

Heritage Overlay No.: 068
Citation No.: 177
Place: 'Kippenross', 429-455 Bulmans Road

Other Names of Place: -
Location: 429-455 Bulmans Road, Melton West
Critical Dates: 1915
Existing Heritage Listings: Identified as being of 'Local' significance in Western Region, Rural Heritage Study (M28).¹
Recommended Level of Significance: LOCAL



Statement of Significance:

'Kippenross' at 429-455 Bulmans Road, Melton, is significant as a predominantly intact and elaborate local example of a Late Victorian Picturesque style and as an historical legacy of the prosperous horse stud and later hay property established by the Miller, Watt and Robinson families. The underground tank, which has its top removed also contributes to an understanding of the evolution and development of the place, and the use of nineteenth century technology.

'Kippenross' at 429-455 Bulmans Road is architecturally significant at a LOCAL level (AHC D.2, E.1). Although sympathetically extended at the rear, the house demonstrates several

¹ 'Rural Heritage Study, Western Region' (Context Pty Ltd, Western Region Commission, 1994), pp.130-131

original design qualities of a Late Victorian Picturesque style. These qualities include the hipped roof forms, together with the minor gable that projects towards the front and the encircling verandah. Other intact or appropriate qualities include the asymmetrical composition, single storey height, polychrome brick wall construction, corrugated sheet metal roof cladding, two face red brick chimneys with projecting rendered tops, narrow eaves with paired timber brackets, small gabled entrance portico on the verandah, turned timber verandah posts, timber verandah floor, elaborate timber framed doorways with four panelled timber doors and sidelights and highlights (including the decorative glazing featuring fox hot scenes, elaborate timber work, pendant and turned timber finial in the gable end, full length timber framed double hung windows, stone window sills, and the face red brick. The small gabled laundry outbuilding, underground rendered tank and the avenue of Sugar Gums nearby, also contribute to the significance of the place.

‘Kippenross’ at 429-455 Bulmans Road is historically significant at a LOCAL level (AHC A4, B2, H1). It was associated with *Melton Park* estate established by Harvey Patterson, pastoralist and director of BHP, and later with the late nineteenth century movement to ‘break-up’ the large pastoral estates. Through introducing mining bores into the district, Patterson was also indirectly responsible for the discovery of bore water, which was developed by the Melton community into a vital resource in the very dry district. The property ‘Kippenross’ was early associated with Laura Miller, the daughter of Hon. William Pearson, pastoralist, mining investor, politician and horseracing identity of *Kilmany Park* in Gippsland. Her husband Percy Miller was a prominent figure in the establishment of the Melton Sparrow Shooting Club whose membership soon included state, national and international champion shooters. The ‘Kippenross Cup’, awarded to the winner of the Melton Championship shooting team matches, was donated by Miller. Three generations of the Robinson family, Melton’s pioneering hay making farmers, lived on the property, including George Errol Robinson, who served four terms as Melton Shire President, and who died on the way home to ‘Kippenross’ from a Council meeting. A member of the Robinson family served on Council for most years in the twentieth century. GE Robinson’s family donated the President’s Seat – the carved chair used by Melton Shire Presidents since 1966.

‘Kippenross’ at 429-455 Bulmans Road is of social and aesthetic significance at a LOCAL level (AHC G1). The property was identified as a place valued by the community at a heritage study forum.

Overall, ‘Kippenross’ at 429-455 Bulmans Road is of LOCAL significance.