

## HERITAGE CITATION

### Bellaire Court Estate, Beaumaris



*Figure 1. 15 Bellaire Court, Beaumaris (GJM Heritage, April 2021).*

**DATE:** December 2021 - Draft

## BELLAIRE COURT ESTATE, BEAUMARIS

<b>Place Type:</b> Group of Houses	<b>Architect/Designer:</b> Martin Sachs
<b>Construction Date:</b> 1962-68	<b>Builder:</b> Martin Sachs
<b>Recommendation:</b> Include in the Heritage Overlay	<b>Extent of Overlay:</b> See Figure 17

*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.<sup>1</sup>

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.<sup>2</sup>

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 subdivided<sup>3</sup> land in the 1930s<sup>4</sup> and developed an ambitious scheme for an industrial garden city.<sup>5</sup> 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

<sup>1</sup> University of Melbourne, Melbourne 1945 Photo-map.

<sup>2</sup> 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).

<sup>3</sup> *Argus* supplement, 18 November 1944.

<sup>4</sup> *Herald*, 2 August 1939, p 1.

<sup>5</sup> *Argus*, 9 December 1944, p 8.

was abandoned in 1950.<sup>6</sup> 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.<sup>7</sup>

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,<sup>8</sup> 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,<sup>9</sup> 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 migration<sup>10</sup> 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.<sup>11</sup> 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.

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<sup>6</sup> *Herald*, 29 September 1950, p 10.

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

<sup>8</sup> 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 ft<sup>2</sup> (111.5 m<sup>2</sup>) and timber houses to 1200 ft<sup>2</sup> (111.5 m<sup>2</sup>) (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).

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

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

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

Many Modernist 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 during 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’<sup>12</sup> with ‘homes which have risen above the trials of current shortages...exemplifying the unpretentious, logical approach to building’.<sup>13</sup>

## Place History

Prominent Melbourne builder Martin Sachs purchased 10 acres of land in Beaumaris in the 1950s and 1960s that originally formed part of Mayfield Poultry Farm and market garden.<sup>14</sup> Mayfield Poultry Farm, Beaumaris, was owned by Basil David.<sup>15</sup> Titles indicate that Basil and Florence David of 54 Cromer Road, Beaumaris, subdivided just under 6 acres of their holdings off Cromer Road in the late 1950s, creating Bellaire Court (Figures 2 & 3). The Davids on-sold lots from November 1958, primarily selling to builder Martin Sachs. Sachs acquired a majority of the lots on Bellaire Court in stages between 1958 and 1963.<sup>16</sup>

Austin et al write about Sachs’ Bellaire Court development in *Beaumaris Modern*:

*There were over 40 blocks bought on an extended purchase plan at a rate of four block per year. Sachs tells how he financed the land: ‘I was originally offered the land at £1,000 per block but as I did not have the £50,000 required, I offered £5,000 per block, (no mistake here), which was five times in excess of the original asking price. This offer was readily accepted by the vendor and allowed me to develop the land over a number of years. There was no sewer and the roads led only to heaven or two feet deep in mud’, he explains.*

*Sachs only sold the land to a third party to design and build a house when he was ‘strapped for cash’ but he wanted to design the houses himself to ‘remove the impression of a rich man’s housing commission estate due to the same style next to each other’.<sup>17</sup>*

In June 1959, an advertisement for the ‘new “Bellaire” Court (Off Cromer Rd., Beaumaris)’ was published, exclaiming ‘What a colossal new part this “Bellaire” Court will be!’ In February 1961, land was advertised for sale in Beaumaris, in the ‘New Estate of Luxury Homes, “Bellaire Court” Estate (off Cromer Rd.). Midst all new luxury homes’.<sup>18</sup> In August of the same year, two blocks were released for sale in ‘Bellaire Court Estate’, an exclusive court of ‘all luxury homes’. The advertisement noted ‘If required, owner builder will design and build’.<sup>19</sup> Advertisements were also published in the 1960s for completed luxury homes within the estate.<sup>20</sup>

Sachs built a series of houses in the court between 1962 and c1969, according to Council Valuation information.

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

<sup>13</sup> *The Age*, 24 August 1949, p 6.

<sup>14</sup> F Austin, S Reeves & A Alexander, *Beaumaris Modern*, 2018, p 121; M Doyle & Sandringham and District Historical Society, *The street where you live*, Sandringham, Vic, 2012, p 23.

<sup>15</sup> *Herald*, 9 October 1951, p 7; *The Age*, 10 October 1951, p 4.

<sup>16</sup> Landata Victoria, Certificate of Title V8169/F996 and subsequent children titles.

<sup>17</sup> F Austin, S Reeves & A Alexander, *Beaumaris Modern*, 2018, p 121.

<sup>18</sup> *The Age*, 8 February 1961, p 25.

<sup>19</sup> *The Age*, 17 August 1961, p 15.

<sup>20</sup> *The Age*, 15 September 1962, p 36.

The Sands & McDougall Directories confirm that the houses at 1-20 Bellaire Court were constructed by 1970, with the exception of nos. 16 and 17 which were listed as 'Houses being built' in 1970, and 3A Bellaire Court which was constructed by 1974. Numbers 21-24 Bellaire Court were listed in the Sands & McDougall Directories by 1974.<sup>21</sup>

Austin et al discuss Sachs' design approach for the estate in *Beaumaris Modern*:

*[Sachs] designed all the houses to suit the shape of the land and the orientation 'without the hindering of interested parties and archaic designs and building regulations current at the time'. All of Sachs' houses had a double carport and were constructed on a concrete slab with ducted heating set into the slab. They had private courtyard gardens, a cocktail bar, an ensuite bathroom and walk-in wardrobe, beautiful timber joinery and often a swimming pool.*

*The entire court was conceived as being a luxury modern estate, hence the name, Bellaire Court. His houses were built from either red or brown brick by a master Dutch bricklayer and, as Sachs says, 'you could recognise these houses by their exceptionally clean brickwork with deep raked out and square ironed mortar joints'. The houses all had a flat roof as he believed 'a flat roof was better for a good floor plan, which is almost impossible to achieve under a tiled roof'.<sup>22</sup>*

Sachs' houses were designed without fences to the front or side boundaries. The lots which Sachs sold to other developers are evident in their more traditional residential designs and pitched roofs.<sup>23</sup> An aerial photo dated 1968 shows Bellaire Court and the development of the estate by this date (**Error! Reference source not found.**). The flat-roofed houses of Martin Sachs' design can be clearly seen. Some of the houses evident in the 1968 aerial photo have since been replaced. No. 5 Bellaire Court underwent works in 2008, with a large second-storey addition constructed.<sup>24</sup> Other known alterations include the addition of a garage door to the carport of 2 Bellaire Court.

Sales advertisements published in the 1970s and '80s continued to describe Sachs' houses in Bellaire Court as executive residences in a prestigious estate or exclusive court.<sup>25</sup>

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<sup>21</sup> S&M 1965, 1970, 1974.

<sup>22</sup> F Austin, S Reeves & A Alexander, *Beaumaris Modern*, 2018, p 121.

<sup>23</sup> F Austin, S Reeves & A Alexander, *Beaumaris Modern*, 2018, p 121.

<sup>24</sup> Bayside City Council Valuation information.

<sup>25</sup> *The Age*, 31 March 1979, p 50; 17 May, 1980, p 43; 31 July 1982, p 41; 12 November 1983, p 48.



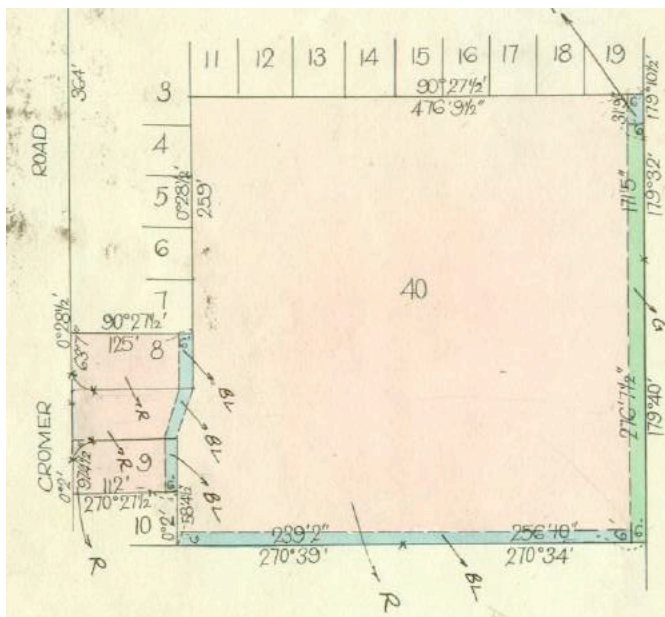


Figure 2. The David's holdings on Cromer Road in 1957 (coloured red). Lot 40 was subdivided to form Bellaire Court (Source: Landata Victoria: V8169/F996).

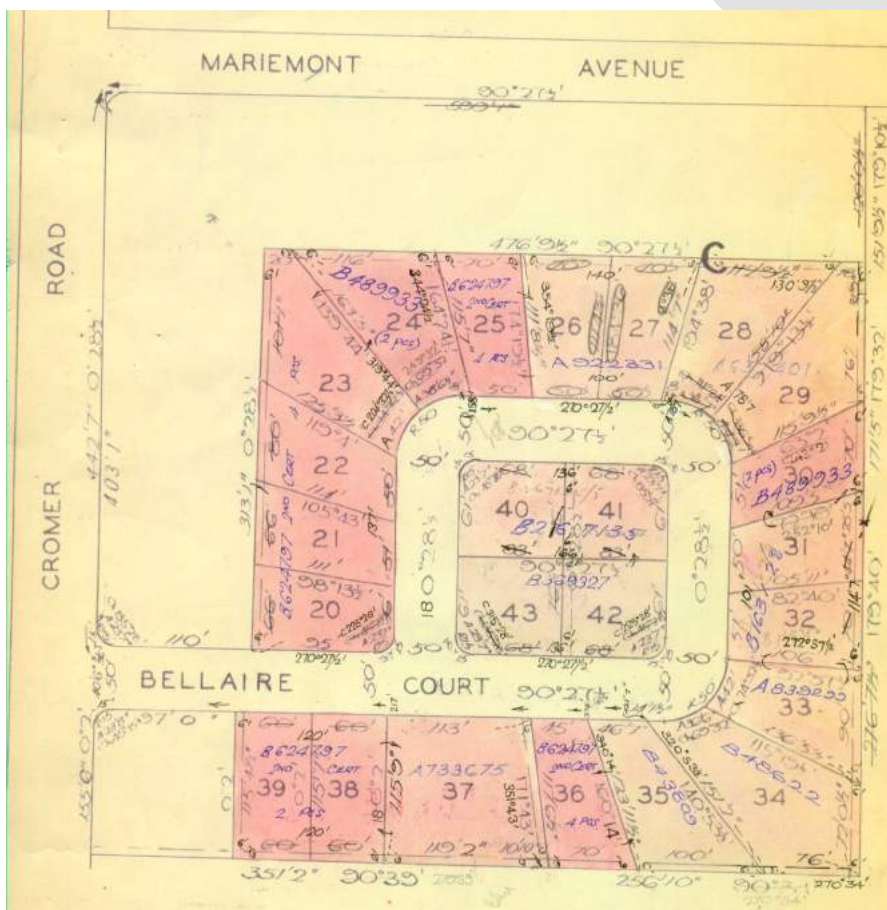


Figure 3. Subdivided lots on Bellaire Court (Source: Landata Victoria, V8169/F996, Lodged Plan 44234).

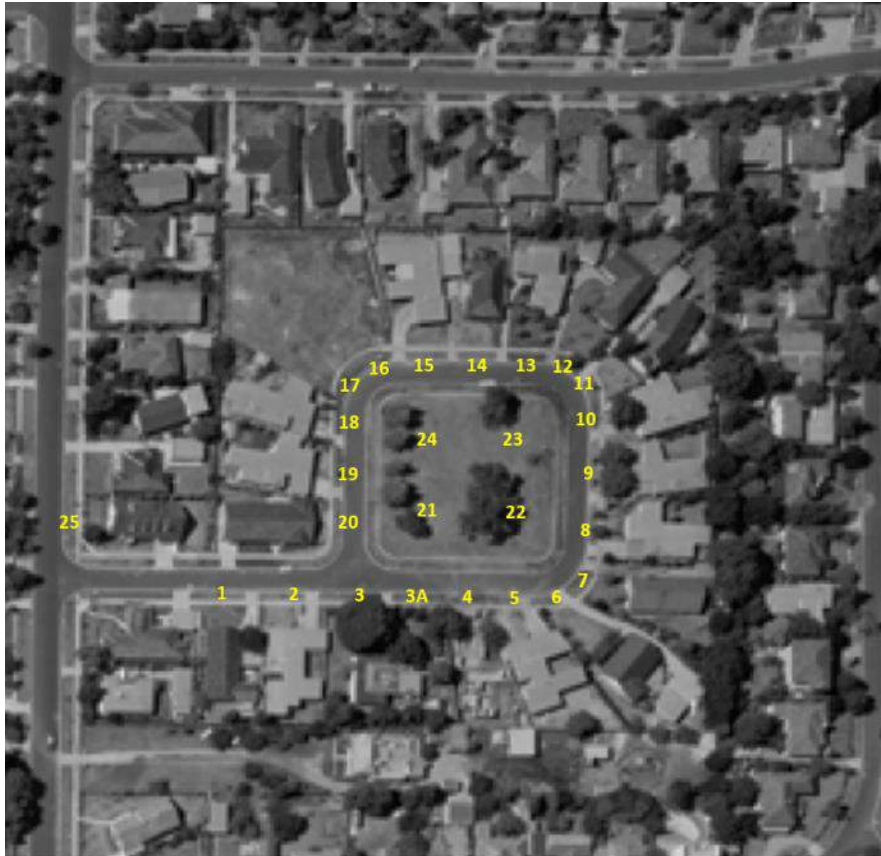


Figure 4. Bellaire Court and surrounds in 1968, annotated with the current Bellaire Court address numbers in yellow. No. 4 Bellaire Court is shown under construction (Source: Landata Victoria, aerial dated 1968).



Figure 5. Early photo of 8 Bellaire Court (undated) (Source: Beaumaris Modern archives, <<https://beaumarismodern.com.au/archive/8-bellaire-court/>>, accessed December 2021).



Figure 6. Illustration of 2 Bellaire Court, published in a 1983 sales notice (Source: *The Age*, 19 February 1983, p 37).



Figure 7. Illustration of 18 Bellaire Court, published in 1983 (Source: *The Age*, 26 November 1983, p 46).

### **Martin Sachs, designer and builder**

Maksymilian (Martin or Max) Jozef Sachs (1925-2020) was born in Poland and worked as a chemist before migrating to Australia in 1949 and settling in the south-eastern suburbs of Melbourne. In 1953 Sachs moved to Elwood and was identified as a 'self-employed builder' by 1954.<sup>26</sup>

He soon formed a professional association with fellow Elwood resident and young Modernist architect Harry Ernest (1930–), who had established his own practice in 1955. In the 1950s and 1960s Sachs built some of Ernest's most prominent residential designs. The pair shared an office in Brighton as well as an appreciation for a similar Modernist design aesthetic.<sup>27</sup> An example of their collaboration is the house at 1 Sara Avenue, Brighton East (1962).

Sachs also operated as an independent designer and builder, working primarily in the inner south-east suburbs of Melbourne. In 1964 he formed Martin Sachs & Associates Pty Ltd. Projects where he acted as designer and builder include the houses in Bellaire Court, Beaumaris (1960s) and likely the 'craftsman built' luxury flats at 27 Ormond Road, Elwood (c1965).<sup>28</sup>

By the mid-1960s, Sachs collaborated with various architects, including Murray Nankervis and Erwin Kaldor. From c1965 Sachs also worked with property developer Nathan Beller and architect Sol Sapir. Projects with Sapir included a number of multi-storey apartment buildings in the suburbs of St Kilda, Elwood, Albert Park, Middle Park, Prahran and South Yarra.<sup>29</sup> Key examples include the flats at 60 Clowes Street, South Yarra (1968)<sup>30</sup>, 'Miami Towers' at 189 Beaconsfield Parade, Middle Park (1969) and 'Plaza 333' at 333 Beaconsfield Parade, St Kilda (1969).<sup>31</sup>

Sachs is also known to have built the flats at 14 Lansell Road, Toorak (c1965)<sup>32</sup> and 10 Affleck Street, South Yarra (c1965) (designers not confirmed).<sup>33</sup>

### **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**

<sup>26</sup> F Austin, S Reeves & A Alexander, *Beaumaris Modern*, 2018, p 122.

<sup>27</sup> F Austin, S Reeves & A Alexander, *Beaumaris Modern*, 2018, p 122.

<sup>28</sup> *The Age*, 9 October 1965, p 52.

<sup>29</sup> F Austin, S Reeves & A Alexander, *Beaumaris Modern*, 2018, p 122.

<sup>30</sup> *The Age*, 20 April 1968, p 21.

<sup>31</sup> *The Australian Jewish News*, 15 August 1969, p 7.

<sup>32</sup> *The Age*, 17 July 1965, p 60.

<sup>33</sup> *The Age*, 16 January 1965, p 48.



*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.*

Bellaire Court is located to the east of Cromer Road between Mariemont Avenue and Powys Drive and is a looped court accessed from Cromer Road.

The court comprises 24 houses - 20 are located around the outer loop of the court and four are located within a central island. The majority of houses are single-storey brick houses which were constructed in the 1960s and 1970s in either a Modernist style, with metal-clad flat roofs, or in a traditional style, with tiled pitched roofs. A small number of houses appear to be of more recent construction and are two-storied (nos. 6 & 11) and a second-storey has been added to the Modernist style 1960s house at no. 5.

A group of eight houses, distributed around the outer loop of the court, remain highly intact and display a consistent set of Modernist attributes. These houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court are single-storey brick houses with metal-clad flat roofs, eaves that are finished with deep timber fascias and expansive timber framed windows. Forms are low and box-like with a horizontal emphasis and incorporate prominent carports. These houses are generally sited to maximise natural lighting by responding to each particular site.

#### *2 Bellaire Court*

The house at 2 Bellaire Court is located on the south side of Bellaire Court, near the entry to the court. It is positioned towards the rear of the block to enable a garden setting to the street frontage.

The house is single storey and is L-shaped in plan with an east facing courtyard located behind a prominent and integrated double garage (former carport). It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (north) elevation comprises a double garage (former carport) to the east, a set of windows above a feature panel of stacked orange brickwork to the west and a central door which provides access to the carport, courtyard and concealed house entry. Expansive timber framed full-height north and east-facing glazing to the courtyard provides abundant light to adjacent indoor spaces.

Walls are of red/orange face brick laid in a stretcher bond pattern, fascias are painted white and front window joinery is painted dark brown with white contrast.

#### *4 Bellaire Court*

The house at 4 Bellaire Court is located on the south side of Bellaire Court. It is positioned towards the rear of a wedge-shaped block to enable a garden setting to the street frontage.

The house is single-storey and is approximately T-shaped in plan with front open space to the north-east and a prominent and integrated double carport to the front elevation. It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (north) elevation has a continuous eave-line above a carport to the west and an adjacent front bay with full-height window wall. Entry to the house is at the east elevation, adjacent to a perpendicular bay which extends to the eastern boundary. Expansive timber framed full-height windows are located at both the east and west elevations, providing connection to a small western courtyard and abundant light to interior spaces.

Walls are of deep cream face brick laid in a stretcher bond pattern, fascias are painted dark grey and window joinery is painted white with grey contrasts.

#### *8 Bellaire Court*

The house at 8 Bellaire Court is located at the east end of Bellaire Court. It is positioned towards the rear of a wedge-shaped block to enable a garden setting to the street frontage.

The house is single storey and is approximately L-shaped in plan with rear open space to the north-east and a prominent and integrated carport to the front elevation. It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (west) elevation has a projecting central bay with a set of windows, flanked by a low-roofed carport to the south and a grey breezeblock screen to the north which conceals a small courtyard. Entry to the house is at the rear the carport. Expansive timber framed full-height north and east-facing glazing to a rear courtyard connects the indoor and outdoor spaces and provides abundant light to the interior.

Walls are of deep cream face brick laid in a stretcher bond pattern, fascias are painted dark grey and window joinery is painted white.

#### *9 Bellaire Court*

The house at 9 Bellaire Court is located at the east end of Bellaire Court. It is positioned towards the rear of a wedge-shaped block to enable a garden setting to the street frontage.

The house is single-storey, of low box-like form with a horizontal emphasis and is approximately L-shaped in plan with rear open space to the north-east and prominent and integrated carport to the front elevation. It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (west) elevation has a projecting central bay with a full-height window set which wraps around the north corner and continues across a recessed portion of the front wall to the north. Entry to the house is at the rear of a low-roofed carport to the north. Expansive timber framed full-height north and east-facing glazing to a rear courtyard connects the indoor and outdoor spaces and provides abundant light to the interior.

Walls are of orange/red face brick laid in a stretcher bond pattern, fascias are painted dark grey and window joinery is painted white.

#### *10 Bellaire Court*

The house at 10 Bellaire Court is located at the east end of Bellaire Court. It is positioned towards the rear of a wedge-shaped block to enable a garden setting to the street frontage.

The house is single-storey and is approximately L-shaped in plan with rear open space to the north-east and a prominent and integrated carport located at the centre of the principal elevation. It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (west) elevation comprises a central low-roofed carport which is flanked by projecting bays with sets of full-height windows. Entry to the house is at the rear of the central carport. Expansive timber framed full-height north and east-facing glazing to a rear courtyard connects the indoor and outdoor spaces and provides abundant light to the interior.

Walls are of red/orange face brick laid in a stretcher bond pattern and fascias and window joinery are painted dark grey.

#### *15 Bellaire Court*

The house at 15 Bellaire Court is located on the north side of Bellaire Court. It is positioned towards the rear of a wedge-shaped block to enable a garden setting to the street frontage.

The house is single-storey and is U-shaped in plan with west-facing side courtyard and prominent double carport to the front elevation. It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (south) elevation is dominated by a double carport which is set in front of the main house with entry from the west side. A key feature of the principal elevation is a panel of broad vertical louvres set above a brick base, which lines the side of the carport and contrasts with the horizontality of the eave fascias. Entry to the house is protected by the carport. Expansive timber framed full-height glazing to the rear and to the west-facing courtyard connects the indoor and outdoor spaces and provides abundant light to the interior. Random stonework is set into a broad concrete driveway and further random stonework is used as cladding to garden edges and entrance pier.

Walls are of brown face brick laid in a stretcher bond pattern and fascias and window joinery are painted white.

#### *18 Bellaire Court*

The house at 18 Bellaire Court is located on the west side of Bellaire Court. It is positioned towards the rear of a wedge-shaped block to enable a garden setting to the street frontage.

The house is single-storey and is approximately L-shaped in plan with rear open space to the north-west and prominent and integrated carport to the front elevation. It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (east) elevation has a continuous eave-line above a carport to the south and an adjacent projecting central bay with a full-height window set. This window set wraps around the north corner of the bay and continues across a recessed portion of the front wall to the north. Entry to the house and a full-height window set are located at the rear of the carport. Expansive timber framed full-height north and west-facing glazing to a rear courtyard connects the indoor and outdoor spaces and provides abundant light to the interior. A pebblemix border and stone garden wall line the front entry path.

Walls are of dark red/orange face brick laid in a stretcher bond pattern and fascias and window joinery are painted white.

#### *19 Bellaire Court*

The house at 19 Bellaire Court is located on the west side of Bellaire Court. It is positioned towards the rear of a wedge-shaped block to enable a garden setting to the street frontage.

The house is single-storey and is approximately L-shaped in plan with open space and swimming pool to the north-west and prominent and integrated carport to the front elevation. It is of brick construction with metal-clad flat roof and eaves that are finished with deep timber fascias.

The principal (east) elevation has a continuous eave-line above a carport to the south and an adjacent projecting bay with a window set. Entry to the house is at the rear of the carport. Expansive timber framed full-height north and west-facing glazing to a rear courtyard and pool connects the indoor and outdoor spaces and provides abundant light to the interior.

Walls are of red/orange face brick laid in a stretcher bond pattern, fascias are painted dark grey and window joinery is painted white.

Key features of the houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court include:

- Site-specific planning to maximise the northern aspect.
- Modernist composition and form, including rectangular planning, low single-storey box-like forms with horizontal emphasis, flat roofs and prominent integrated carports.
- Modernist materials and detailing, including face brick walls, painted timber fascias, and expansive timber-framed glazing.



Figure 8. Bellaire Court, Beaumaris. Houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court are indicated (Source: nearmap, accessed December 2021)



Figure 9. 2 Bellaire Court, Beaumaris (GJM Heritage, April 2021)



Figure 10. 4 Bellaire Court, Beaumaris (GJM Heritage, April 2021)





Figure 11. 8 Bellaire Court, Beaumaris (GJM Heritage, April 2021)

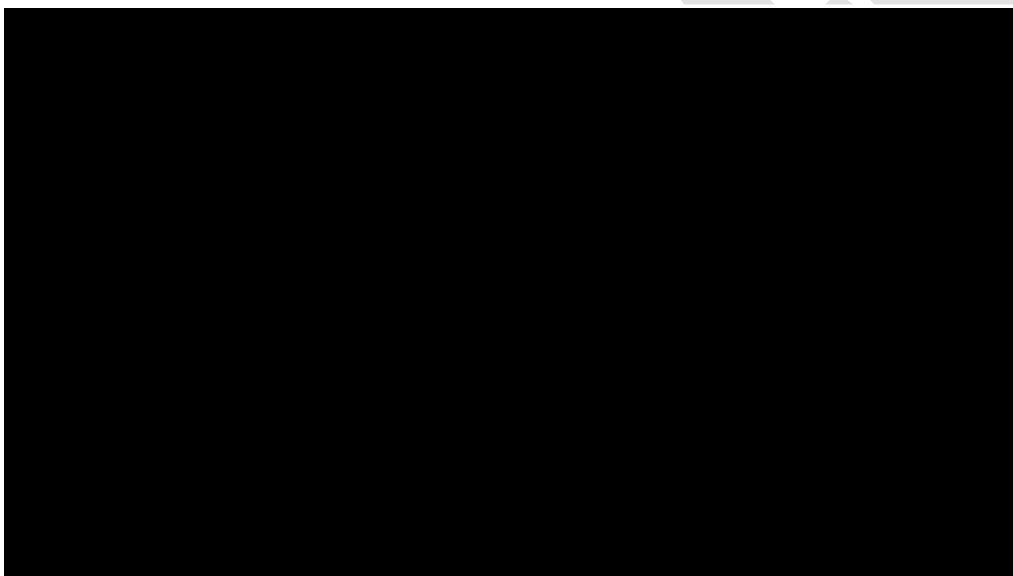


Figure 12. 9 Bellaire Court, Beaumaris (GJM Heritage, April 2021)



Figure 13. 10 Bellaire Court, Beaumaris (GJM Heritage, April 2021)





Figure 14. 15 Bellaire Court, Beaumaris (GJM Heritage, April 2021)

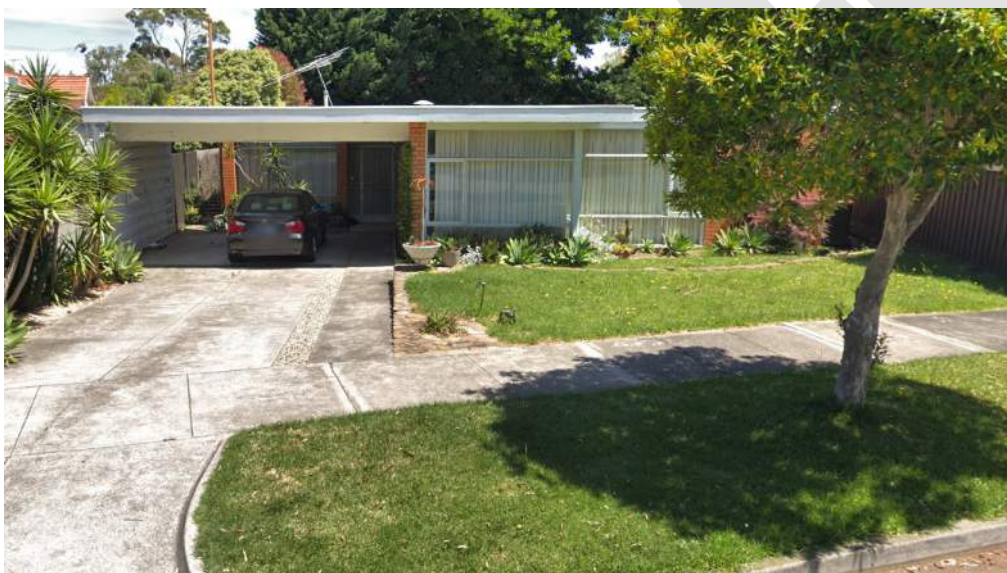


Figure 15. 18 Bellaire Court, Beaumaris (Google Streetview, January 2019)



Figure 16. 19 Bellaire Court, Beaumaris (GJM Heritage, April 2021)

## Intactness/Integrity

The houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court retain a high degree of integrity in fabric, form and detail. They remain highly intact and can be readily understood and appreciated as a coherent group of 1960s houses 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. 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. 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 placed at the front of the house while entries were commonly recessed or concealed from view. Walls were typically timber-framed and clad with timber, cement sheet or brick, or were of solid masonry construction.

Timber-framed glazing included bands of highlight windows and full-height window-walls to maximise sun penetration and provide visual and physical connection with the outdoors. Landscaping was commonly integrated into the overall design.

The houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court are a coherent group of fine and highly intact residences built in close proximity to each other by the same builder/designer in the 1960s. They are all built in a Modernist style and display similar characteristics. The houses form a clearly identifiable group of Modernist style 1960s houses and no comparable group has been identified in the City of Bayside in previous studies or as part of this study.

The style and form of the houses have some comparison with a number of other substantially intact and well-resolved examples of the residential Post-War Modernist type not currently included in the Heritage Overlay. These places 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. Those that are most comparable to the group of houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court in form, detailing and age of construction include:



1 Sara Avenue, Brighton East (Harry Ernest, 1962)



89 Oak Street, Beaumaris (Sylvia Tutt, 1962-64)





24 Balcombe Park Lane, Beaumaris (J Carmichael, 1966)

Like the group of houses in Bellaire Court, the above examples comprise simple box-like forms with horizontal emphasis, flat roofs and prominent integrated carports. They are characterised by their rectangular plan forms and front facades comprising brick walls with expanses of glazing, and their siting to incorporate landscaped garden settings to the street frontage. Like the houses in Bellaire Court, these houses demonstrate a simplicity of design and lightness of material, being of brick construction with expansive timber-framed windows designed to maximise natural lighting and provide connection between the indoors and outdoors – a characteristic feature of Modernist housing design. The group of houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court retain a similarly high degree of integrity to their period of construction as the above examples and they remain substantially intact to clearly demonstrate a range of 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 – the group of houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris clearly demonstrate 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***

Designed and built between 1962 and 1968 by prominent builder Martin Sachs, the houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris are illustrative of post-war suburban development in the City of Bayside, when a large number of Modernist houses were constructed across the municipality for those with an appreciation for Modernist architecture and its design principles. Beaumaris in particular appealed to many architects, designers and homemakers who were drawn to settle on low-cost, but attractive land and the suburb became a centre of Modernist residential housing in the post-war period. The group of houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris make 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***

The houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris are notable as a substantially intact representative group of Modernist suburban housing constructed during the post-war period in the City of Bayside. Designed and built by Martin Sachs, the houses display a range of characteristics that are typical of Post-War Modernist housing from this period in Beaumaris and across Victoria more broadly, including site-specific orientation, rectangular planning, low box-like form with horizontal emphasis, flat roofs with broad eaves and deep fascias, expansive timber-framed glazing including full height windows, and prominent integrated carports.

### ***Criterion E: Importance in displaying particular aesthetic characteristics***

The houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris are of aesthetic significance as a highly intact collection of well-resolved and carefully detailed examples of suburban houses constructed in the Modernist style. Designed and built by renowned builder Martin Sachs in the 1960s, the houses are characterised by their similar forms and architectural expression, and their refined detailing. They demonstrate 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?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

### **Extent of the Recommended Heritage Overlay**

To the extent of the green polygons as shown in Figure 17 below.



Figure 17. Recommended Extent of Heritage Overlay  
(Basemap Source: Vicplan)

#### Key

- Recommended extent of HO
- Existing Heritage Overlay



## References

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## Bellaire Court Estate, Beaumaris – Statement of Significance, December 2021

<b>Heritage place:</b> Bellaire Court Estate, 2, 4, 8, 9, 10, 15, 18 & 19 Bellaire Court, Beaumaris	<b>PS ref no.:</b> TBC
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*Figure 1. 15 Bellaire Court, Beaumaris (April 2021)*

### ***What is significant?***

The group of eight (8) houses at 2, 4, 8, 9, 10, 15, 18 & 19 Bellaire Court, Beaumaris, built from 1962-1968.

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

- The original external form, materials and detailing of each of the buildings
- The high level of integrity to each buildings' original design
- Site-specific planning to maximise the northern aspect
- Modernist composition and form, including rectangular planning, low single-storey box-like forms with horizontal emphasis, flat roofs and prominent integrated carports.
- Modernist materials and detailing, including face brick walls, painted timber fascias, and expansive timber-framed glazing.

Later alterations are not significant.

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

The group of eight (8) houses at 2, 4, 8, 9, 10, 15, 18 & 19 Bellaire Court, Beaumaris is of local historical, representative (architectural) and aesthetic significance to the City of Bayside.

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

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Designed and built between 1962 and 1968 by prominent builder Martin Sachs, the houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris are illustrative of post-war suburban development in the City of Bayside, when a large number of Modernist houses were constructed across the municipality for those with an appreciation for Modernist architecture and its design principles. Beaumaris in particular appealed to many architects, designers and homemakers who were drawn to settle on low-cost, but attractive land and the suburb became a centre of Modernist residential housing in the post-war period. The group of houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris make a strong contribution to this important phase in the development of the City of Bayside. (Criterion A).

The houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris are notable as a substantially intact representative group of Modernist suburban housing constructed during the post-war period in the City of Bayside. Designed and built by Martin Sachs, the houses display a range of characteristics that are typical of Post-War Modernist housing from this period in Beaumaris and across Victoria more broadly, including site-specific orientation, rectangular planning, low box-like form with horizontal emphasis, flat roofs with broad eaves and deep fascias, expansive timber-framed glazing including full height windows, and prominent integrated carports (Criterion D).

The houses at 2, 4, 8, 9, 10, 15, 18 and 19 Bellaire Court, Beaumaris are of aesthetic significance as a highly intact collection of well-resolved and carefully detailed examples of suburban houses constructed in the Modernist style. Designed and built by renowned builder Martin Sachs in the 1960s, the houses are characterised by their similar forms and architectural expression, and their refined detailing. They demonstrate the key aesthetic qualities of Modernist design in the City of Bayside to a high standard (Criterion E).

### **Primary sources:**

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