
MODERNIST HOUSE



1 Gaffney Street

Location

001 GAFFNEY STREET,, COBURG VIC 3058 - Property No 32295

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO392

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - September 3, 2010

What is significant?

The modern house designed and built in the early 1960s by the owners Doris and Lawrence Hoarey is significant. The elements that demonstrate the influence of the modern movement and the International stylesuch as tehfloor to ceiling glass windows, the cantilevered window to the living room, the low pitched roof line and exposed rafters that extend under the eaves, and the open setting of the house with no front fence to maximise views to the Lake Reserve are of particular significance.

Non-original alterations or additions are no significant.

How is it significant?

1 Gaffney Street is of local architectural significance to Moreland City.

Why is it significant?

It is architecturally significant as a rare and unusual example in Coburg of a house in the modern style as promoted by architects in the 1950s and 60s, in this case undertaken by the owner herself. The house exhibits elements of the modern movement and the International style in its floor to ceiling glass windows, the cantilevered window to the living room, the low pitched roof line and exposed rafters that extend under the eaves. 1 Gaffney Street is a confident and well designed house for a visually prominent site overlooking Coburg Lake. (Criterion E)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013;
Construction dates	1961,
Other Names	Individual,
Hermes Number	140047
Property Number	

Physical Description 1

1 Gaffney Street is sited on a corner overlooking Coburg Park Lake and opposite the walls of the former Pentridge Prison.

It comprises a brick residence and attached carport set in a naturalistic garden of plantings between boulders and some mature trees. The house is designed in the early 1960s and is heavily influenced by modernist houses of the period. The distinctive features of this house are the glazed walls that extend to the underside of the eaves to the north and east, in particular the cantilevered window. The roof is pitched to a low angle and the gutters are concealed behind the fascia boards in order to give the edge of the roof a clean and uncluttered line. The rafters are exposed below the roof line. The house has been designed to specifically address the corner site and has two frontages, making it quite visually prominent. It is highly intact and the only exterior alterations appear to be the addition of a concrete deck outside the entry porch.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>