

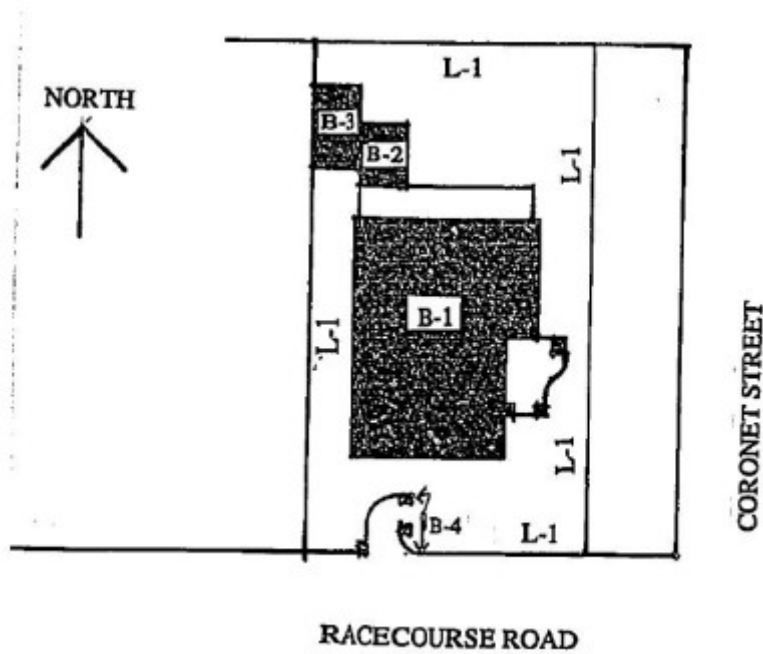
# PARK VIEW



PARK VIEW SOHE 2008



1 park view racecourse road  
flemington front elevation  
apr1996



h01203 plan h1203

## Location

512-518 RACECOURSE ROAD FLEMINGTON, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Registered

## **Victorian Heritage Register (VHR) Number**

H1203

## **Heritage Overlay Numbers**

HO103

## **VHR Registration**

September 19, 1996

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - February 3, 2000

Park View was built in early 1924 by self-taught blacksmith and jinker-builder, Jim Byrnes who had recently transferred his business from Melton to Racecourse Road, Flemington where he shod horses for the showgrounds and race-track nearby. He built Park View a few doors along the street from the blacksmith business, and the residence has remained in the Byrnes family ever since. The unusual two-storey Swiss chalet style bungalow combines a variety of eclectic features and is constructed of solid reinforced concrete predominantly finished with roughcast. A garage at the rear is constructed of brick with a tiled roof and a cement rendered facade to match the house.

Park View is of historical, architectural, and social significance to Victoria

Park View is architecturally, historically and socially important for contributing to a wider understanding of post World War One housing trends in metropolitan Melbourne when the cost of living was high and when materials were expensive and in short supply. The residence is socially important for expressing the ideal of home ownership promoted widely in magazines of the day. Its construction in concrete is historically and architecturally important as a representative example of the experimentation with various methods of cost efficient building that were becoming increasingly available to the aspiring home owner throughout the inter-war years. The house, with its use of tram cables for concrete reinforcing, as well as other recycled materials in its fabric is of further architectural, historical and social interest as an innovative response to the constraints imposed on home builders of the period. The style of the house and its decorative features are of historical, social and architectural significance as a unique interpretation of contemporary mainstream ideals in a vernacular idiom peculiar to its blacksmith owner/builder

## **Permit Exemptions**

### **General Exemptions:**

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### **Specific Exemptions:**

#### EXEMPTIONS FROM PERMITS:

Interior painting / wall painting to walls and ceilings, provided the preparation work for painting / papering does not remove evidence of the building's original paint or other decorative scheme.

Removal of existing carpets / flexible floor coverings eg. vinyl.

Installation of carpets and flexible floor coverings.

Installation of curtain track, rod, blinds and other other window dressings.

Construction dates	1924,
Heritage Act Categories	Registered place,
Hermes Number	4430
Property Number	

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## **History**

### Contextual History:

#### Housing in the 1920s

In Melbourne, as in the rest of Australia the 1920s was a period of gradually increasing prosperity. The early years of the decade saw a severe housing shortage because of reduced building construction during the war, the demands for accommodation that followed, and a dramatic rise in the cost of living. With home ownership in the suburbs at only 30%, the government, banks and building societies became a combined force in creating opportunities for home buyers. Publications such as *The Australian Home Builder* (1922-25) and its successor *The Australian Beautiful* (1926- ), as well as other home, garden and new women's magazines began to promote the ideal of home ownership, and all contained advertisements on new house construction and advice for buyers of moderate means. A new post-war house began to emerge that could be constructed in a short time, and which was more carefully planned, dispensing with unnecessary long internal passages and large verandahs. Marcus Barlow, a well known architect who wrote many articles on domestic design throughout the inter-war years advocated a small entrance hall 'used as the central feature around which the other rooms are grouped.'

## The Concrete House

The demand for cheaper construction led to experimentation with various methods of building, with concrete hailed as the cheaper alternative to bricks, which were in very scarce supply. Architect, Leslie M. Perrott, a member of the American Concrete Institute, noted that the concrete house was steadily winning favour in Europe and America, and although some satisfactory examples of this construction were to be found in Australia, they were 'still too isolated to produce much effect upon a public generally inclined towards conservatism in its views on domestic architecture.' To Perrott, concrete was the 'ultimate building material'. The well-known architect began using this material for houses following the end of WWI and by the 1920s he had become a great adherent of reinforced concrete, publishing articles on the topic, and even a book, *Concrete Homes* in 1925. Several types of concrete construction were promoted, and opinion differed widely as to which technique proved to be the best as an economic and structural standard. Melbourne concrete engineer, A.C. Matthews favoured the use of factory-made concrete blocks, claiming the mass production of blocks to be more economic than mixing concrete on the job and pouring it into moulds. Mordialloc concrete engineer, A.W. Thomas suggested that the working man could even build his home, by making his own 'concrete blocks - in his spare time, and with little confidence could lay them into position.' He also advertised concrete block machines, from £3 each, that could make 45 bricks in one minute. Another advocate of concrete, Archibald Wardrop patented his own method for concrete brick construction in 1923.

The monolyte system of poured concrete was favoured by the State Saving Bank for the speedy building of large numbers of houses around Melbourne. By casting the houses in zinc-lined oregon forms to full height in one operation, large numbers could be built in rapid succession, obtaining uniform initial setting through the concrete. A. R. Lang, another proponent of monolithic concrete houses used steel shutters for moulding walls. Vertical uprights, placed about 10 feet apart held the shutters in position. A five-roomed brick house with bricks costing about £110 could be built for slightly under £30.

Apart from being cost efficient to build, concrete houses had a neat external appearance, required low maintenance, and were fireproof. Most methods of construction included a cavity wall, for instance A.C. Matthews' house was built in two sections with an inner and outer wall tied together with steel reinforced concrete columns, with the outer section being made of an extremely dense and well-rammed waterproof concrete. Further costs could be achieved by the use of cinder concrete for internal partition walls.

## Earlier Concrete

Mass concrete, that is concrete without steel reinforcing, had been used to construct houses as early as the 1840s. These were constructed with thick walls of a concrete which was more like rubble bound with an inferior lime. The earliest surviving of these date from the 1850s. A concrete house, Craiglee survives in Sunbury Victoria which was constructed in 1865. This was constructed of a concrete made of Roman or natural cement rather than ordinary lime.

While mass concrete performed well in compression, it was not until steel reinforcement was introduced that concrete could also be used to take tension and shear forces. This occurred in Australia in the mid-1890s. The local rights to the leading system in the world, Monier, were obtained by Melbourne engineer, John Monash in 1905. Early reinforced structures in Australia tended to be bridges and aqueducts and some city buildings also made use of the technology. The first building constructed entirely of reinforced concrete in Melbourne was at 2 & 3 Oliver's Lane. It was designed by Monash in 1905 & 1907 as the offices of the Monier Company and the cement manufacturer David Mitchell. Houses with hollow concrete walls were first constructed in Australia from 1905 when Henry Goddard patented 'camerated' concrete, a system that used removable steel cores to form inner cavities.

## History of Place:

Park View was built in early 1924 by self-taught blacksmith and jinkerbuilder, Jim Byrnes. Originally from Melton, Jim had recently transferred his business to Racecourse Road, Flemington where he shod horses for the showgrounds and race-track nearby. He built Park View a few doors along the street from the blacksmith business, and the attic residence has remained in the Byrne family ever since, passing between the 7 children that grew up in the house.

Vin Byrne, the present owner can remember helping his father and mother construct the house when he was 11 years old. Concrete was hand-mixed on site and the walls were reinforced with tram cables and horse shoes, items readily available from his father's blacksmithing business. The terrazzo front patio was also made by the family, and Vin was given the task of fashioning each individual butterfly in the decorative border. In the early

1920s terrazzo was becoming a popular material particularly for patio and bathroom flooring and advertisements had only just started appearing in the local home magazines promoting its durability and attractiveness. The butterflies were an expression of Jim Byrne's lifelong interest in nature, a theme that recurs throughout the house, notably in the stained glass doors depicting magpies in the central entrance hall, the concrete koala in the porch at the front door near the kookaburra leadlight, and the rampant terracotta kangaroos on the ends of the roof ridge. The kangaroos, imported from England, perch with their tail curled uncharacteristically around their bodies, lending them a naivety compatible to the vernacular design of the house.

Jim employed a plasterer to imitate tiles in the kitchen, and other cost efficiencies and practicalities took the form of concrete window sills and mantles instead of joinery, skirtings formed part of the concrete wall, and concrete was used in the stairs to the attic instead of timber. Some cost saving measures were highly innovative and resourceful, notably the use of recycled materials for internal fixtures and fittings, as well as for the front fence, and the use of horse shoes and tram cables for the necessary concrete reinforcing of the house walls.

The choice of concrete for the walls and internal fixtures was undoubtedly influenced by the promotional advice circulating on this material's cost effectiveness for those wanting to build their own home or have one built for them. No doubt the advantages of constructing one's own house appealed to Jim Byrnes, and his decision was most likely influenced by his occupation as a blacksmith and his ability to work with steel.

Provision was left on one side of the house for the installation of a drive-way and garage, which was constructed in a sympathetic style some time afterwards, perhaps when bricks were more easily and cheaply available.

Jim died in his late 60s in the 1930s, leaving the house to his wife Caroline, who continued to live at Park View with her 7 children until she died. The blacksmithing business two doors to the west of the house was taken over by three of the Byrnes brothers, then finally by Bill alone. Miss Caroline Byrnes lived in the family house for many years, followed by James Byrnes. It is now owned by another brother, Vincent.  
Associated People: Owner CAROLINE BYRNES;

## **Extent of Registration**

### **NOTICE OF REGISTRATION**

As the Executive Director for the purpose of the Heritage Act, I give notice under Section 46 that the Victorian Heritage Register is amended by including Heritage Register Number 1203 in the category described as a Heritage Place:

Park View, 512-618 Racecourse Road, Flemington, Moonee Valley City.

Extent:

1. All of the buildings known as Park View marked B1 (house), B2 laundry block, B3 (garage), and B4 (front fence) on Diagram 607029 held by the Executive Director of the Heritage Council.
2. All of the land marked L1 on Diagram 607029 held by the Executive Director of the Heritage Council being all of the land described in Certificate of Title Volume 4436 Folio 143.

Dated 5 September 1996

RAY TONKIN

Executive Director

[Victoria Government Gazette No. G37 19 September 1996 p.2474]

*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/>*