

---

# Myer House



Minta Farm

---

## Location

2-106 SOLDIER'S ROAD BERWICK, CASEY CITY

## Municipality

CASEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO210

## Heritage Listing

Casey City

---

## Statement of Significance

Last updated on - January 1, 2022

### What is significant?

The Myer House at Minta Farm, Berwick, to the extent of the exterior fabric is significant. The single-storey prefabricated dwelling was built in c.1947-48 by owner Marshall Lawrence Baillieu, grazier and businessman, probably as permanent accommodation for a farm manager at Minta Farm.

### How is it significant?

The Myer House at Minta Farm, Berwick, is of local architectural and historical significance to the City of Casey.

### Why is it significant?

Architecturally, the Myer House building at Minta Farm, Berwick, which dates to c.1947-48, is a highly intact and rare surviving example of its type in the City of Casey. There are only a few known comparable examples which survive with a high degree of integrity of the prefabricated Myer House, which were constructed by the CAC and marketed by the Myer Emporium, that survive in Victoria. (Criterion B)

Historically, the Myer House at Minta Farm, Berwick, is an example of the measures taken to alleviate the housing shortage in Victoria immediately following World War II. The Myer House was an affordable and easily constructed dwelling that was designed in response to this need. (Criterion A)

Historically, the Myer House at Minta Farm, Berwick, through its use as a farm manager's house, is evidence of the prosperous period of the wool industry in Victoria in the postwar era and the general prosperity of graziers in the district during that period. Historically, the Myer House at Minta Farm, Berwick, is associated with the various successful enterprises, including grazing, pursued by members of the Baillieu family, who were one of the wealthiest and most prominent families in Victoria. (Criterion H)

Heritage Study/Consultant Minta Farm Heritage Assessment, Context Pty Ltd, 2017;

Hermes Number 208357

Property Number

---

## Physical Description 1

### EXTERIOR

The Myer House at Minta Farm, Berwick, has a simple building form with a rectangular plan. It is sited east- west to provide sunlight to the living room, dining and kitchen. It has a relatively high-pitched roof for the post war era, with main gable and secondary gables for the small projections at the east end for the main bedroom, and at the west for the second bedroom. A galvanised corrugated iron roof was fixed many years ago over the original red pressed metal tiles, apparently due to corrosion and leaking. The gable ends have pressed metal shingle pattern cladding, with the original light green colour showing though peeling white over-painting.

The conite walls have a base applied over a backing board with woven galvanised wire mesh reinforcing equivalent to rabbit / chicken wire, with a rough cast rendered finish. This provided the appearance of rendered brickwork, and may have been used as a means of overcoming conservative brick areas. A tapered smooth rendered brick chimney contrasts with the rough cast conite walls.

A concrete strip footing is visible with two courses of red brick above providing a plinth or a base wall. For some reason the kitchen section had an exposed timber base with stumps and timber studs. It is assumed that the wall frames were all timber framed despite newspaper references to them being 'iron'. The kitchen had a slightly lower ceiling as well. External vertical movement joints appear to show that the walls were prefabricated panels factory constructed off site. The roof framing is entirely fabricated with steel trusses however. The timber windows are matching double hung pairs for the dining room and all bedrooms, with two single and one triple for the living room. Individually designed windows were provided for the kitchen and bathroom. The windows have a unique opening system with metal ratchets and pins to select opening width.

The house is basically intact externally, other than for the galvanised iron roof fitted over the original tiles, painted walls and gable ends, and the laundry addition off the kitchen. This was added or altered to provide a protected entrance to the kitchen.

### INTERIOR

Internally the house has a very simple and functional plan. The living room, dining room and kitchen are on one side with a passage behind serving the bedrooms and bathroom at the rear. The surviving details, lounge room

fire place, doors and the plaster ceiling cornices also reflect the conservative architectural expression of the exterior. Internally, the only changes are the new kitchen and opening to the dining room, and built-in wardrobes.

#### SETTING

The house is located in a fenced parcel of land with hedgerows and heavy planting. This provides a contained curtilage that allows clear views of sides.

*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/>*