
Beanland House; 23 Couch Street, SUNSHINE



1674 - Brimbank City Council
Post-contact Cultural
Heritage Study 1998



HO104 23 Couch St 1.JPG



HO104 23 Couch St 2.JPG



HO104 23 Couch St 4.JPG



Site 099 - Beanland
house.jpg

Location

23 Couch Street, SUNSHINE VIC 3020 - Property No 99

Municipality

BRIMBANK CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO104

Heritage Listing

Brimbank City

Statement of Significance

Last updated on - November 24, 1998

Individual place statement of significance: :

This was the home, in the late 1920s, of C. Howard Beanland, distinguished for his outstanding contribution to technical education in Victoria, notably as principal of Footscray Technical College over 15 years. Beanland's time in this house was while he was apprentice master at Sunshine Technical School. The house is an example of the expansion of Sunshine in the late 1920s.

Precinct statement of significance::

The Railway Station Estate - Wright & Edwards Heritage Area is of regional historical and architectural significance as a sub-division first developed in the speculative boom of the 1880s. This related to the industrialisation of the area and the creation of a new suburb - the township of Braybrook Junction. The few remaining houses of the early 1890s are amongst the oldest in the district and are a remarkable survival from the era of the 1890s Depression, when many newly-built houses were moved.

The subdivision is significant for its unusual (for the City of Brimbank) late nineteenth century plan with a simple grid of streets, divided into narrow allotments and with rear service laneways. The pattern was unrelieved by any provision for recreation, community facilities or other services. The earliest sold allotments were either intended to be for narrow terrace-type houses, or were subdivided. Allotments first sold in the 1920s were larger, perhaps in response to the impact McKay's subdivisions was having on aspirations of new residents. The houses tend to be simple double fronted plan, asymmetric with a projecting gable, weatherboard clad with corrugated iron roofs.

This subdivision is also significant for its diversity and the range of housing from different periods, especially the years immediately following the establishment of H.V. McKay's Sunshine Harvester Works at Braybrook Junction. The area provides an interesting comparison with H.V. McKay's housing estate, since many of his Ballarat workers moved or built homes here in the early years of the 20th century. The neighbourhood's population more than doubled in ten years, with further expansion in the 1920s -30s and during and after World War Two.

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1920,
Hermes Number	106016
Property Number	

Physical Description 1

Description

The house is of weatherboard, featuring gables and a small front verandah which originally had concrete pillars, but is now altered. Similar houses (renovated, but not substantially altered) may be seen at 27 and 35 Chapman Street and other parts of Sunshine. The frontage of the property is 40 feet.

Physical Conditions

Condition/integrity

Good

Historical Australian Themes

4 Building settlement, towns and cities

4.1 Planning urban settlements

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/>