

BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)

ADMINISTRATIVE SHEET

<p>Existing Use/Type Suburban Residential</p>	<p>Key Dates Original 1928</p>	<p>Site Address Street/Site Name No. 7 Culbin Avenue</p>
<p>Survey Date 16/04/1998</p>	<p>Cons Man Plan []</p>	<p>Town/Suburb Belmont</p>
<p>Recorded By David Rowe</p>		<p>Postcode 3216</p>
<p>Precinct Name Elderslie Estate</p>		<p>Current Site Name Alexander Miller Memorial Homes</p>



Heritage Status

Register of the National Estate
 Database No. [] File No. []

Victorian Heritage Register
 []

Planning Scheme:
 C.G.G. []

Heritage Inventory (Archaeological)
 []

National Trust Register:
 [] []

Other:
 []

Recommended Heritage Listings

Victorian Heritage Register
 Victorian Heritage Inventory
 Register of the National Estate
 HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Regional
Historic value	A.4	Regional
Scientific value	[]	[]
Social value	[]	[]

Overall Significance Level [**Regional**]

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

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TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No. Street/Site Name

Town/Suburb Postcode

Site Name

Australian Map Grid Co-ordinates

E 266900km N 5771990km

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

Types of Sites

- | | | | | | | |
|---------------------------------------|---------------------------------------|---|-------------------------------------|---|------------------------------------|--|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input checked="" type="checkbox"/> residential | <input type="checkbox"/> aviation | <input type="checkbox"/> gate | <input type="checkbox"/> landscape | <input checked="" type="checkbox"/> building |
| <input type="checkbox"/> industrial | <input type="checkbox"/> public | <input type="checkbox"/> infrastructure | <input type="checkbox"/> relic/ruin | <input checked="" type="checkbox"/> tree(s) | <input type="checkbox"/> religious | <input type="checkbox"/> educational |
| <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial | <input type="checkbox"/> maritime | <input type="checkbox"/> fence | <input checked="" type="checkbox"/> garden | <input type="checkbox"/> machinery | <input type="checkbox"/> miscellaneous |

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement	<input type="text"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text" value="clWelfare"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text"/>
Townships	<input type="text" value="tpsSubdivision"/>	Miscellaneous	<input type="text"/>

Significant Architectural Features

- Original Materials
- Original Chimneys
- Wall Decoration
- Verandah Structure
- Verandah Decoration
- Original Parapet
- Other Prominent Elevations
- Appropriate Fence
- Early Garden

Roof

Openings

Decoration

Finish

Stylistic Character

Present Threats

- Human; mining
- Human; visitor erosion
- Human; vandalism
- Human; development
- Human; conservation/maintenance
- Human; stock
- Natural Forces; erosion
- Natural Forces; vegetation
- Not threatened

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	7	Culbin Avenue	Belmont	3216
			Site Name	Alexander Miller Memorial Homes
Description				
<p>The site at 7 Culbin Avenue has commanding views to the Barwon River and Newtown. Wide front and rear setbacks are a feature of the site, as are the four Norfolk Pine trees located in a line to the north. The Homes are also visually connected to the single storey predominantly interwar and postwar Bungalow streetscape.</p> <p>The site is comprised of six, lineally-arranged, single storey, semi-detached red brick interwar Bungalow cottages, a total of twelve houses. The lineal arrangement and setbacks are shown on the 1928 GWST Plan of Drainage.⁶ They are characterised by gambrel-like unglazed Marseilles terra cotta tile roofs with broken-back verandahs along the northern facades. Large, squat red brick chimneys with four terra cotta pots adorn the roof lines. Early timber framed double hung windows and timber doors are located under the verandahs.</p> <p>The verandahs are supported by brick piers with concrete cappings. Low brick balustrades flank the steps to each unit.</p> <p>Early decorative features of the designs include the wavy timber/concrete patterns on the side lintels of the verandahs, and the brick soldier coursing distinguishing the subfloor from the floor levels. Soldier coursing was a particular decorative feature of the 1920s and was characteristic in the early Government buildings in Canberra, such as Old Parliament House, designed in 1922-27 by John Smith Murdoch.</p> <p>These interwar Bungalow brick units have a strong affinity with other Miller Homes designed by Laird and Buchan between 1919 and the late 1920s.</p>				
History				
<p>These homes were designed by the Geelong architectural firm, Laird and Buchan in 1928,¹ for elderly ladies.² They were funded by the local businessman and philanthropist, Alexander Miller, who resided at "Highview" in Highton.³ He was born in Scotland in 1842, the son of a farmer and he emigrated to Australia with his parents at an early age.³ A draper, Miller was known as a kindly man as a columnist in the <i>Geelong Advertiser</i> noted in 1928:</p> <p>"In the seventies in a drapers shop in Moorabool Street, Geelong, a young man was making an indelible mark on the minds and memories of all classes of the people who were customers at his master's shop. Elderly women speak today of the kindly attention and obliging service of Alex. Miller."³</p> <p>Miller's first move to construct homes for elderly women and women of lesser means began in Geelong in 1909.⁴ At the time of his death in 1914, his philanthropy had progressed to three groups of homes in Geelong and one in Benalla in northern Victoria.⁴ Miller bequeathed a Trust fund so that his work would continue long after his death.⁴ Between 1918 and 1984, homes have been constructed in Geelong, Rushworth, Numurkah, Shepparton, Benalla, Maryborough, Euroa, Castlemaine, Charlton, St. Arnaud and Ballarat.⁴</p>				
Heritage Precinct: Significant Urban Character Features visually connected to this place <i>(this section is only applicable to places in precincts)</i>				
			Precinct Name	Elderslie Estate
Neighbouring Buildings	<input checked="" type="checkbox"/> Similar Types <input checked="" type="checkbox"/> Appropriate Bulk/Form <input type="checkbox"/> Similar Styles <input checked="" type="checkbox"/> Appropriate Architectural Detailing <input type="checkbox"/> Similar Construction Dates <input checked="" type="checkbox"/> Appropriate Materials & Finishes <input checked="" type="checkbox"/> Appropriate Set Backs <input checked="" type="checkbox"/> Appropriate Fence Designs & Locations			
	Urban Design	<input checked="" type="checkbox"/> Significant Historical Development <input type="checkbox"/> Original Paving <input checked="" type="checkbox"/> Significant Urban Focii <input checked="" type="checkbox"/> Appropriate Allotment Sizes <input checked="" type="checkbox"/> Significant Views <input type="checkbox"/> Appropriate Street Furniture <input type="checkbox"/> Original Kerbing		
Landscaping	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips			

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Site Address	No. 7	Street/Site Name Culbin Avenue	Town/Suburb Belmont	Postcode 3216
			Site Name	Alexander Miller Memorial Homes

Comparative Listings

- 22A Park Street, Geelong
- 89 Aphrasia Street, Newtown
- 73 McKillop Street, Geelong
- 4-10 Malvern Grove, Manifold Heights

Statement of Cultural Significance

The Miller Homes at 7 Culbin Avenue are *aesthetically* significant at a **REGIONAL** level. All six semi-detached units (12 homes in total) form a lineal arrangement and demonstrate original design qualities of the interwar Bungalow style. These qualities include gambrel-like unglazed Marseilles terra cotta tile roofs with broken-back verandahs along the northern facades. Other intact features include the large, squat red brick chimneys with four terra cotta pots, timber framed double hung windows and timber doors, brick verandah piers with concrete cappings, low brick balustrades flanking the entry steps, wavy timber/concrete patterns on the side lintels of the verandahs, and the brick soldier coursing distinguishing the subfloor from the floor levels. These semi-detached units are also collectively significant as one site of five of interwar Bungalow semi-detached groups of units in Geelong. The garden and trees on the site contribute to the significance of the place.

The Miller Homes at 7 Culbin Avenue are *historically* significant at a **REGIONAL** level. They are associated with the Geelong philanthropist, Alexander Miller, and the Trust established as part of his estate. They are also significant as the work of Geelong architects, Laird and Buchan, who were responsible for the designs of other interwar Bungalow Miller Homes in Geelong.

Overall, the Miller Homes at 7 Culbin Avenue are of **REGIONAL** significance.

References

1. Foundation Stone on the site.
2. Pescott, South Barwon 1857-1985, p.61.
3. W.R. Lang, 'Alexander Miller - The Man', in the Investigator, September 1986, pp.95-83.
4. W.R. Lang, 'Alexander Miller', in the Investigator, December, 1985, pp.125-129.
5. D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997.
6. Drainage Plans and Inspector's Reports, 1928, Barwon Water Profis system.

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