanging eaves and private courtyards.
- Materials, including cream face brick and timber-framed windows.
- Landscape features, including arrangement of garden beds along common driveway.



Figure 4. Units 1-4/94 Bay Road, Sandringham (Source: nearmap, accessed September 2021)



Figure 5. Central driveway and garden beds (GJM Heritage, April 2021)

Intactness/Integrity

The units at 94 Bay Road retain a high degree of integrity in fabric, form and detail. The units remain substantially intact and retain the ability to be understood and appreciated as an example of a 1960s multi-residential development designed in the Post-War Modernist style.

Comparative Analysis

The introduction of the Stratum Title in 1960 and the *Strata Title Act 1967*¹⁸ stimulated higher density development throughout the suburbs, with units able to be sold separately for the first time. Advertised as 'buy your own' or 'own your own', this housing type was promoted as a means of solving the severe housing shortages experienced across Melbourne following World War II, leading to an explosion of multi-unit developments in the post-war period. Single-storey villa units were a particularly popular form of higher density housing in the municipalities of Brighton and Sandringham, with many groups built in the 1960s and early 1970s.

A large number of single-storey villa units dating to the 1960s and 1970s remain throughout the City of Bayside. The majority of these were constructed by builders and developers using a basic hipped-roof design and inexpensive materials, with no particular architectural input or merit. In contrast, a small number of villa units applied a Modernist approach to their design, using brick construction, low-pitched metal-clad roofs, large areas of glazing (particularly to the north) and feature panels of various decorative materials. These villa units were often situated in a landscaped setting, with central or side driveway and associated carports or garages.

The units at 94 Bay Road, Sandringham are one of a small number of highly intact and well-resolved examples of Modernist villa units which were built, and remain sufficiently intact, to demonstrate the characteristics of this typology within the City of Bayside. There are currently no examples of villa units constructed in the post-war period included in the Heritage Overlay of the Bayside Planning Scheme on an individual basis or that are identified as contributing to the significance of a precinct. However, there are a small number of fine representative examples of this building type that have been retained with sufficient integrity to demonstrate this class of place and to reflect their importance in the historical development of what is now the City of Bayside. These buildings clearly illustrate the application of Modernist principles to villa unit design and display a range of the principal characteristics of the style. Examples of these include:



Units 1-8/175 Church Street Brighton (1964)



Units 1-4/2-4 Haldane Street, Beaumaris (1965)

¹⁸ R Grow & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021, p 172. This Act governed building subdivision in Victoria at the time and allowed land to be attached to titles.



Units 1-8/114 Bluff Road and 14A & 14B Arkaringa Crescent, Black Rock (1972)



Unit 1-6/57 Royal Avenue, Sandringham (1974)



Unit 1-6/5-7 Red Bluff Street, Black Rock (1974)

Most comparable of the above examples are the units at 2-4 Haldane St, Beaumaris and 114 Bluff Road/14A & 14B Arkaringa Crescent, Black Rock. Like the units at 94 Bay Road, Sandringham, these single-storey villas are arranged around a central driveway, and are of face-brick construction with flat roofs and an emphasis on extensive glazing for natural lighting. Like these examples, the units at 94 Bay Road, Sandringham retain a high degree of integrity to their period of construction and clearly demonstrate the characteristics of the Modernist style applied to 1960s and early 1970s villa units.

Assessment against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history

The units at 94 Bay Road, Sandringham are illustrative of suburban development in the City of Bayside in the post-war period when a large number of single-storey villa units were constructed across the municipality. This type of development was largely the result of increased housing demand following World War II. The impetus for higher density living, combined with changes to strata tile legislation (which allowed for the sale of individual units for the first time in Victoria), led to a proliferation of multi-unit developments in the 1960s and 1970s. The units at 94 Bay Road, Sandringham clearly demonstrate this shift towards lower-cost, higher density living which characterised suburban development in what is now the City of Bayside, and across Victoria more broadly, in the post-war period.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

The units at 94 Bay Road, Sandringham are notable as a fine and substantially intact representative example of villa units constructed in the Modern style in the City of Bayside. The units display a range of characteristics that are typical of Post-War Modernist unit design, including the arrangement of attached brick units either side of a concrete-paved common driveway, prominent and integrated carports, rectangular planning, single-storey box-like forms with horizontal emphasis, shallow-pitched metal-clad skillion roofs, broad eaves and slim fascia, and large expanses of timber-framed glazing.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Bayside Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Bayside Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes, carports and garages
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

Extent of the Recommended Heritage Overlay

To the extent of the property boundary as shown in Figure 6 below.



Figure 6. Recommended Extent of Heritage Overlay
(Basemap Source: Vicplan)

Key

- Recommended extent of HO
- Existing Heritage Overlay

References

Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999.

Australian Home Beautiful.

Cuffley, P, *Australian Houses of the 1940s and 1950s*, Rowville, 2007.

Goad, P (ed), *Judging Architecture*, North Sydney, 2003.

Goad, P, 'Modernism' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 464-467.

Goad, P, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992.

Grow, R, & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021

Herald.

Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008.

State Library of Victoria (SLV), picture collection, imaged numbers as cited.

The Age.

The Argus.

University of Melbourne, Melbourne 1945 Photo-map.

University of Melbourne, Melbourne School of Design, *Merchant Builders, towards a new archive*, Parkville, 2015.

Units, 94 Bay Road, Sandringham – Statement of Significance, November 2021

Heritage place: Units, 1-4/94 Bay Road, Sandringham

PS ref no.: TBC



Figure 1. 94 Bay Road, Sandringham (April 2021)

What is significant?

The Units at 94 Bay Road, Sandringham, built in 1960.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the four units and associated carport
- The high level of integrity to their original design
- Siting, including the arrangement of units around a common driveway with integrated carports
- Modernist composition and form, including box-like forms with horizontal emphasis, shallow skillion roof forms, overhanging eaves and private courtyards
- Materials, including cream face brick and timber-framed windows
- Landscape features, including arrangement of garden beds along the common driveway.

Later alterations are not significant.

How is it significant?

The Units at 94 Bay Road, Sandringham are of local historical and representative (architectural) significance to the City of Bayside.

Why is it significant?

The Units at 94 Bay Road, Sandringham are illustrative of suburban development in the City of Bayside in the post-war period when a large number of single-storey villa units were constructed across the municipality.

This type of development was largely the result of increased housing demand following World War II. The impetus for higher density living, combined with changes to strata tile legislation (which allowed for the sale of individual units for the first time in Victoria), led to a proliferation of multi-unit developments in the 1960s and 1970s. The units at 94 Bay Road, Sandringham clearly demonstrate this shift towards lower-cost, higher density living which characterised suburban development in what is now the City of Bayside, and across Victoria more broadly, in the post-war period (Criterion A).

The units at 94 Bay Road, Sandringham are notable as a fine and substantially intact representative example of villa units constructed in the Modern style in the City of Bayside. The units display a range of characteristics that are typical of Post-War Modernist unit design from this period, including the arrangement of attached brick units either side of a concrete-paved common driveway, prominent and integrated carports, rectangular planning, single-storey box-like forms with horizontal emphasis, shallow-pitched metal-clad skillion roofs, broad eaves and slim fascia, and large expanses of timber-framed glazing (Criterion D).

Primary sources:

City of Bayside Post-War Modern Residential Heritage Study, GJM Heritage (2021)

HERITAGE CITATION

Flats 1-7/150 Beach Road, Sandringham



Figure 1. Flats 1-7/150 Beach Road, Sandringham (GJM Heritage, April 2021).

DATE: November 2021 - Draft

FLATS 1-7/150 BEACH ROAD, SANDRINGHAM

Place Type: Flats	Architect: Not known
Construction Date: 1960	Builder: Not known
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To the extent of the property boundary

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At this time a particularly large tract of land at Beaumaris became available, enabling a concentration of post-war residential development to occur in this suburb. Planning to relocate operations to Beaumaris, the Dunlop-Perdieu Company had purchased approximately 300 acres (121.4 hectares) of subdivided³ land in the 1930s⁴ and developed an ambitious scheme for an industrial garden city.⁵ The extensive block of land was bounded by Balcombe Road to the north, Cromer Road to the east, Haydens Road to the west, and went as far south as Gibbs and Nautilus streets. This land remained undeveloped in the immediate post-war period and the scheme

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⁶ *Herald*, 29 September 1950, p 10.

⁷ Heritage Alliance, *City of Bayside Inter-War and Post-War Heritage Study*, Vol 1, 2008, p 21.

⁸ Restrictions were imposed to preserve resources for government building projects and to extend resources to maximise house construction. They included restricting the size of brick houses to 1250 ft² (111.5 m²) and timber houses to 1200 ft² (111.5 m²) (P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 73) and limiting expenditure to £3000 (*Australian Home Beautiful*, January 1942 as quoted by P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 55).

⁹ P Goad, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992, p 5/1.

¹⁰ Émigré architects included Michael Feldhagen, Helen and John Holgar, Ernest Fooks, Kurt Popper, Anatol Kagan and Herbert Tisher.

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Place History

The flats at 150 Beach Road, Sandringham were constructed in 1960-61 for A S & P M Theyer as own-your-own flats.¹⁴ The two-storey block overlooking Half Moon Bay comprised seven flats located in close proximity to the beach, shops and public transport. Each flat comprised two or three bedrooms, spacious living rooms, well fitted kitchens, and individual carports.¹⁵

¹² R Grow & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021, p 172. This Act governed building subdivision in Victoria at the time and allowed land to be attached to titles.

¹³ University of Melbourne, Melbourne School of Design, *Merchant Builders, towards a new archive*, Parkville, 2015, p 6.

¹⁴ South East Water, Property Sewerage Plan, MMBW.

¹⁵ *The Age*, 19 December 1987, p 62.

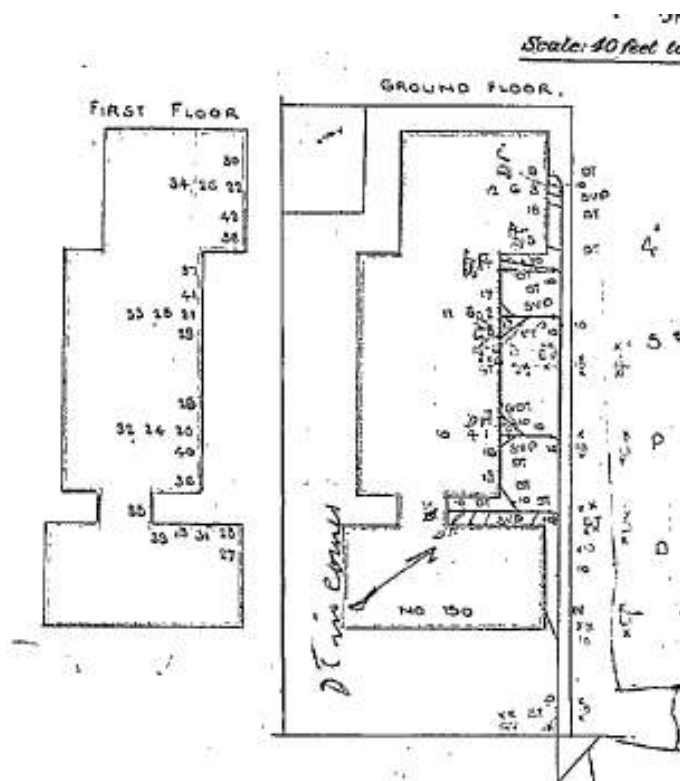


Figure 2. Property plan showing the footprint of the flats in 1960/61. (Source: Property Sewerage Plan, MMBW)



Figure 3. Sketch of the flats at 150 Beach Road, Sandringham (Source: The Age, 19 December 1987)

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
- 6.7 Making homes for Victorians

Description

The following description has been prepared following an inspection from the public realm supplemented by information obtained from current and historical photography (including aerial imagery), real estate listings and publications noted in the reference section of this citation. An on-site inspection is required to confirm these details.

The flats at 150 Beach Road are located on the east side of Beach Road between Tennyson and Southey Streets. The site is elevated above, and is in close proximity to, the Sandringham Beach foreshore. The site is rectangular and flat, with access provided at the northern end of the front (western) boundary via a single vehicular crossover.

The complex comprises a single two-storey brick building that is approximately rectangular in plan and built close to the eastern and southern boundaries. A common driveway extends along the northern boundary. The front setback, partially obscured behind a concrete block wall, is entirely concreted and provides access to undercroft carparking under the front portion of the building.

A single-skin roof of profiled metal sheeting has an unusual eave detail, with broad eaves supported on tapering painted rafter ends. The walls of the building are of brick construction, with cream face brick laid in stretcher bond. At the principal (west) elevation, carparking is recessed under the upper floor, supported on slender round columns and expressed concrete beams. The elevation above consists of expansive timber-framed glazing with infill panels to the spandrel below. On the northern elevation, rows of decorative cylindrical terracotta pipes are set evenly into the lower brick carport walls and a cantilevered concrete balcony, with wrought iron balustrade, extends the full length of the elevation at the first-floor level. Units have timber-framed glazed doors and windows which face to the north. An additional secure garage is provided at the far northeast corner of the site.

Key Features:

- Siting to maximise the northern aspect.
- Modernist composition and form, including box-like form with horizontal emphasis, flat roof with broad eaves, expansive timber-framed glazing, cantilevered concrete balcony and prominent integrated carport.
- Modernist materials and detailing, including cream face brick, terracotta wall vents, profiled metal roofing, and timber-framed windows.



Figure 4. 150 Beach Road, Sandringham
(Source: nearmap, accessed September 2021)



Figure 5. Broad eaves detailing (GJM Heritage, April 2021)

Intactness/Integrity

The flats at 150 Beach Road retain a high degree of integrity in fabric, form and detail to their period of construction. The flats remain highly intact and retain the ability to be understood and appreciated as an example of a 1960s multi-residential development in the Post-War Modernist style.

Comparative Analysis

The introduction of the Stratum Title in 1960 and the *Strata Title Act 1967*¹⁶ stimulated higher density development throughout the suburbs, with flats and units able to be sold separately for the first time. Advertised as ‘buy your own’ or ‘own your own’, this housing type was promoted as a means of solving the severe housing shortages experienced across Melbourne following World War II, leading to an explosion of flat and unit developments in the post-war period. Multi-storey blocks of flats were constructed in the municipalities of Brighton and Sandringham; however, they appear to have been a less popular form of higher density living than the single-storey villa unit in the Bayside suburbs.

A number of multi-storey flats dating to the Post-War period remain throughout the City of Bayside. A large number of these display no particular architectural input or merit, however a small number apply a Modernist approach to their design, using brick construction, low-pitched roofs, large areas of glazing (particularly to the north) and feature panels of various decorative materials. These flats were often situated in a landscaped setting, with side driveway and associated carports.

The flats at 150 Beach Road, Sandringham are one of a small number of highly intact and well-resolved examples of Modernist flats which were built, and remain sufficiently intact, to demonstrate the characteristics of this typology within the City of Bayside. There are currently no examples of flats constructed in the post-war period included in the Heritage Overlay of the Bayside Planning Scheme on an individual basis or that are identified as contributing to the significance of a precinct. However, there are a small number of fine representative examples of this building type that have been retained with sufficient integrity to demonstrate this class of place and to reflect their importance in the historical development of what is now the City of

¹⁶ R Grow & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021, p 172. This Act governed building subdivision in Victoria at the time and allowed land to be attached to titles.

Bayside. These buildings clearly illustrate the application of Modernist principles to flat design and display a range of the principal characteristics of the style. Examples of these include:



'The Point', 1-15/405 Beach Road, Beaumaris (1959)



1-6/16 Clive Street, Brighton East (1960)



1-4/16 Gillard Street, Brighton East (1968)

Most comparable of the above examples are the flats at 16 Clive Street, Brighton and 16 Gillard Street, Brighton East. Like the flats at 150 Beach Road, Sandringham, these substantial two-storey flats comprise box-like forms which are sited to one side of a concrete-paved common driveway, have shallow-pitched roofs with broad eaves and expansive timber-framed glazing. Like these examples, the flats at 150 Beach Road, Sandringham retain a high degree of integrity to their period of construction and clearly demonstrate the characteristics of the Modernist style applied to 1960s flats.

Assessment against criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history

The flats at 150 Beach Road, Sandringham are illustrative of suburban development in the City of Bayside in the post-war period when a number of multi-storey residential flats were constructed across the municipality. This type of development was largely the result of increased housing demand following World War II. The impetus for higher density living, combined with changes to strata title legislation (which allowed for the sale of individual units for the first time in Victoria), led to a proliferation of multi-unit developments in the 1960s and 1970s. The flats at 150 Beach Road clearly demonstrate this shift towards lower-cost, higher density living which characterised suburban development in what is now the City of Bayside, and across Victoria more broadly, in the post-war period.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

The flats at 150 Beach Road, Sandringham are a fine and substantially intact representative example of a residential flat building constructed in the Modern style in the City of Bayside. The flats display a range of characteristics that are typical of Post-War Modernist design, including a substantial two-storey box-like form with horizontal emphasis, flat roof with very broad eaves, site-specific orientation with common driveway along northern boundary maximising sun penetration to all flats, expansive timber-framed glazing, cantilevered balconies to the north, prominent and integrated carports, and the restrained use of decorative terracotta pipe detailing to brickwork.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Bayside Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Bayside Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

Extent of the Recommended Heritage Overlay

To the extent of the property boundary as shown in Figure 6 below.



Figure 6. Recommended Extent of Heritage Overlay
(Basemap Source: Vicplan)

Key

- Recommended extent of HO
- Existing Heritage Overlay

References

Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999.

Cuffley, P, *Australian Houses of the 1940s and 1950s*, Rowville, 2007.

Goad, P (ed), *Judging Architecture*, North Sydney, 2003.

Goad, P, 'Modernism' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 464-467.

Goad, P, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992.

Grow, R, & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021.

Herald.

Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008.

South East Water, Property Sewerage Plans.

The Age.

The Argus.

University of Melbourne, Melbourne 1945 Photo-map.

University of Melbourne, Melbourne School of Design, *Merchant Builders, towards a new archive*, Parkville, 2015.

Flats, 150 Beach Road, Sandringham – Statement of Significance, November 2021

Heritage place: Flats, 1-7/150 Beach Road, Sandringham	PS ref no.: TBC
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Figure 1. 150 Beach Road, Sandringham (April 2021)

What is significant?

The Flats at 150 Beach Road, Sandringham, built in 1960.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the flats and associated carparking
- The high level of integrity of the complex to its original design
- Siting to maximise the northern aspect
- Modernist composition and form, including box-like form with horizontal emphasis, flat roof with broad eaves, expansive timber-framed glazing, cantilevered concrete balcony and prominent integrated carport
- Modernist materials and detailing, including cream face brick, terracotta wall vents, profiled metal roofing, and timber-framed windows.

Later alterations are not significant.

How is it significant?

The Flats at 150 Beach Road, Sandringham are of local historical and representative (architectural) significance to the City of Bayside.

Why is it significant?

The Flats at 150 Beach Road, Sandringham are illustrative of suburban development in the City of Bayside in the post-war period when a number of multi-storey residential flats were constructed across the municipality. This type of development was largely the result of increased housing demand following World War II. The impetus for higher density living, combined with changes to strata title legislation (which allowed for the sale of individual units for the first time in Victoria), led to a proliferation of multi-unit developments in the 1960s and 1970s. The flats at 150 Beach Road clearly demonstrate this shift towards lower-cost, higher density living which characterised suburban development in what is now the City of Bayside, and across Victoria more broadly, in the post-war period (Criterion A).

The Flats at 150 Beach Road, Sandringham are a fine and substantially intact representative example of a residential flat building constructed in the Modern style in the City of Bayside. The flats display a range of characteristics that are typical of Post-War Modernist design, including a substantial two-storey box-like form with horizontal emphasis, flat roof with very broad eaves, site-specific orientation with common driveway along northern boundary maximising sun penetration to all flats, expansive timber-framed glazing, cantilevered balconies to the north, prominent and integrated carports, and the restrained use of decorative terracotta pipe detailing to brickwork (Criterion D).

Primary sources:

City of Bayside Post-War Modern Residential Heritage Study, GJM Heritage (2021)

HERITAGE CITATION

Perkins House, 28 Gladstone Street, Sandringham



Figure 1. 28 Gladstone Street, Sandringham (GJM, April 2021).

DATE: November 2021 - Draft

PERKINS HOUSE, 28 GLASTONE STREET, SANDRINGHAM

Place Type: House	Architect: Neil Clerehan & Associates
Construction Date: 1973	Builder: J Masanauskas
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To the extent of the property boundary

The place documented in this citation is on the lands of the Bunurong People of the South-Eastern Kulin Nation, represented by the Bunurong Land Council Aboriginal Corporation. While this citation does not specifically consider the Aboriginal heritage values of the place, the historic and ongoing cultural importance of the Bunurong People to the City of Bayside is respectfully acknowledged.

Contextual History

The Post-War Bayside Landscape

The period from 1945 to 1975 was one of radical transformation for the former municipalities of Brighton and Sandringham, which now make up the City of Bayside.

In 1945, suburban residential development was concentrated in Brighton and parts of Brighton East in the north and along the coastal fringe of Port Phillip Bay at Hampton, Sandringham and Black Rock in the west. Some limited development was also evident adjacent to the Nepean Highway and around railway stations to the east. However, the intervening land – approximately one-third of the total area of the current municipality – was predominantly farmland south of Dendy Street, with golf courses in the central area and a large undeveloped tract of land at Beaumaris to the south.¹

By 1975 the two municipalities were completely urbanised.

Limited housing construction during the 1930s depression and throughout World War II led to a severe shortage of housing in suburban Melbourne in the immediate post-war period, when returning servicemen, post-war migration and an optimism in Australia's future fuelled an unprecedented demand for housing. As a result, large-scale residential subdivision of under-developed parts of suburban Melbourne occurred from the late 1940s. This development occurred rapidly within the municipalities of Brighton and Sandringham, particularly on the large tracts of available land further from the coastal fringe, in suburbs such as Brighton East, Hampton East, Highett and Cheltenham and to the south in Beaumaris, where surviving rural properties were available for subdivision in the 1950s.²

At this time a particularly large tract of land at Beaumaris became available, enabling a concentration of post-war residential development to occur in this suburb. Planning to relocate operations to Beaumaris, the Dunlop-Perdieu Company had purchased approximately 300 acres (121.4 hectares) of subdivided³ land in the 1930s⁴ and developed an ambitious scheme for an industrial garden city.⁵ The extensive block of land was bounded by Balcombe Road to the north, Cromer Road to the east, Haydens Road to the west, and went as far south as Gibbs and Nautilus streets. This land remained undeveloped in the immediate post-war period and the scheme

¹ University of Melbourne, Melbourne 1945 Photo-map.

² For example, Coronet Hill and San Marino in Beaumaris and Stonehaven, Moorabbin (Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999, p 19 & Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008, p 55).

³ *Argus* supplement, 18 November 1944.

⁴ *Herald*, 2 August 1939, p 1.

⁵ *Argus*, 9 December 1944, p 8.

was abandoned in 1950.⁶ When the land was finally released for sale from the early 1950s, it was one of the last substantial pockets of undeveloped land in the suburbs of Melbourne.⁷

A unique opportunity for concentrated post-war development in Brighton became possible when the Melbourne Orphan Asylum relocated from the suburb in the mid-1960s. The orphanage, which opened in 1877, was bounded by Windermere Crescent to the north, New Street to the east, Dendy Street to the south and Whyte Street to the west. After demolition of the asylum complex, the 20-acre (8 hectare) tract of land became available for residential subdivision and a number of fine Modern houses were constructed.

The post-war dream of suburban home ownership reached its peak in the 1960s in the middle ring of Melbourne's suburbs, and the suburbs of Beaumaris, Brighton East, Hampton East, Highett and Cheltenham, bear witness to this residential growth.

Housing in the Post-War Period

Following World War II, a severe shortage of building materials and labour, coupled with government restrictions on home building,⁸ limited the construction of new houses demanded by the booming population. In response to these restrictive conditions, two contrasting lower-resource housing types emerged – a more conventional austere type and a Modern type.

With its L-shaped plan form and tile-clad hipped roof, the conventional austere type of housing quickly dominated the suburban landscape and, despite removal of building restrictions in 1952,⁹ little change was made to this standard form of housing through the 1950s and 1960s. Public authorities, private development companies and individuals created residential subdivisions dominated by this housing type in suburbs such as Brighton East, Hampton East, Highett and Cheltenham. This house type – built of either timber or brick veneer – is evident throughout the suburbs of the current City of Bayside, including estates of public housing constructed by the Housing Commission.

By contrast, the Modernist house type offered a radical alternative to this conservative post-war housing type. Driven by young architects and designers embracing the Modernist architectural movement, they shunned the conservative house forms and embraced the opportunity to address housing demands in an affordable but contemporary manner. They responded to the prevailing economic constraints by experimenting with lightweight materials and simple construction methods.

With its roots in the 1930s, Modernism in Melbourne emerged with force in the post-war period aided by overseas and local publications, post-war migration¹⁰ and 'rite of passage' overseas travel by young architects. Completely rejecting historic styles, young architects and designers were instead inspired by a broad range of architectural trends from overseas, including the United States, Europe, Japan and Great Britain, which embraced the principles of functionalism, simplicity and rationality. Architects utilised materials such as steel, concrete and glass, designing buildings that were characterised by plain, unadorned surfaces.¹¹ The Modernist house type, with its flat or shallow roof, box-like forms and generous glazing, flourished in the 1950s and 1960s, and came to embody the forward-looking optimism of the post-war era.

⁶ *Herald*, 29 September 1950, p 10.

⁷ Heritage Alliance, *City of Bayside Inter-War and Post-War Heritage Study*, Vol 1, 2008, p 21.

⁸ Restrictions were imposed to preserve resources for government building projects and to extend resources to maximise house construction. They included restricting the size of brick houses to 1250 ft² (111.5 m²) and timber houses to 1200 ft² (111.5 m²) (P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 73) and limiting expenditure to £3000 (*Australian Home Beautiful*, January 1942 as quoted by P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 55).

⁹ P Goad, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992, p 5/1.

¹⁰ Émigré architects included Michael Feldhagen, Helen and John Holgar, Ernest Fooks, Kurt Popper, Anatol Kagan and Herbert Tisher.

¹¹ P Goad, 'Modernism' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 464-467.

A New Generation of Architects and Modernist Design

A new generation of architects and designers including Robin Boyd, Neil Clerehan, Mockridge Stahle and Mitchell, John and Phyllis Murphy, James Earle, John Baird, McGlashan & Everist, Geoffrey Woodfall, David Godsell, Ken Rendell and Chancellor and Patrick, designed houses in the municipalities of Sandringham and Brighton in the 1950s and 1960s. Influenced by a broad range of both local and overseas architectural trends, the designs of these often young architects clearly embraced the functional ideals of Modernism and, in some cases, the organic architecture of American Frank Lloyd Wright (e.g. Muckle Flugga, 2 High Street, Beaumaris by Chancellor & Patrick, 1958; Godsell House, 491 Balcombe Road, Beaumaris by David Godsell, 1960; and Rendell House, 33 Clonmore St, Beaumaris by Ken Rendell, 1967).

Modern house design matured through the more affluent years of the 1960s and early 1970s and a variety of work emerged including what Professor Phillip Goad described in 1992 in his doctoral thesis as ‘some of the most original expressions for the contemporary dwelling’.¹² In the more affluent and established suburbs of Brighton, Sandringham and Black Rock, refined examples of Post-War Modernist houses replaced existing houses in well-established streetscapes, particularly in the late 1960s and early 1970s. A number of these were recognised by the Royal Australian Institute of Architects (RAIA) in the annual architectural awards between 1968 and 1976 – five in Brighton, one in Hampton and two in Beaumaris.¹³

Place History

The house at 28 Gladstone Street, Sandringham was constructed in 1973 for Mr and Mrs Graham Perkins to a design by Neil Clerehan and Associates.¹⁴ The works were undertaken by builder J Masanauskas.¹⁵ The house was advertised for sale in March 1994, described as an atrium styled three-bedroom home with all living rooms with outlooks to the central courtyard, pool or fernery.¹⁶ Alterations were made to the house in 1995 for the new owners Mr and Mrs J Howard, with architects Peter Wright & Associates responsible for the works.¹⁷ A new timber sash window was inserted into the front wall, the metal grille and gate was inserted flush with the front wall and roller doors were added to enclose the carport.¹⁸

The house was again advertised for sale in 1999, at which time it was described as ‘one of the most exciting designs with northern walls of glass wrapped around central tiled pool ... A style & quality rarely seen outside Brighton.’¹⁹

¹² P Goad, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992, p 5/12.

¹³ P Goad (ed), *Judging Architecture*, North Sydney, 2003, p 288-291: Breedon House, Brighton (G Woodfall, Citation 1968); Fletcher House, 8 Avonbury Crt, Brighton (Romberg & Boyd, Citation 1969); Fletcher House, 3 Roslyn St, Brighton (E Pirota, Bronze Medal for House of the Year 1972); Abrahams House, 42 North Rd, Brighton (P Crone, Citation 1972); Mason House, Brighton (B Joyce & Assoc, Citation 1972); French House, 22 Alfred St, Beaumaris (J Baird Cuthbert & Partners, *The Age*/RAIA House of the Year 1973); Coakley House, 4 The Avenue, Hampton (P Crone, Citation 1976); Smith House, 16 Surf Ave, Beaumaris (J Baird Cuthbert & Partners, Citation 1976).

¹⁴ Bayside Council Building Files, City of Sandringham, Building Permit Application, 75 Gladstone Street, Sandringham (later re-numbered 28), 16 May 1973.

¹⁵ Bayside Council Building Files, City of Sandringham, Building Permit Application, 75 Gladstone Street, Sandringham (later re-numbered 28), 16 May 1973.

¹⁶ *The Age*, 26 March 1994, p 43.

¹⁷ Bayside Council Building Files, City of Sandringham, Building Permit Application, 28 Gladstone Street, Sandringham May 1995.

¹⁸ Bayside Council Building Files, City of Sandringham, Building Permit Application & Working drawings, 28 Gladstone Street, Sandringham, May 1995.

¹⁹ *The Age*, 5 June 1999, p 202.

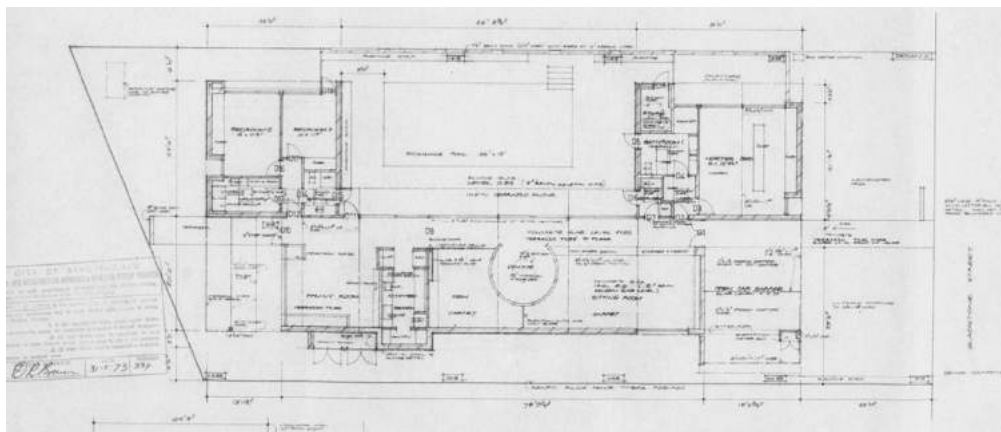


Figure 2. Working Drawings, Plan, April 1973. (Source: Bayside Council Building Files)

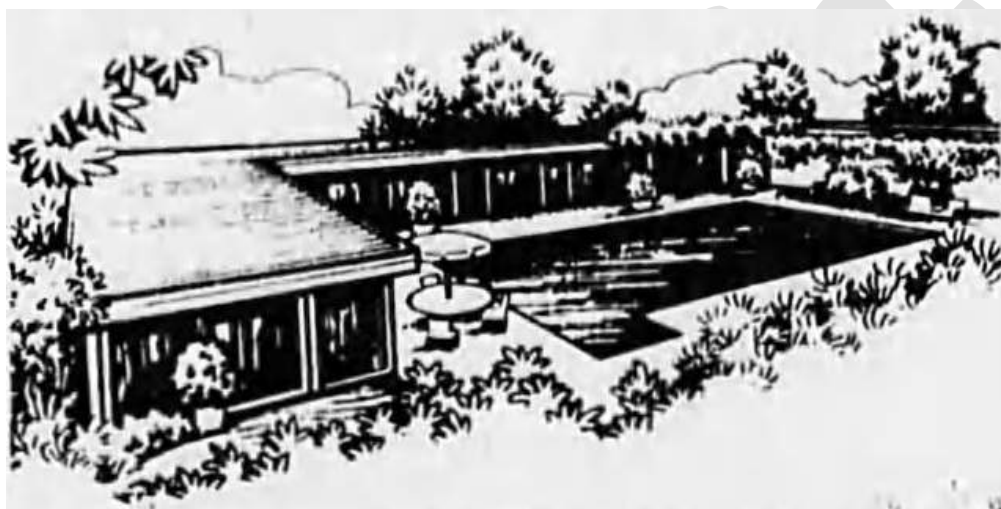


Figure 3. Illustration of 28 Gladstone Street, Sandringham (Source: The Age, 19 March 1994, p 67)

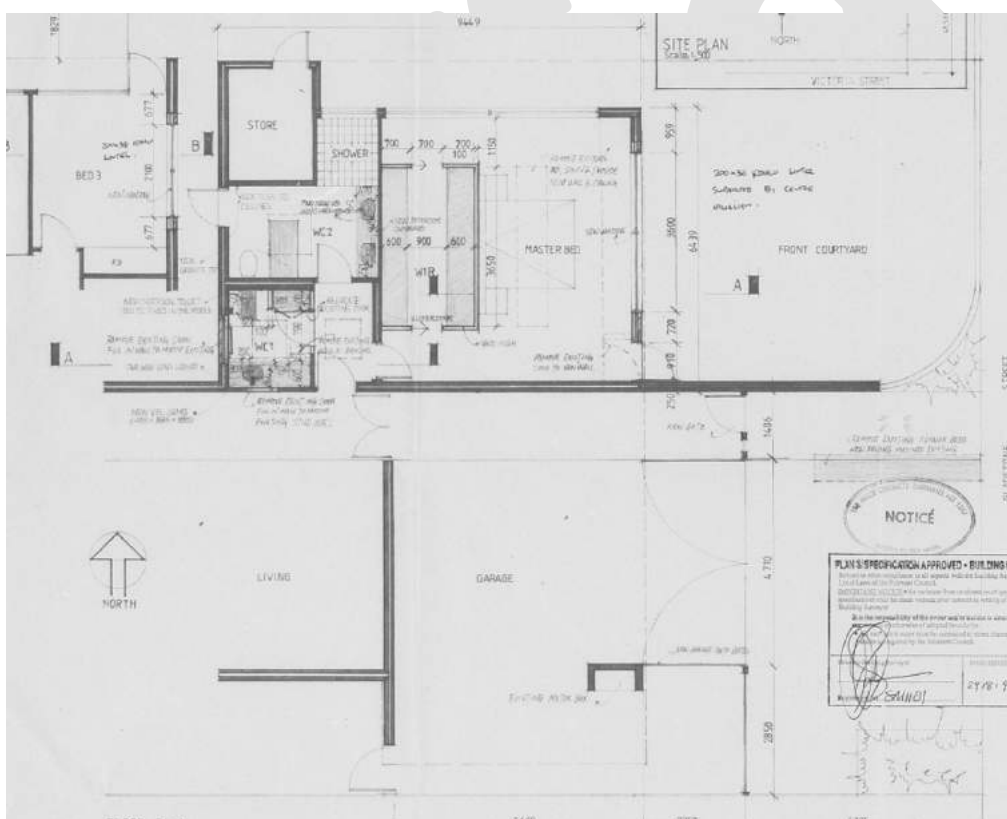


Figure 4. Drawing, 1995, showing alterations to house (Source: Bayside Council Building Files)

Neil Clerehan, architect

Neil Clerehan (1922-2017) commenced his architectural studies at Melbourne Technical College (now RMIT) in 1940 and completed them at the University of Melbourne in 1950. His studies were interrupted by his service in World War II, during which he became firm friends with fellow architecture student Robin Boyd.

Clerehan established his own practice in 1949 with his first commission being Barton House in East Brighton (1951). In 1952 he travelled the United States, working in New York as a housing consultant within the United Nations Secretariat. Travelling widely, he visited architects such as Frank Lloyd Wright, Paul Rudolph and Philip Johnson.²⁰ Upon his return to Melbourne in 1953, Clerehan resumed private practice and replaced Robin Boyd as director of the Royal Victorian Institute of Architects (RVIA) Small Homes Service (1954-61). In this position he wrote weekly articles for *The Age* and designed a large number of sample house plans, including 'The Age Dream Home' in 1954-5, a demonstration home that was built in Surrey Hills. In private practice, Clerehan's Modernist residential designs were planned for convenience, with open plans, generous glazing and privacy from the street.

From 1964 Clerehan resumed practice as Neil Clerehan & Associates, continuing to produce high quality Modern houses, such as the Clive Ross Fenner House, 228 Domain Road, South Yarra (1964) which won the 1967 RVIA Victorian Architecture Medal, the Dewar House in Brighton (1971-84), and his own second house at Walsh Street, South Yarra (1968). He also produced two designs for Sydney project house builders Pettit & Sevvitt, which became two of the firm's most successful designs.

Clerehan served as editor of *Architect* from 1971, and was president of RAIA Victoria in 1975-76, of which he was made a Life Fellow in 1977. From the 1970s, Clerehan's interest in historic buildings saw him involved in the National Trust (Vic), the Council for the Historic Environment (president in 1977), and as a member of the Victorian Historic Buildings Council. In 2008 he was awarded an honorary Doctor of Architecture by the University of Melbourne.²¹

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians

Description

The following description has been prepared following an inspection from the public realm supplemented by information obtained from current and historical photography (including aerial imagery), real estate listings and publications noted in the reference section of this citation. An on-site inspection is required to confirm these details.

The house at 28 Gladstone Street, Sandringham is located on the west side of Gladstone Street between Tennyson and Victoria Street, within 500m of Sandringham Beach. The subject site is flat and is accessed via a single vehicular crossover at the southern end of the front (eastern) boundary.

The house is approximately U-shaped in plan, with a north-facing courtyard occupied by a pool terrace. Extensive north-facing glazing provides connection between the interior of the house and the courtyard.

²⁰ P Goad, 'Neil Clerehan', in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, p 155.

²¹ P Goad, 'Neil Clerehan', in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, p 155.

The house is single-storey, with a flat roof clad in what appears to be profiled metal sheeting. Eaves are supported between projecting side walls and finished with deep painted timber fascias. Walls are of pale brown brick. The northern end of the principal (eastern) elevation is substantially obscured by a tall (approximately 2.1m) garden wall, with integrated letterbox, that encloses a front courtyard. The main entry is centrally positioned and deeply recessed, and is separated from the carport (now enclosed with a roller door) by a wing wall. A metal grille and gate has more recently been inserted at the threshold to the entry portico. The double carport (enclosed to form a garage) occupies the southern end of the principal elevation.

Key Features:

- U-shaped plan form around a north-facing pool terrace.
- Modernist composition and form, including northern orientation, flat roof, private front courtyard, recessed entrance and prominent integrated carport/garage.
- Modernist materials and detailing, including pale brown face brick, deep painted timber fascia, and expansive floor-to-ceiling glazing.
- Landscape features including walled front courtyard with timber letterbox integrated into garden wall.



Figure 5. 28 Gladstone Street, Sandringham
(Source: nearmap, accessed September 2021)



Figure 6. Street presentation (GJM Heritage, April 2021)



*Figure 7. Front entry
(GJM Heritage, April
2021)*

Intactness/Integrity

The house at 28 Gladstone Street retains a high degree of integrity in fabric, form and detail to its period of construction. Despite alterations, including the insertion of a new timber sash window into the front wall, the insertion of a metal security grille and gate at the threshold of the entry foyer, and the enclosure of the carport to form a garage, the house remains substantially intact and it retains the ability to be understood and appreciated as an example of a 1970s house built in the Post-War Modernist style.

Comparative Analysis

In the immediate post-war period through to the mid-1970s, a large number of Modernist houses were constructed in the City of Bayside, often for those with an appreciation of Modernist architecture and its design principles and the value of employing an architect. These houses were designed with a simplicity of structure and a sparseness of detail. The design of these houses generally responded to the orientation, topography or existing vegetation of each site, with full advantage taken of the northerly aspect. Plans were typically rectangular, with zoned wings arranged around courtyards, and forms were box-like and low with a horizontal emphasis. Shallow-pitched or flat roofs were clad with lightweight sheeting. Integrated carports were prominently sited at the front of the house while entries were commonly recessed and concealed from view. Walls were typically timber-framed and clad with timber, cement sheet or brick, or were of solid masonry construction. A diverse range of clay and concrete bricks were available for wall construction.

Timber-framed glazing included bands of highlight windows and full-height north-facing window-walls to maximise sun penetration and provide visual and physical connection with the outdoors. Landscaping was commonly integrated into the overall design with high front walls, wing walls and hit-and-miss screens providing privacy.

Many Post-War Modernist houses were constructed in the former municipalities of Sandringham and Brighton from the 1950s through to the mid-1970s and a large number of these remain to demonstrate this historic trend; however only a small number of examples are currently included in the Heritage Overlay of the Bayside Planning Scheme. These include:



451 Beach Road, Beaumaris (HO430) (Mockridge, Stahle & Mitchell, 1956)



3 Linacre Road, Hampton (HO528) (c1960)



74 Cromer Road, Beaumaris (HO475) (c1965)



Fletcher House, 8 Avonbury Court, Brighton (HO410) (Robin Boyd, 1967)



French House, 22 Alfred Street, Beaumaris (HO405) (John Baird, with Cuthbert & Partners, 1973)



Coakley House, 4 The Avenue, Hampton (HO611) (Peter Crone, 1974)

These six residences are representative of the important post-war development phase in the City of Bayside and are recognised as fine examples of the Post-War Modernist style as follows:

- 451 Beach Road, Beaumaris (Mockridge, Stahle & Mitchell, 1956) is of note for its expressed timber construction and bold skillion-profiled roof. Designed by the important Melbourne architectural firm, Mockridge, Stahle and Mitchell, the house is one of a number of mid-twentieth century architect-designed buildings in the municipality, and a representative example of the contemporary design of the period.
- 3 Linacre Road, Hampton (c1960) is of note as an interesting example of the Modernist style of the 1960s, characterised by the use of concrete blockwork and cubic forms recalling the work of Frank Lloyd Wright.
- 74 Cromer Road, Beaumaris (c1965) is of note as a fine and representative example of a Modernist residential house from the late 1950s-early 1960s.
- Fletcher House, 8 Avonbury Court, Brighton (Robin Boyd, 1967) is of note as an important work of notable architect, Robin Boyd and as one of a number of mid-twentieth century architect-designed buildings in the municipality that reflects the contemporary design of the period.
- French House, 22 Alfred Street, Beaumaris (John Baird, with Cuthbert & Partners, 1973) is of historic and aesthetic significance to the City of Bayside as a substantially intact and fine example of contemporary residential design of the 1970s. Designed as a house and studio for renowned artist, Leonard French, the house is of additional importance as the recipient of the RIAA Bronze Medal for 1973 House of the Year.
- Coakley House, 4 The Avenue, Hampton (Peter Crone, 1974) is of note as one of a number of mid-twentieth century architect-designed buildings in the municipality, as a representative example of the contemporary design of the period. Designed by noted architect, Peter Crone, the house received a citation in the RIAA House of the Year award in 1976.

In addition to the above, two houses – Grant House, 14 Pasadena Avenue, Beaumaris (VHR2392 & HO774) and David Godsell House, 491 Balcombe Road, Beaumaris (VHR H2379 & HO412) – have identified significance at the State-level and are included in the Victorian Heritage Register.

Further to the above, a number of substantially intact and well-resolved examples of the residential Post-War Modernist type not currently included in the Heritage Overlay have been retained with sufficient integrity to demonstrate this particular class of place and to reflect its importance in the historical development of what is now the City of Bayside. These buildings clearly illustrate the application of Modernist principles to residential development and display the principal characteristics of the style. Examples that are most comparable to 28 Gladstone Street in form, detailing and age of construction include:



9 Wolseley Grove, Brighton (McGlashan & Everist, 1967)



9 Merton Avenue, Brighton (Ernest Fooks, 1968)



40 Sussex Street, Brighton (Neil Clerehan, 1970)



1 Hutchison Avenue, Beaumaris (S G L Baker, 1970)

Like 28 Gladstone Street, these places comprise single-storey box-like forms with horizontal emphasis, flat roofs, prominent integrated carports and enclosed courtyards. Like 28 Gladstone Street, these examples are designed with privacy and site-specific orientation in mind; oriented to respond to the site, rather than designed to address the street. They feature extensive full-height north-facing windows designed to maximise natural lighting and provide a connection between the indoors and outdoors – a characteristic feature of Modernist housing design. Like the examples above, 28 Gladstone Street, Sandringham retains a high degree of integrity to its period of construction and remains substantially intact to clearly demonstrate a range of the principal characteristics of the Modernist architectural style.

Similar to the small number of 1950s to mid-1970s buildings presently included in the Heritage Overlay of the Bayside Planning Scheme – and the other examples identified above – 28 Gladstone Street, Sandringham clearly demonstrates an important phase in the architectural development of suburban housing in the City of Bayside.

Assessment against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history

Built in 1973 to a design by architect Neil Clerehan, Perkins House at 28 Gladstone Street, Sandringham is illustrative of post-war suburban development in the City of Bayside, when a large number of architect-designed Modernist houses were constructed across the municipality for those with an appreciation of

Modernist architecture, its design principles, and the value of employing an architect. Perkins House at 28 Gladstone Street makes a strong contribution to this important phase in the development of the City of Bayside.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

Perkins House at 28 Gladstone Street, Sandringham is notable as a substantially intact representative example of a Modernist suburban house constructed during the post-war period in the City of Bayside. Designed by renowned architect Neil Clerehan, it displays a range of characteristics that are typical of Post-War Modernist housing from this period in Sandringham and across Victoria more broadly, including site-specific orientation, rectangular planning, low box-like form with horizontal emphasis, flat roof with deep fascias, expansive glazing including full-height window walls to a broad internal northern courtyard, an emphasis on privacy with a high front garden wall with integrated timber letterbox, prominent integrated carport (now garage), and recessed entry.

Criterion E: Importance in displaying particular aesthetic characteristics

Perkins House at 28 Gladstone Street, Sandringham is of aesthetic significance as a well-resolved and carefully detailed example of a suburban house constructed in the Modernist style. Designed by renowned architect Neil Clerehan, the house is characterised by its low-profile and muted presentation to the street, its orientation to maximise the northern aspect and its refined detailing. Perkins House demonstrates the key aesthetic qualities of Modernist design in the City of Bayside to a high standard.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Bayside Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Bayside Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – front wall and former carport
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No



Extent of the Recommended Heritage Overlay

To the extent of the property boundary as shown in Figure 8 below.



Figure 8. Recommended Extent of Heritage Overlay
(Basemap Source: Vicplan)

Key

-  Recommended extent of HO
-  Existing Heritage Overlay

References

Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999.

Bayside Council Building Files.

Cuffley, P, *Australian Houses of the 1940s and 1950s*, Rowville, 2007.

Goad, P (ed), *Judging Architecture*, North Sydney, 2003.

Goad, P, 'Modernism' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 464-467.

Goad, P, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992.

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Goad, P, 'Vale Neil Clerehan, 1922-2017' via ArchitectureAU, <<https://architectureau.com/articles/vale-neil-clerehan-1922-2017/>>, accessed June 2021.

Grow, R, & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021.

Herald.

Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008.

O'Callaghan, J, 'Project Houses' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 566.

The Age.

The Argus.

Perkins House, Sandringham – Statement of Significance, November 2021

Heritage place: Perkins House, 28 Gladstone Street, Sandringham	PS ref no.: TBC
--	------------------------



Figure 1. 28 Gladstone Street, Sandringham (April 2021)

What is significant?

Perkins House at 28 Gladstone Street, Sandringham, built in 1973.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the building
- The building's high level of integrity to its original design
- U-shaped plan form around a north-facing pool terrace
- Modernist composition and form, including northern orientation, flat roof, private front courtyard, recessed entrance and prominent integrated carport/garage
- Modernist materials and detailing, including pale brown face brick, deep painted timber fascia, and expansive floor-to-ceiling glazing
- Landscape features including walled front courtyard with timber letterbox integrated into garden wall.

Later alterations are not significant.

How is it significant?

Perkins House at 28 Gladstone Street, Sandringham is of local historical, representative (architectural) and aesthetic significance to the City of Bayside.

Why is it significant?

Built in 1973 to a design by architect Neil Clerehan, Perkins House at 28 Gladstone Street, Sandringham is illustrative of post-war suburban development in the City of Bayside, when a large number of architect-designed Modernist houses were constructed across the municipality for those with an appreciation of Modernist architecture, its design principles, and the value of employing an architect. Perkins House at 28 Gladstone Street makes a strong contribution to this important phase in the development of the City of Bayside (Criterion A).

Perkins House at 28 Gladstone Street, Sandringham is notable as a substantially intact representative example of a Modernist suburban house constructed during the post-war period in the City of Bayside. Designed by renowned architect Neil Clerehan, it displays a range of characteristics that are typical of Post-War Modernist housing from this period in Sandringham and across Victoria more broadly, including site-specific orientation, rectangular planning, low box-like form with horizontal emphasis, flat roof with deep fascias, expansive glazing including full-height window walls to a broad internal northern courtyard, an emphasis on privacy with a high front garden wall with integrated timber letterbox, prominent integrated carport (now garage), and recessed entry (Criterion D).

Perkins House at 28 Gladstone Street, Sandringham is of aesthetic significance as a well-resolved and carefully detailed example of a suburban house constructed in the Modernist style. Designed by renowned architect Neil Clerehan, the house is characterised by its low-profile and muted presentation to the street, its orientation to maximise the northern aspect and its refined detailing. Perkins House demonstrates the key aesthetic qualities of Modernist design in the City of Bayside to a high standard (Criterion E).

Primary sources:

City of Bayside Post-War Modern Residential Heritage Study, GJM Heritage (2021)

HERITAGE CITATION

Sedger House, 22 Harold Street, Sandringham



Figure 1. 22 Harold Street, Sandringham (GJM Heritage, December 2021).

DATE: December 2021 - Draft

SEDGER HOUSE, 22 HAROLD STREET, SANDRINGHAM

Place Type: House	Architect: Not known
Construction Date: 1961	Builder: Not known
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To the extent of the property boundary

The place documented in this citation is on the lands of the Bunurong People of the South-Eastern Kulin Nation, represented by the Bunurong Land Council Aboriginal Corporation. While this citation does not specifically consider the Aboriginal heritage values of the place, the historic and ongoing cultural importance of the Bunurong People to the City of Bayside is respectfully acknowledged.

Contextual History

The Post-War Bayside Landscape

The period from 1945 to 1975 was one of radical transformation for the former municipalities of Brighton and Sandringham, which now make up the City of Bayside.

In 1945, suburban residential development was concentrated in Brighton and parts of Brighton East in the north and along the coastal fringe of Port Phillip Bay at Hampton, Sandringham and Black Rock in the west. Some limited development was also evident adjacent to the Nepean Highway and around railway stations to the east. However, the intervening land – approximately one-third of the total area of the current municipality – was predominantly farmland south of Dendy Street, with golf courses in the central area and a large undeveloped tract of land at Beaumaris to the south.¹

By 1975 the two municipalities were completely urbanised.

Limited housing construction during the 1930s depression and throughout World War II led to a severe shortage of housing in suburban Melbourne in the immediate post-war period, when returning servicemen, post-war migration and an optimism in Australia's future fuelled an unprecedented demand for housing. As a result, large-scale residential subdivision of under-developed parts of suburban Melbourne occurred from the late 1940s. This development occurred rapidly within the municipalities of Brighton and Sandringham, particularly on the large tracts of available land further from the coastal fringe, in suburbs such as Brighton East, Hampton East, Highett and Cheltenham and to the south in Beaumaris, where surviving rural properties were available for subdivision in the 1950s.²

At this time a particularly large tract of land at Beaumaris became available, enabling a concentration of post-war residential development to occur in this suburb. Planning to relocate operations to Beaumaris, the Dunlop-Perdieu Company had purchased approximately 300 acres (121.4 hectares) of subdivided³ land in the 1930s⁴ and developed an ambitious scheme for an industrial garden city.⁵ The extensive block of land was bounded by Balcombe Road to the north, Cromer Road to the east, Haydens Road to the west, and went as far south as Gibbs and Nautilus streets. This land remained undeveloped in the immediate post-war period and the scheme

¹ University of Melbourne, Melbourne 1945 Photo-map.

² For example, Coronet Hill and San Marino in Beaumaris and Stonehaven, Moorabbin (Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999, p 19 & Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008, p 55).

³ *Argus* supplement, 18 November 1944.

⁴ *Herald*, 2 August 1939, p 1.

⁵ *Argus*, 9 December 1944, p 8.

was abandoned in 1950.⁶ When the land was finally released for sale from the early 1950s, it was one of the last substantial pockets of undeveloped land in the suburbs of Melbourne.⁷

A unique opportunity for concentrated post-war development in Brighton became possible when the Melbourne Orphan Asylum relocated from the suburb in the mid-1960s. The orphanage, which opened in 1877, was bounded by Windermere Crescent to the north, New Street to the east, Dendy Street to the south and Whyte Street to the west. After demolition of the asylum complex, the 20-acre (8 hectare) tract of land became available for residential subdivision and a number of fine Modern houses were constructed.

The post-war dream of suburban home ownership reached its peak in the 1960s in the middle ring of Melbourne's suburbs, and the suburbs of Beaumaris, Brighton East, Hampton East, Highett and Cheltenham, bear witness to this residential growth.

Housing in the Post-War Period

Following World War II, a severe shortage of building materials and labour, coupled with government restrictions on home building,⁸ limited the construction of new houses demanded by the booming population. In response to these restrictive conditions, two contrasting lower-resource housing types emerged – a more conventional austere type and a Modern type.

With its L-shaped plan form and tile-clad hipped roof, the conventional austere type of housing quickly dominated the suburban landscape and, despite removal of building restrictions in 1952,⁹ little change was made to this standard form of housing through the 1950s and 1960s. Public authorities, private development companies and individuals created residential subdivisions dominated by this housing type in suburbs such as Brighton East, Hampton East, Highett and Cheltenham. This house type – built of either timber or brick veneer – is evident throughout the suburbs of the current City of Bayside, including estates of public housing constructed by the Housing Commission.

By contrast, the Modernist house type offered a radical alternative to this conservative post-war housing type. Driven by often young architects and designers embracing the Modernist architectural movement, they shunned the conservative house forms and embraced the opportunity to address housing demands in an affordable but contemporary manner. They responded to the prevailing economic constraints by experimenting with lightweight materials and simple construction methods.

With its roots in the 1930s, Modernism in Melbourne emerged with force in the post-war period aided by overseas and local publications, post-war migration¹⁰ and 'rite of passage' overseas travel by young architects. Completely rejecting historic styles, young architects and designers were instead inspired by a broad range of architectural trends from overseas, including the United States, Europe, Japan and Great Britain, which embraced the principles of functionalism, simplicity and rationality. Architects utilised materials such as steel, concrete and glass, designing buildings that were characterised by plain, unadorned surfaces.¹¹ The Modernist house type, with its flat or shallow roof, box-like forms and generous glazing, flourished in the 1950s and 1960s, and came to embody the forward-looking optimism of the post-war era.

⁶ *Herald*, 29 September 1950, p 10.

⁷ Heritage Alliance, *City of Bayside Inter-War and Post-War Heritage Study*, Vol 1, 2008, p 21.

⁸ Restrictions were imposed to preserve resources for government building projects and to extend resources to maximise house construction. They included restricting the size of brick houses to 1250 ft² (111.5 m²) and timber houses to 1200 ft² (111.5 m²) (P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 73) and limiting expenditure to £3000 (*Australian Home Beautiful*, January 1942 as quoted by P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 55).

⁹ P Goad, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992, p 5/1.

¹⁰ Émigré architects included Michael Feldhagen, Helen and John Holgar, Ernest Fooks, Kurt Popper, Anatol Kagan and Herbert Tisher.

¹¹ P Goad, 'Modernism' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 464-467.

Many Modern houses were built in what was the City of Sandringham, with a concentration in Beaumaris – in heavily-vegetated areas where low-cost land was readily available and council regulations were less restrictive. Attractive to architects, designers and young homemakers interested in the Modern aesthetic, the suburb of Beaumaris became a centre of Modern post-war housing, particularly after the release of Dunlop-Perdieu Company-owned land in the 1950s. Even before the release of this land the suburb was described by Robin Boyd in 1949 as containing ‘the greatest concentration of first-class modern domestic architecture in Australia’¹² with ‘homes which have risen above the trials of current shortages...exemplifying the unpretentious, logical approach to building’.¹³

Small Homes Service

Set up by the Royal Victorian Institute of Architects (RVIA) in the 1940s as an architectural advisory bureau in the Melbourne CBD, the Small Homes Service aimed to bring architecturally designed houses within everyone’s means. The service sought to raise public awareness regarding small house and Modern architectural design, and to provide an alternative to the houses which were being constructed by speculative builders in the suburbs of Melbourne.

The initial architectural brief included a house size limit of 1000 square feet¹⁴ and the ability to fit the house on a standard block with a 50-foot frontage.¹⁵ Submitted designs were vetted by a Small Homes Committee¹⁶ and a limit of fifty sales was placed on each vetted design. Architects received payment, but not individual recognition for their designs. Contributing architects included Robin Boyd, Neil Clerehan, Frederick Romberg, Kevin Borland, Bernard Joyce and Mockridge, Stahle and Mitchell.¹⁷

The Small Homes Service bureau first opened to the public on 7 July 1947, displaying 44 sets of drawings submitted by 24 members of the RVIA.¹⁸ The range included 2- or 3- bedroom houses of timber or brick veneer construction¹⁹ and once a particular design was selected, clients received full documentation for a small fee, initially £5.

In conjunction with the bureau, a weekly “Small Homes Section” first appeared in *The Age* newspaper on 2 July 1947, including house design T22 and an accompanying article written by the Director of the Small Homes Service, Robin Boyd.²⁰ This newspaper section continued on a weekly basis, illustrating a house design and an accompanying article on a range of architectural design issues. This media exposure made a success of the Small Homes Service and it was a highly effective means of promoting Modern architectural design in Victoria.

The Small Homes Service boomed and by 1948 an average of 100 plans were being sold each month.

Under the directorship of Robin Boyd until 1953, Neil Clerehan to 1961, and successive directors including Jack Clarke, Daryl Jackson, John Barker and Dennis Carter,²¹ thousands of Small Homes Service houses were built using a variety of functional plans as generators for form and elevation. Forms were simple, unprepossessing and intentionally unadorned, roofs were gabled, skillion or flat, and the various designs carefully considered

¹² *The Age*, 24 August 1949, p 6, quoted from Victorian Architectural Students’ paper *Smudges*.

¹³ *The Age*, 24 August 1949, p 6.

¹⁴ P Goad, *The Modern House in Melbourne 1945-1975*, 1992, p 3/32.

¹⁵ P Goad, *The Modern House in Melbourne 1945-1975*, 1992, p 3/33.

¹⁶ P Goad, *The Modern House in Melbourne 1945-1975*, 1992, p 3/33.

¹⁷ P Goad in Goad & Willis [ed], *The Encyclopedia of Australian Architecture*, p 633.

¹⁸ P Goad, *The Modern House in Melbourne 1945-1975*, 1992, p 3/33.

¹⁹ House designs were identified by their construction type and bedroom number, hence T22 was a 2-bedroom timber house design no. 2 & V215 was a 2-bedroom brick veneer house, design no. 15.

²⁰ *The Age*, 2 July 1947, p 5, the Small Homes Section covered almost an entire page and included service plan T22.

²¹ P Goad in Goad & Willis [ed], *The Encyclopedia of Australian Architecture*, p 633.

site orientation, the integration of the car, materials and finishes, and the form, relationship and placement of both living and service areas.

The Small Homes Service also produced architectural publications and advertising brochures and held competitions for architects with winning designs added to their range of houses. The first of these competitions was announced in June 1953²² and attracted 76 entries.²³ The Small Homes Service continued through to the late 1970s, with houses advertised as 'Functional, comfortable, cheap to maintain...'²⁴

The variety of plans produced by the Small Homes Service formed the basis for both architect-designed and speculatively built houses found in the suburbs of Melbourne in the late 1940s to the 1970s and formed a basic catalogue of the post-war house.²⁵ The functional plans produced by the service were widely used by architects and were also adopted by builders.²⁶ As such, although Small Homes Service houses were well documented in both *The Age* and in advertising brochures, it is difficult to distinguish these houses from other small houses designed by architects and builders, but inspired by the Small Homes Service designs.

Place History

The house at 22 Harold Street, Sandringham was constructed in 1961 for Rosemary Elizabeth Sedger.²⁷ It comprised an eight-roomed brick veneer house with a garage.²⁸

In c1972 the house was purchased by architect, Leslie Gordon Armstrong and his wife Daphne, who previously resided at the neighbouring property at No. 18.²⁹ In 1985, Armstrong applied for a permit to construct a new garage to the rear of the property, designed by himself. The builder for these works was J P Malane of Central Avenue, Black Rock.³⁰ At the time of Leslie's death in 1998, the family continued to reside at 22 Harold Street.³¹

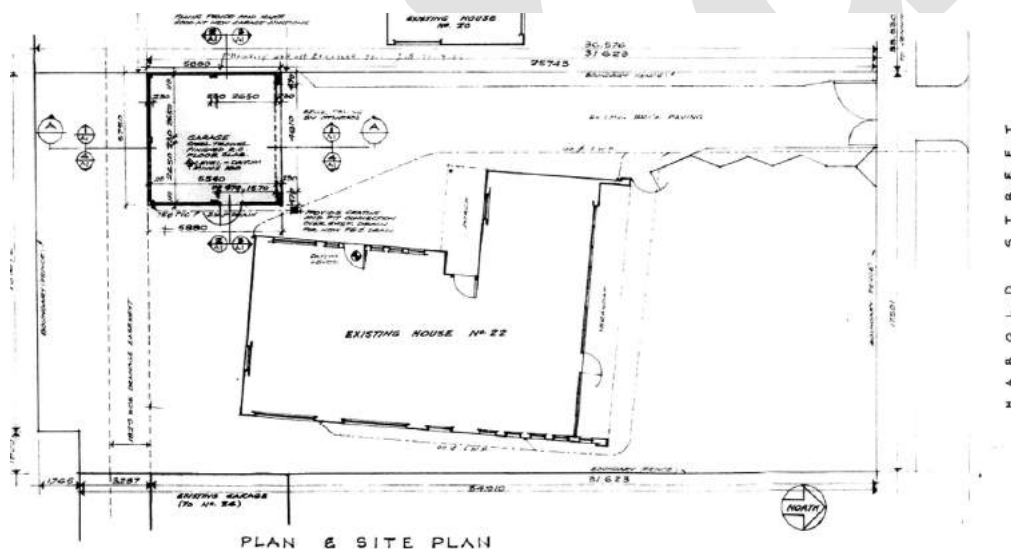


Figure 2. Site plan of 22 Harold Street, Sandringham showing the existing house and proposed garage (Source: Bayside Council Building Files)

²² *The Age*, 15 June 1953, p 6.

²³ *The Age*, 1 September 1953, p 4.

²⁴ *Eg The Age*, 14 July 1978, p 4.

²⁵ P Goad, *The Modern House in Melbourne 1945-1975*, 1992, p 3/46.

²⁶ P Goad, *The Modern House in Melbourne 1945-1975*, 1992, p 3/38.

²⁷ City of Sandringham Rate and Valuation Cards, South Ward, VPRS 14661, P2 Unit 63, Public Record Office Victoria.

²⁸ City of Sandringham Rate and Valuation Cards, South Ward, VPRS 14661, P2 Unit 63, Public Record Office Victoria.

²⁹ Victoria Electoral Rolls, <ancestry.com.au>, accessed 10 December 2021.

³⁰ Bayside Council Building Files, City of Sandringham, Building Permit Application, 22 Harold Street, Sandringham, 22 July 1985.

³¹ Australia, Wills and probate, 1998, <ancestry.com.au>, accessed 10 December 2021.

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians

Description

The following description has been prepared following an inspection from the public realm supplemented by information obtained from current and historical photography (including aerial imagery), real estate listings and publications noted in the reference section of this citation. An on-site inspection is required to confirm these details.

The house at 22 Harold Street, Sandringham is located on the south side of Harold Street between Jennings and Edwards Streets. The site is rectangular and flat and access is provided at the western end of the northern boundary via a single vehicular crossover.

The house is single-storey and is L-shaped in plan, with the axes of the house slightly offset from those of the site boundaries. It has a shallow-pitched gable roof with gable end presenting to the principal (north) elevation, with broad eaves clad in fibre cement sheeting. The walls of the house are clad in a pale orange face brick. A particularly striking detail is the timber-framed window wall that occupies most of the principal (north) elevation.

The garden is densely planted and includes several mature tree and shrub specimens that may represent an early planting scheme. A driveway runs along the western boundary to a detached garage at the far southwest corner of the site. The treated pine fence is a later addition.

Key Features:

- Modernist composition and form, including rectangular planning, low box-like form with horizontal emphasis, shallow-pitched gable roof with broad eaves, and expansive timber-framed windows.
- Modernist materials and detailing, including timber-framed glazing, and face brick walls.



Figure 3. 22 Harold Street, Sandringham
(Source: nearmap, accessed December 2021)

Intactness/Integrity

The house at 22 Harold Street, Sandringham retains a high degree of integrity in fabric, form and detailing to its period of construction. The original form and detailing of the house remains highly legible and it retains the ability to be understood and appreciated as an example of a 1960s Small Homes Service-type residence built in the Post-War Modernist style.

Comparative Analysis

In the immediate post-war period through to the mid-1970s, a large number of Modernist houses were constructed in the City of Bayside for those with an appreciation of Modernist architecture and its design principles. These houses were designed with a simplicity of structure, a sparseness of detail, and often with an eye on affordability. The Small Homes Service was an invaluable tool for disseminating the virtues of Modernist residential architecture to the general public by providing designs for simple and affordable residences for a low, one-off fee. These designs were widely embraced and were used and adapted by architects, builders and owner-designers, resulting in thousands of small Modernist homes being constructed across Victoria in the post-war period.

The plans of these Small Homes Service-type buildings were typically rectangular and the forms were box-like with a horizontal emphasis. Shallow-pitched or flat roofs were clad with lightweight sheeting and walls were generally timber-framed and clad with timber, cement sheet or brick.

Timber-framed glazing included bands of highlight windows and full-height window-walls to maximise sun penetration and to provide visual and physical connection with the outdoors.

A large number of these Small Homes Service-type buildings remain in the municipality – particularly in Beaumaris – to demonstrate this historic trend; however, none are currently included in the Heritage Overlay of the Bayside Planning Scheme. Some of this type have been retained with a high degree of integrity to demonstrate this particular class of place and to reflect its importance in the historical development of what is now the City of Bayside. These buildings clearly illustrate the importance of the Small Homes Service and its role in shaping the Bayside suburbs.

Examples that are similar in form and detailing to 22 Harold Street, Sandringham and which also remain highly intact include:



18 Hume Street, Beaumaris (1957)



24 Victor Street, Beaumaris (1959)



1 Herbert Street, Beaumaris (1962)

Like 22 Harold Street, Sandringham these places comprise simple, single-storey box-like forms with a horizontal emphasis and shallow-pitched roofs which present as a gable to the street frontage. They feature expansive timber-framed glazing with windows designed to maximise access to natural light – a characteristic feature of Modernist housing design. Like the examples above, 22 Harold Street retains a high degree of integrity to its period of construction and remains highly intact to clearly demonstrate a range of the principal characteristics of the Modernist architectural style, as applied to a home designed to be small and affordable.

Similar to the examples identified above, 22 Harold Street, Sandringham clearly demonstrates an important phase in the architectural development of suburban housing in the City of Bayside.

Assessment against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history

Built in 1961 for Rosemary Elizabeth Sedger, the house at 22 Harold Street, Sandringham is illustrative of post-war development in the City of Bayside, when unprecedented demand for affordable suburban family homes combined with an increase in the appreciation of Modernist architecture and its design principles. Promoted by the highly successful Royal Victorian Institute of Architects' Small Homes Service as well as the project homes sector in Victoria, simple architecturally-designed residences were available to prospective homeowners at an affordable price for the first time. The designs of these "small homes" were widely embraced and were used and adapted by architects, builders and owner-designers, resulting in thousands of small Modernist homes being constructed across what is now the City of Bayside – and Victoria more broadly – in the post-war period. Sedger House remains highly intact to clearly reflect this important phase in the development of the municipality.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

Sedger House at 22 Harold Street, Sandringham is notable as a highly intact representative example of Modernist suburban housing constructed during the post-war period in the City of Bayside. It displays a range of characteristics that are typical of small and affordable Post-War Modernist housing from this period in Sandringham and across Victoria more broadly, as promoted by the Royal Victorian Institute of Architects' Small Homes Service and the project homes sector, including a low box-like form with horizontal emphasis, rectangular planning, broad shallow-pitched gable roof, and expansive timber-framed glazing including full-height windows.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Bayside Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Bayside Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

Extent of the Recommended Heritage Overlay

To the extent of the property boundary as shown in Figure 4 below.



Figure 4. Recommended Extent of Heritage Overlay
(Basemap Source: Vicplan)

Key

Recommended extent of HO

Existing Heritage Overlay

References

- Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999.
- City of Sandringham Rate and Valuation Cards, Public Record Office Victoria.
- Cuffley, P, *Australian Houses of the 1940s and 1950s*, Rowville, 2007.
- Goad, P (ed), *Judging Architecture*, North Sydney, 2003.
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- O'Callaghan, J, 'Project Houses' in P Goad & J Willis (eds), *The Encyclopedia of Australian Architecture*, 2012.
- Sands and McDougall Directory (S&M).
- State Library of Victoria (SLV), picture collection, imaged numbers as cited.
- The Age*.
- The Argus*.
- University of Melbourne, Melbourne 1945 Photo-map.

Sedger House, Sandringham – Statement of Significance, December 2021

Heritage place: Sedger House, 22 Harold Street, Sandringham	PS ref no.: TBC
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Figure 1. 22 Harold Street, Sandringham (December 2021)

What is significant?

Segger House at 22 Harold Street, Sandringham, built in 1961.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the building
- The building's high level of integrity to its original design
- Modernist composition and form, including rectangular planning, low box-like form with horizontal emphasis, shallow-pitched gable roof with broad eaves, and expansive timber-framed windows
- Modernist materials and detailing, including timber-framed glazing, and face brick walls.

Later alterations are not significant, including the rear garage and front fence.

How is it significant?

Segger House at 22 Harold Street, Sandringham is of local historical and representative (architectural) significance to the City of Bayside.

Why is it significant?

Built in 1961 for Rosemary Elizabeth Sedger, the house at 22 Harold Street, Sandringham is illustrative of post-war development in the City of Bayside, when unprecedented demand for affordable suburban family homes combined with an increase in the appreciation of Modernist architecture and its design principles. Promoted by the highly successful Royal Victorian Institute of Architects' Small Homes Service as well as the project homes sector in Victoria, simple architecturally-designed residences were available to prospective homeowners at an affordable price for the first time. The designs of these "small homes" were widely embraced and were used and adapted by architects, builders and owner-designers, resulting in thousands of small Modernist homes being constructed across what is now the City of Bayside – and Victoria more broadly.

– in the post-war period. Sedger House remains highly intact to clearly reflect this important phase in the development of the municipality (Criterion A).

Sedger House at 22 Harold Street, Sandringham is notable as a highly intact representative example of Modernist suburban housing constructed during the post-war period in the City of Bayside. It displays a range of characteristics that are typical of small and affordable Post-War Modernist housing from this period in Sandringham and across Victoria more broadly, as promoted by the Royal Victorian Institute of Architects' Small Homes Service and the project homes sector, including a low box-like form with horizontal emphasis, rectangular planning, broad shallow-pitched gable roof, and expansive timber-framed glazing including full-height windows (Criterion D).

Primary sources:

City of Bayside Post-War Modern Residential Heritage Study, GJM Heritage (2021)

HERITAGE CITATION

**Units, 1-6/57 Royal Avenue and 1-6/64 Victoria Street,
Sandringham**



Figure 1. Units 1-6, 57 Royal Avenue and 1-6/64 Victoria Street, Sandringham (GJM Heritage, April & October 2021).

DATE: November 2021 - Draft

UNITS, 1-6/57 ROYAL AVENUE & 1-6/64 VICTORIA STREET, SANDRINGHAM

Place Type: Units	Architect: Not known
Construction Date: 1974	Builder: Not known
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To the extent of the property boundary

The place documented in this citation is on the lands of the Bunurong People of the South-Eastern Kulin Nation, represented by the Bunurong Land Council Aboriginal Corporation. While this citation does not specifically consider the Aboriginal heritage values of the place, the historic and ongoing cultural importance of the Bunurong People to the City of Bayside is respectfully acknowledged.

Contextual History

The Post-War Bayside Landscape

The period from 1945 to 1975 was one of radical transformation for the former municipalities of Brighton and Sandringham, which now make up the City of Bayside.

In 1945, suburban residential development was concentrated in Brighton and parts of Brighton East in the north and along the coastal fringe of Port Phillip Bay at Hampton, Sandringham and Black Rock in the west. Some limited development was also evident adjacent to the Nepean Highway and around railway stations to the east. However, the intervening land – approximately one-third of the total area of the current municipality – was predominantly farmland south of Dendy Street, with golf courses in the central area and a large undeveloped tract of land at Beaumaris to the south.¹

By 1975 the two municipalities were completely urbanised.

Limited housing construction during the 1930s depression and throughout World War II led to a severe shortage of housing in suburban Melbourne in the immediate post-war period, when returning servicemen, post-war migration and an optimism in Australia's future fuelled an unprecedented demand for housing. As a result, large-scale residential subdivision of under-developed parts of suburban Melbourne occurred from the late 1940s. This development occurred rapidly within the municipalities of Brighton and Sandringham, particularly on the large tracts of available land further from the coastal fringe, in suburbs such as Brighton East, Hampton East, Highett and Cheltenham and to the south in Beaumaris, where surviving rural properties were available for subdivision in the 1950s.²

At this time a particularly large tract of land at Beaumaris became available, enabling a concentration of post-war residential development to occur in this suburb. Planning to relocate operations to Beaumaris, the Dunlop-Perdieu Company had purchased approximately 300 acres (121.4 hectares) of subdivided³ land in the 1930s⁴ and developed an ambitious scheme for an industrial garden city.⁵ The extensive block of land was bounded by Balcombe Road to the north, Cromer Road to the east, Haydens Road to the west, and went as far south as Gibbs and Nautilus streets. This land remained undeveloped in the immediate post-war period and the scheme

¹ University of Melbourne, Melbourne 1945 Photo-map.

² For example, Coronet Hill and San Marino in Beaumaris and Stonehaven, Moorabbin (Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999, p 19 & Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008, p 55).

³ *Argus* supplement, 18 November 1944.

⁴ *Herald*, 2 August 1939, p 1.

⁵ *Argus*, 9 December 1944, p 8.

was abandoned in 1950.⁶ When the land was finally released for sale from the early 1950s, it was one of the last substantial pockets of undeveloped land in the suburbs of Melbourne.⁷

A unique opportunity for concentrated post-war development in Brighton became possible when the Melbourne Orphan Asylum relocated from the suburb in the mid-1960s. The orphanage, which opened in 1877, was bounded by Windermere Crescent to the north, New Street to the east, Dendy Street to the south and Whyte Street to the west. After demolition of the asylum complex, the 20-acre (8 hectare) tract of land became available for residential subdivision and a number of fine Modern houses were constructed.

The post-war dream of suburban home ownership reached its peak in the 1960s in the middle ring of Melbourne's suburbs, and the suburbs of Beaumaris, Brighton East, Hampton East, Highett and Cheltenham, bear witness to this residential growth.

Housing in the Post-War Period

Following World War II, a severe shortage of building materials and labour, coupled with government restrictions on home building,⁸ limited the construction of new houses demanded by the booming population. In response to these restrictive conditions, two contrasting lower-resource housing types emerged – a more conventional austere type and a Modern type.

With its L-shaped plan form and tile-clad hipped roof, the conventional austere type of housing quickly dominated the suburban landscape and, despite removal of building restrictions in 1952,⁹ little change was made to this standard form of housing through the 1950s and 1960s. Public authorities, private development companies and individuals created residential subdivisions dominated by this housing type in suburbs such as Brighton East, Hampton East, Highett and Cheltenham. This house type – built of either timber or brick veneer – is evident throughout the suburbs of the current City of Bayside, including estates of public housing constructed by the Housing Commission.

By contrast, the Modernist house type offered a radical alternative to this conservative post-war housing type. Driven by young architects and designers embracing the Modernist architectural movement, they shunned the conservative house forms and embraced the opportunity to address housing demands in an affordable but contemporary manner. They responded to the prevailing economic constraints by experimenting with lightweight materials and simple construction methods.

With its roots in the 1930s, Modernism in Melbourne emerged with force in the post-war period aided by overseas and local publications, post-war migration¹⁰ and 'rite of passage' overseas travel by young architects. Completely rejecting historic styles, young architects and designers were instead inspired by a broad range of architectural trends from overseas, including the United States, Europe, Japan and Great Britain, which embraced the principles of functionalism, simplicity and rationality. Architects utilised materials such as steel, concrete and glass, designing buildings that were characterised by plain, unadorned surfaces.¹¹ The Modernist house type, with its flat or shallow roof, box-like forms and generous glazing, flourished in the 1950s and 1960s, and came to embody the forward-looking optimism of the post-war era.

⁶ *Herald*, 29 September 1950, p 10.

⁷ Heritage Alliance, *City of Bayside Inter-War and Post-War Heritage Study*, Vol 1, 2008, p 21.

⁸ Restrictions were imposed to preserve resources for government building projects and to extend resources to maximise house construction. They included restricting the size of brick houses to 1250 ft² (111.5 m²) and timber houses to 1200 ft² (111.5 m²) (P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 73) and limiting expenditure to £3000 (*Australian Home Beautiful*, January 1942 as quoted by P Cuffley, *Australian Houses of the 1940s and 1950s*, Rowville, 2007, p 55).

⁹ P Goad, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992, p 5/1.

¹⁰ Émigré architects included Michael Feldhagen, Helen and John Holgar, Ernest Fooks, Kurt Popper, Anatol Kagan and Herbert Tisher.

¹¹ P Goad, 'Modernism' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 464-467.

Many Modern houses were built in what was the City of Sandringham, with a concentration in Beaumaris – in heavily-vegetated areas where low-cost land was readily available and council regulations were less restrictive. Attractive to architects and young homemakers interested in the Modern aesthetic, the suburb of Beaumaris became a centre of Modern post-war housing, particularly after the release of Dunlop-Perdieu Company-owned land in the 1950s. Even before the release of this land the suburb was described by Robin Boyd in 1949 as containing ‘the greatest concentration of first-class modern domestic architecture in Australia’¹² with ‘homes which have risen above the trials of current shortages...exemplifying the unpretentious, logical approach to building’.¹³

Developing Higher-Density Living Options

After World War II, higher density living became increasingly popular in suburban Melbourne, enabling larger populations to be housed economically and conveniently throughout the suburbs. Houses on suburban blocks were demolished to enable the construction of multi-storey blocks of flats (particularly in the 1950s and 1960s) and groups of single-storey villa units (in the 1960s and 1970s). The introduction of the Stratum Title in 1960 and the *Strata Title Act 1967*¹⁴ further stimulated higher density development throughout the suburbs, with units able to be sold separately for the first time.

Single-storey villa units were a particularly popular form of higher density housing in the municipalities of Brighton and Sandringham, with many groups built in the 1960s and early 1970s. This form remains a dominant housing type in the City of Bayside. Construction required the purchase of single or adjacent allotments and the replacement of existing houses with typically four to eight units. These were commonly constructed by builders and developers using a basic hipped-roof design and this conventional austere unit type is illustrated throughout the City of Bayside. In contrast, a Modernist approach was occasionally applied to unit design and a small number of unit developments in the municipality display these characteristics.

Although multi-storey blocks of flats were constructed in the municipalities of Brighton and Sandringham, it appears to have been a less popular form of higher density housing in the Bayside suburbs. A small number of notable examples remain to demonstrate the characteristics of this typology in the current City of Bayside.

A variation of single-storey unit housing – housing in the form of a cluster estate – was introduced in the late 1960s. Project home company, Merchant Builders Pty Ltd, was interested in increasing housing density and designed some of the earliest examples of cluster housing in Melbourne, including a development in Yuille Street, Brighton (1968).¹⁵ The work of this firm inspired other cluster estate development in the area.

Place History

The 12 units at 57 Royal Avenue & 64 Victoria Street, Sandringham were completed and listed for sale in 1974.¹⁶ At the time of their construction they comprised a repetitive arrangement of single-storey brick villas that comprised six units to Royal Avenue and six units to Victoria Street.

¹⁴ R Grow & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021, p 172. This Act governed building subdivision in Victoria at the time and allowed land to be attached to titles.

¹⁵ University of Melbourne, Melbourne School of Design, *Merchant Builders, towards a new archive*, Parkville, 2015, p 6.

¹⁶ South East Water, Property Sewerage Plan for 57 Royal Avenue & 64 Victoria Street, Sandringham, 1974.

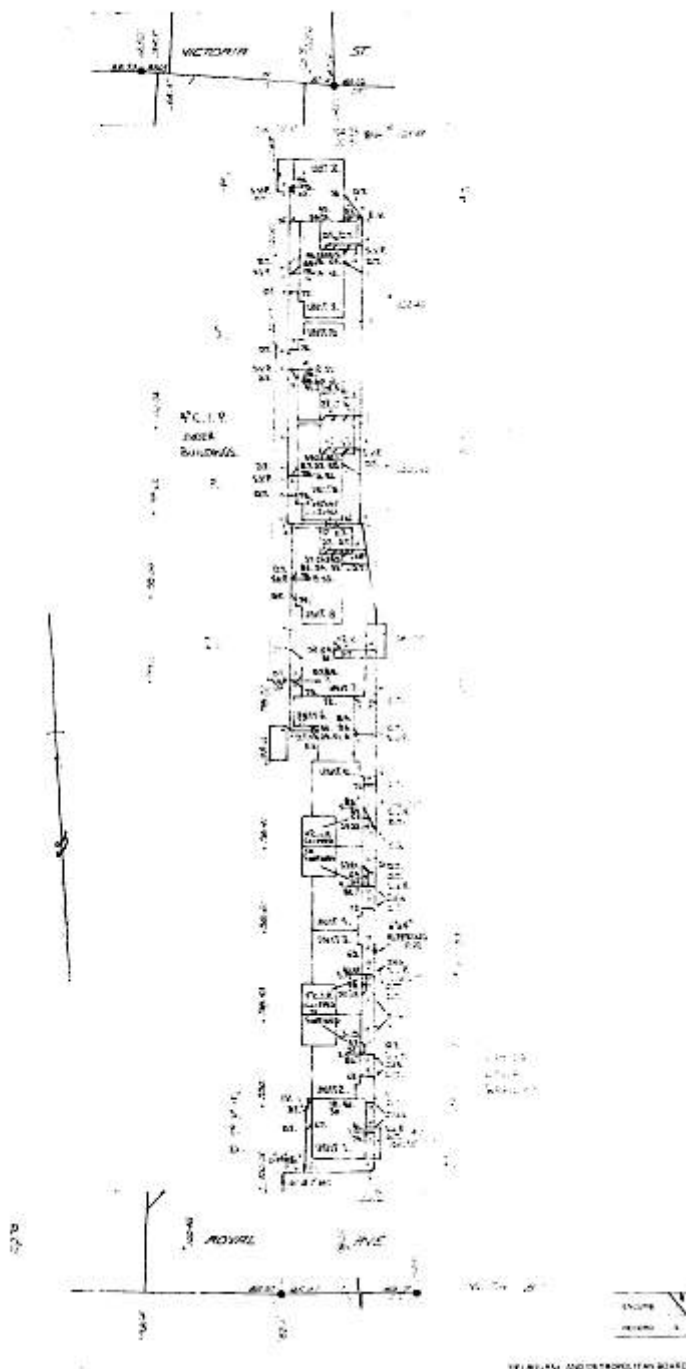


Figure 2. Property plan showing the footprint of the units, connection of sewer in 1974 (Source: Property Sewerage Plan, MMBW)

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians

Description

The following description has been prepared following an inspection from the public realm supplemented by information obtained from current and historical photography (including aerial imagery), real estate listings and publications noted in the reference section of this citation. An on-site inspection is required to confirm these details.

The units at 57 Royal Avenue and 64 Victoria Street, Sandringham are located on the north side of Royal Avenue and the south side of Victoria Street, in close proximity to the Bayside City Council Corporate Centre. The site is long and narrow with the units arranged in two groups of six along two common driveways – the six northernmost units are addressed to Victoria Street and are accessed via a driveway that runs along the eastern boundary, and the six southernmost units are addressed to Royal Avenue and are accessed via a driveway that runs along the western boundary. The driveways terminate at the two central units and do not form a through-road between the two streets. The topography slopes slightly upwards from Royal Avenue (south) to Victoria Street (north). Shallow setbacks at the rear of each unit provide private courtyards.

The units have shallow-pitched gable roofs that are clad in dark brown tiles, except for the two central units which have been re-roofed. Party walls separate the units, extending above the rooflines and mirroring the roof pitch to form raked parapets. These parapets, together with wing walls that extend to the side of each unit, form a series of regularly-spaced, angular elements as viewed in elevation along the common driveways. The walls are of face brick, in a pale brown brick laid in stretcher bond. At the front (driveway) elevations, painted timber fascias finish shallow eaves that span between the wing walls to protect the recessed entries below.

Original landscape features appear limited to the front garden walls, which are constructed in the same pale brown face bricks as the walls of the units and which house integrated letterboxes and wrap around the corner to the driveways to provide common bin storage spaces. At the south (Royal Avenue) boundary, a sign is mounted on the front wall to the east of the driveway entrance and reads '57 ROYAL CLOSE.' Small informal gardens beds and lawn areas are provided to the front (driveway side) of each unit.

Key Features:

- Repetitive arrangement of attached brick units to the side of concrete-paved common driveways.
- Modernist composition and form, including single storey box-like forms, shallow-pitched gabled roofs, dividing raked parapets and wing walls, and recessed entries.
- Modernist materials and detailing, including pale brown face brick, painted timber fascias and dark brown roof tiles.
- Landscape features, including arrangement of shallow garden beds along common driveways, and garden walls matching the walls of the units.



Figure 3. Units 1-6/57 Royal Avenue & 1-6/64 Victoria Street, Sandringham (Source: nearmap, accessed September 2021)



Figure 4. Street presentation of 1/64 Victoria Street, Sandringham (GJM Heritage, October 2021)

Intactness/Integrity

The units at 57 Royal Avenue & 64 Victoria Street, Sandringham retain a high degree of integrity in fabric, form and detail to their period of construction. The units remain substantially intact and retain the ability to be understood and appreciated as an example of a 1970s multi-residential development designed in the Post-War Modernist style.

Comparative Analysis

The introduction of the Stratum Title in 1960 and the *Strata Title Act 1967*¹⁷ stimulated higher density development throughout Melbourne's suburbs, with units able to be sold separately for the first time. Advertised as 'buy your own' or 'own your own', this housing type was promoted as a means of solving the severe housing shortages experienced across Melbourne following World War II, leading to an explosion of multi-unit developments in the post-war period. Single-storey villa units were a particularly popular form of higher density housing in the municipalities of Brighton and Sandringham, with many groups built in the 1960s and early 1970s.

A large number of single-storey villa units dating to the 1960s and 1970s remain throughout the City of Bayside. The majority of these were constructed by builders and developers using a basic hipped-roof design and inexpensive materials, with no particular architectural input or merit. In contrast, a small number of villa units applied a Modernist approach to their design, using brick construction, low-pitched metal-clad roofs, large areas of glazing and feature panels of various decorative materials. These villa units were often situated in a landscaped setting, with central or side driveway and associated carports or garages.

The units at 57 Royal Avenue & 64 Victoria Street, Sandringham are one of a small number of highly intact and well-resolved examples of Modernist villa units which were built, and remain sufficiently intact, to demonstrate the characteristics of this typology within the City of Bayside. There are currently no examples of villa units constructed in the post-war period included in the Heritage Overlay of the Bayside Planning Scheme on an individual basis or that are identified as contributing to the significance of a precinct. However, there are a small number of fine representative examples of this building type that have been retained with sufficient integrity to demonstrate this class of place and to reflect their importance in the historical development of what is now the City of Bayside. These buildings clearly illustrate the application of Modernist principles to villa unit design and display a range of the principal characteristics of the style. Examples of these include:



Units 1-4/94 Bay Road Sandringham (1960-61)



Units 1-8/175 Church Street Brighton (1964)

¹⁷ R Grow & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021, p 172. This Act governed building subdivision in Victoria at the time and allowed land to be attached to titles.



Units 1-8/114 Bluff Road and 41A & 41B Arkaringa Crescent, Black Rock (1972)



Unit 1-6/5-7 Red Bluff Street, Black Rock (1974)

Most comparable of the above examples are the units at 175 Church Street, Brighton. Like the units at 57 Royal Avenue and 64 Victoria Street, Sandringham these single-storey villas comprise a repetitive arrangement of attached brick units sited to one side of a concrete-paved common driveway with shallow-pitched gabled roofs and brick privacy walls with integrated letterboxes to the front of the property. Like this example, the units at 57 Royal Avenue and 64 Victoria Street, Sandringham retain a high degree of integrity to their period of construction and clearly demonstrate the characteristics of the Modernist style applied to 1960s and early 1970s villa units.

Assessment against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history

The units at 57 Royal Avenue and 64 Victoria Street, Sandringham are illustrative of suburban development in the City of Bayside in the post-war period when a number of single-storey villa units were constructed across the municipality. This type of development was largely the result of increased housing demand following World War II. The impetus for higher density living, combined with changes to strata title legislation (which allowed for the sale of individual units for the first time in Victoria), led to a proliferation of multi-unit developments in the 1960s and 1970s. The units at 57 Royal Avenue and 64 Victoria Street, Sandringham clearly demonstrate this shift towards lower-cost, higher density living which characterised suburban development in what is now the City of Bayside, and across Victoria more broadly, in the post-war period.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)

The units at 57 Royal Avenue and 64 Victoria Street, Sandringham are notable as a fine and substantially intact representative example of villa units constructed in the Modern style in the City of Bayside. The units display a range of characteristics that are typical of Post-War Modernist unit design, including a repetitive arrangement of attached brick units to the side of a concrete-paved common driveway, rectangular planning, single-storey box-like forms, shallow-pitched tile-clad gabled roofs, dividing raked parapets and wing walls, and brick privacy walls with integrated letterboxes to the frontages of the property.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Bayside Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Bayside Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – front brick walls and carports
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

Extent of the Recommended Heritage Overlay

To the extent of the property boundary as shown in Figure 5 below.



Figure 5. Recommended Extent of Heritage Overlay
(Basemap Source: Vicplan.
Note: the alignment of the aerial photo is determined by Vicplan data.)

Key

Recommended extent of HO

Existing Heritage Overlay

References

Allom Lovell & Associates, *Bayside Heritage Review: Thematic History*, 1999.

Cuffley, P, *Australian Houses of the 1940s and 1950s*, Rowville, 2007.

Goad, P (ed), *Judging Architecture*, North Sydney, 2003.

Goad, P, 'Modernism' in P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012, p 464-467.

Goad, P, *The Modern House in Melbourne 1945-1975*, thesis, University of Melbourne, 1992.

Grow, R, & S Reeves, *MELMO - Modernist Architecture in Melbourne*, 2021.

Herald.

Heritage Alliance, *City of Bayside Inter-War & Post-War Heritage Study*, 2008.

South East Water, Property Sewerage Plan.

The Age.

The Argus.

University of Melbourne, Melbourne 1945 Photo-map.

University of Melbourne, Melbourne School of Design, *Merchant Builders, towards a new archive*, Parkville, 2015.

Units, 57 Royal Avenue & 64 Victoria Street, Sandringham – Statement of Significance, November 2021

Heritage place: Units, 1-6/57 Royal Avenue & 1-6/64 Victoria Street, Sandringham

PS ref no.: TBC



Figure 1. Units 1-6, 57 Royal Avenue and 1-6/64 Victoria Street, Sandringham (April & October 2021)

What is significant?

The Units at 57 Royal Avenue & 64 Victoria Street, Sandringham, built in 1974.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the twelve units and associated carports
- The high level of integrity to their original design
- Repetitive arrangement of attached brick units to the side of concrete-paved common driveways

- Modernist composition and form, including single storey box-like forms, shallow-pitched gabled roofs, dividing raked parapets and wing walls, and recessed entries
- Modernist materials and detailing, including pale brown face brick, painted timber fascias and dark brown roof tiles
- Landscape features, including arrangement of shallow garden beds along common driveways, and garden walls matching the walls of the units.

Later alterations are not significant.

How is it significant?

The Units at 57 Royal Avenue & 64 Victoria Street, Sandringham are of local historical and representative (architectural) significance to the City of Bayside.

Why is it significant?

The Units at 57 Royal Avenue and 64 Victoria Street, Sandringham are illustrative of suburban development in the City of Bayside in the post-war period when a number of single-storey villa units were constructed across the municipality. This type of development was largely the result of increased housing demand following World War II. The impetus for higher density living, combined with changes to strata title legislation (which allowed for the sale of individual units for the first time in Victoria), led to a proliferation of multi-unit developments in the 1960s and 1970s. The units at 57 Royal Avenue and 64 Victoria Street, Sandringham clearly demonstrate this shift towards lower-cost, higher density living which characterised suburban development in what is now the City of Bayside, and across Victoria more broadly, in the post-war period (Criterion A).

The units at 57 Royal Avenue and 64 Victoria Street, Sandringham are notable as a fine and substantially intact representative example of villa units constructed in the Modern style in the City of Bayside. The units display a range of characteristics that are typical of Post-War Modernist unit design, including a repetitive arrangement of attached brick units to the side of a concrete-paved common driveway, rectangular planning, single-storey box-like forms, shallow-pitched tile-clad gabled roofs, dividing raked parapets and wing walls, and brick privacy walls with integrated letterboxes to the frontages of the property (Criterion D).

Primary sources:

City of Bayside Post-War Modern Residential Heritage Study, GJM Heritage (2021)