PARNABY HOUSE (former)

126 Boyes Road, Leneva

STUDY No.: 2C HO No.: ..... HERMES No.: 28011

DATE: circa 1935

CONDITION: Fair to Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The Parnaby House (former) at 126 Boyes Road, Leneva, which was built circa 1935 from handmade concrete blocks, is significant. The significant elements are the massing, hip roof with front gablet, chimneys, walls of concrete blocks, verandah, deck, stair, and windows.

All other elements are not significant including the outbuildings and planting/trees.

How is it significant?

The Parnaby House (former) at 126 Boyes Road, Leneva is of local historical and representative significance to the City of Wodonga.

Why is it significant?

The Parnaby House (former) is of historical significance as one of only a few notable farmhouses constructed during the interwar period in the municipality, a time of considerable growth due to the expansion of the Hume Weir. It also has associations with the Parnabys, who became established in Leneva during the late 19th century and reflects their long connection to the area. (Criterion A)

The Parnaby House (former) is of representative significance as largely intact interwar farmhouse but is an uncommon example of the concrete block construction, a type which was often employed in rural areas as it allowed for the wall material to be manufactured by the owner themselves and so reduce costs. It's contained footprint with hipped roof is indicative of the later part of the interwar period. (Criterion D)

PHYSICAL DESCRIPTION

The house at 126 Boyes Road, Leneva is a concrete block building. It is visible to north from the main road but obscured from the front by the long driveway (about 150 metres) of mature peppercorn trees. There are various outbuildings to the rear and side of the house, generally dating to the mid to late 20th century onwards.

The house has gambrel roof (hipped with gablets) clad in unpainted corrugated sheet metal and punctuated by a pair of tall, rendered chimneys. The walls are constructed of concrete blockwork, which has been overpainted (white).



House from north. (RBA, June 2024)

A timber verandah extends around three sides of the building. The posts have a square cross-section, typical of contemporary detailing and there are no decorative elements. The verandah

deck is concrete, possibly replacing an earlier timber deck. The stair has a low red brick wall to either side.

The façade is symmetrical with a central entrance with a high waisted/two-panelled timber door with glazed sidelights and top light. It is flanked on each side by a double hung timber sash window.

Concrete block technology

While concrete blocks were used for building from the 1870s, it was not until the production of commercially inexpensive moulds and machinery in the early 20th century that allowed concrete houses and ornamentation to develop (Fritz).

Concrete block technology was imported from Britain and America, along with machinery and moulds for professional and amateur home builders. In 1908, The American Hollow Concrete Wall Co. of Port Melbourne, agents for Tyree Building Block Machines, advertised that 'any country builder can make his own blocks on the spot!' (Lewis). Subsequently the technology continued to be promoted for instance in 1931, the Concrete Products Association built a concrete block display home at the Royal Show as an example 'of a modern villa' to demonstrate how the technology could be employed to create the contemporary home (*Herald*).

HISTORIC THEMES

4.3 Grazing and raising livestock

4.4 Farming

6.7 Making homes for Victorians

HISTORY

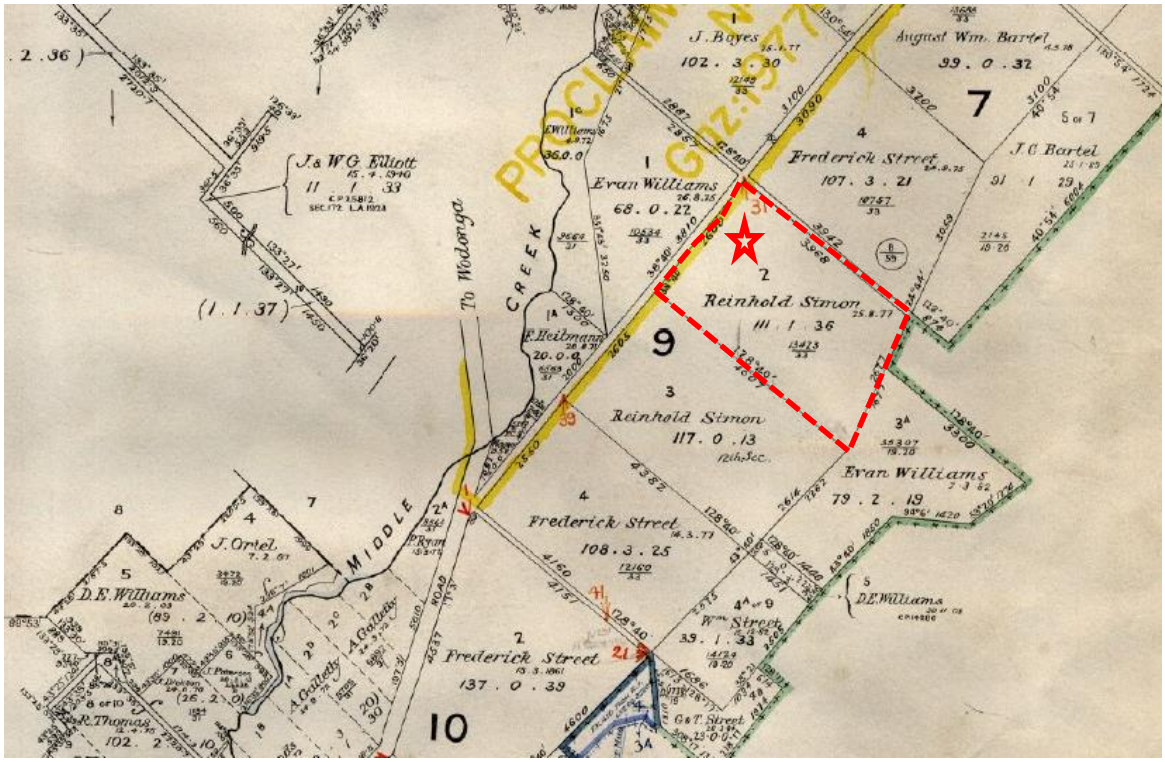
The dwelling at 126 Boyes Road Leneva (also Baranduda) formed part of on Crown Allotment 2, Section 9, in the Parish of Baranduda. The 111 acre property was originally leased by farmer Reinhold Simon in 1875 ('No Title', 1875). Later, Simon purchased Crown Allotment 2 and 3 where he lived with his family into the twentieth century. According to the Wodonga Historical Society Rate Books, by 1910- 1911 A. E. Muller is listed as the owner of 196 acres of land and a house at 126 Boyes Road with John Garrett, Thomas Kelly and Albert Kothe as the occupying tenants (Wodonga Historical Society, 2020).

During the 1930s the Crown Allotment was purchased by Frank Parnaby who built the extant residential building. According to Randell and Pennay the dwelling was built by him from concrete block hand made by the Parnaby family.

The Parnaby family moved into the Leneva area commencing with Charles and Mary Ann during the 1870s with several generations becoming established there. Frank was born in 1891 at Wodonga, one of three children of John Thomas and Catherine (nee Andrews), and educated at the Leneva State School, which is no longer extant (Goyne, 2008). In September 1920, he married Miss Agnes M Shaw ('Weddings').

The property was sold by Parnaby in November 1941, and at a clearing sale, a wide range of livestock was also sold including jersey cows, jersey heifers, steers, crossbred ewes and lambs, and mares as well as machinery such as a Furphy water cart, disc plough, disc harrows, and grinder ('Clearing Sale').

In the early 1940s the Edney family purchased 126 Boyes Road and in 2004 the property remained in that family's possession (Randell & Pennay 2004). The peppercorn trees date to the Edney phase circa 1950s and are evident as young specimens on a 1963 aerial.



Baranduda Parish Plan, B62(4), outlining CA2 and the approximate location of the subject house, star (Department of Lands and Survey, Melbourne 1963)



Aerial, 5 November 1963, showing house (circled) and new planting to driveway (arrow)
(Source: CAD8, Frame 269, Geoscience Australia)

COMPARISON

Several interwar period houses have been included in the Schedule to the Heritage Overlay reflecting that this was a major growth phase in Wodonga and municipality generally, associated with the construction of the Hume Weir, which commenced in 1919. During the 1920s the bungalow mode predominated, and gable roof forms were prevalent however during the 1930s several of the popular styles were employed in conjunction with a hip roof across the municipality.

With its broadly hip roof, the subject house is indicative of the 1930s, however the concrete block construction is the distinguishing element and the only known example thus far that has been identified in any heritage study in the municipality. It is also one of a small group of notable farmhouses from the period.

Several interwar period houses along the Beechworth Road, mainly dating to the 1930s, have been included in the Schedule reflecting the array of popular styles. Among styles evident are the Spanish Mission/Mediterranean at nos 183 (HO17) and 187 (HO19), Tudor Revival at no. 322 (HO29), and Moderne at no. 324 (HO30). A few other houses are less stylised but are nonetheless indicative of the 1930s such as no. 185 (HO18), no. 204 (HO20), no. 206 (HO21), no. 208 (HO22) and no. 209 (HO23).

Within the Lawrence Street Precinct (HO48), most of the interwar period houses and are broadly indicative of bungalow types, often timber examples. There is a pair of late 1930s largely rendered brick houses at 165 and 167 Lawrence Street with some Moderne style influence.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the Parnaby House (former) at 126 Boyes Road, Leneva is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with external paint controls.

The extent of the heritage overlay should include the house and a nominal curtilage of about 15 metres, approximately as outlined below.



(Nearmap, 22 June 2024)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	Y
Internal Alteration Controls Apply?	N
Tree Controls Apply?	N
Solar Energy System Controls?	Y
Outbuildings or Fences Not Exempt Under Clause 43.01-4?	N
Included on the Victorian Heritage Register Under the Heritage Act 2017?	N
Prohibited Uses Permitted?	Y
Aboriginal Heritage Place?	N

REFERENCES

'Clearing Sale', *Wodonga and Towong Sentinel*, 28 November 1941, p2

Department of Lands and Survey, Melbourne 1963. Baranduda county of Bogong, https://mapwarper.prov.vic.gov.au/maps/242#Show_tab

Laurel Fritz and Megan Elliott, 2016, 'Building Blocks: A Brief History of Architectural Concrete Blocks', *Structure Magazine*, p40

Goyne, L. (2008) *Leneva as we remember: memories of a changing farming community within the Rural city of Wodonga in North-east Victoria,* pp175-77

Lewis, M (1988) *200 Years of Concrete in Australia*, Sydney, p26

'No Title', 1875, *The Albury Banner and Wodonga Express,* http://nla.gov.au/nla.news-article257946487

Randell F & Pennay B 2004. *City of Wodonga Heritage Study Stage 1*, WODONGA CITY COUNCIL

'Villa Built with Concrete Blocks' *Herald*, 9 September 1931, p11

'Weddings', *Wodonga and Towong Sentinel*, 17 September 1920, p3

Wodonga Historical Society Rate Book records

ADDITIONAL IMAGES



Front (Biosis, 2021)



Front, showing the stair (Biosis, 2021)



Deep concrete slab to the verandah (Biosis, 2021)