

## CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM.

LORRAINE HUDDLE  
LOUISE HONMAN  
RICHARD AITKEN

1986

BUILDING ADDRESS **109-113 Pakington St**

Type

Original Use

PRESENT BUILDING TITLE **Pakington Village (formerly Miller Homes)**EXISTING DESIGNATION  
& FILE No.HBR  
No.NER  
No.NTC  
FN.GRC  
No.

GRADING

A

B

C

D

E

S

STREETSCAPE LEVEL

1

2

3

CONSERVATION  
AREASURVEY DATE **7-2-88**

NEG. FILE

PERIOD

Early Victorian

Victorian

Late Victorian

Edwardian

Inter War

Post War

MATERIALS

walls **br** roof **i**203580  
203581  
203582  
203583  
203584  
203585  
203586  
203587  
203588  
203589  
203590  
203591  
203592203593  
203594  
203595

CONSTRUCTION DATE

**1909-10**

source

**R. Hutton**

SIGNIFICANT FEATURES

original materials

early paint colour scheme or original  
unpainted finish

ornamental wall detailing

original doors, windows, hoods

intact verandah / porch structure

original parapet

original roof form and finish

original chimneys

eaves roof or gable  
decoration

intact verandah decoration

early fence

early garden

other prominent contributing  
elevations

INTEGRITY RATING

excellent

good

fair

poor

ALTERATIONS &amp; SPECIFIC GUIDELINES

No.

Sympathetic

S.G.

Inappropriate

S.G.

Extremely Inappropriate

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o : reinstate original design

r : remove

s : reinstate sympathetic alternative

ram : remove by approved method

# CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM.

page 2

## CITATION & HISTORY

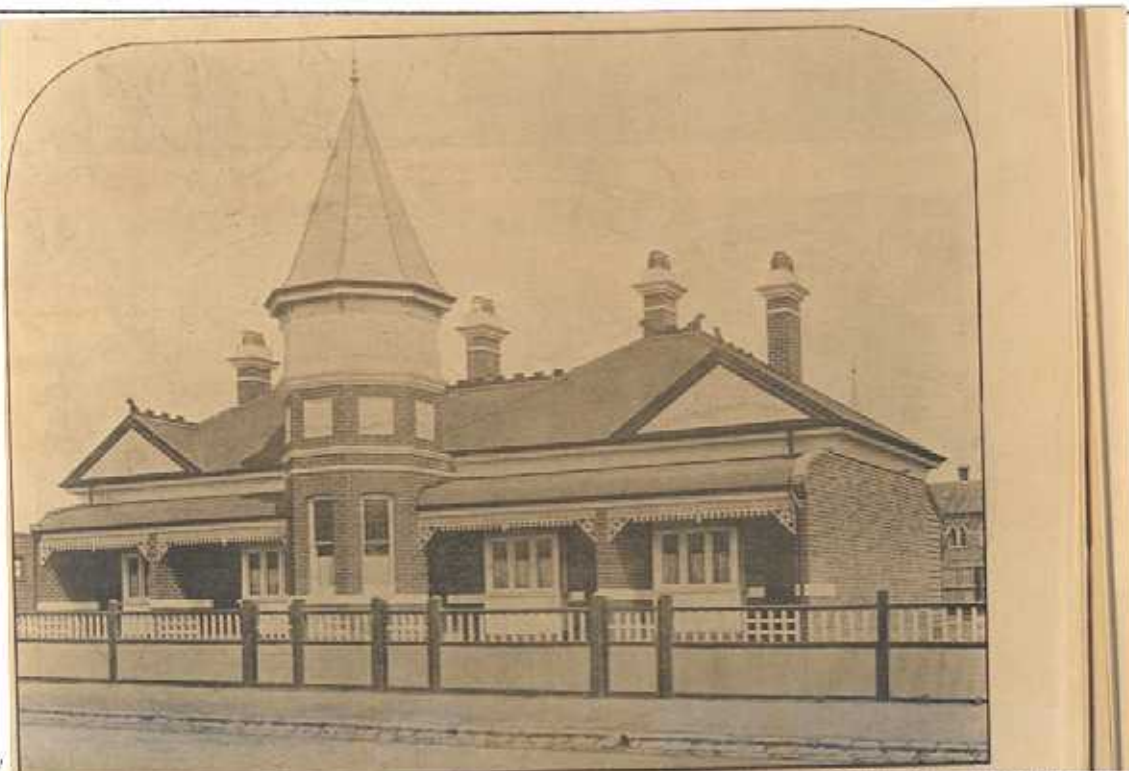
formerly Miller Homes (see four<sup>th</sup> store),  
archt.  
Designed by William Cleverdon  
(1909-10)  
ref. R Aitken, 'Edwardian Geelong:  
An architectural Introduction'  
Electric 3,  
Arch. Div, Deak. Uni. 1979  
p. 14.



## Statement of Significance

## REFERENCE

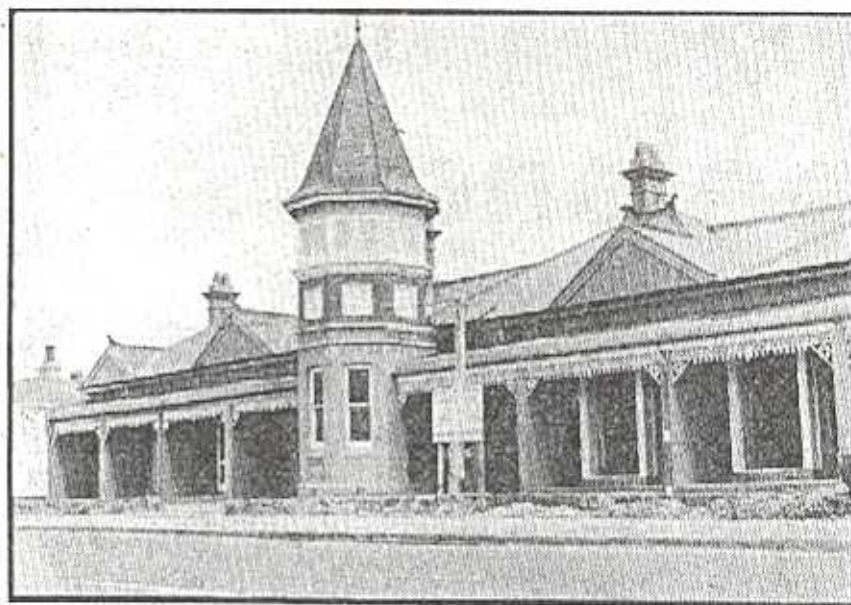
NB



Sources of early

NOW 4151/1010 Miller Homes of Geelong West, p. 16. Unpublished.

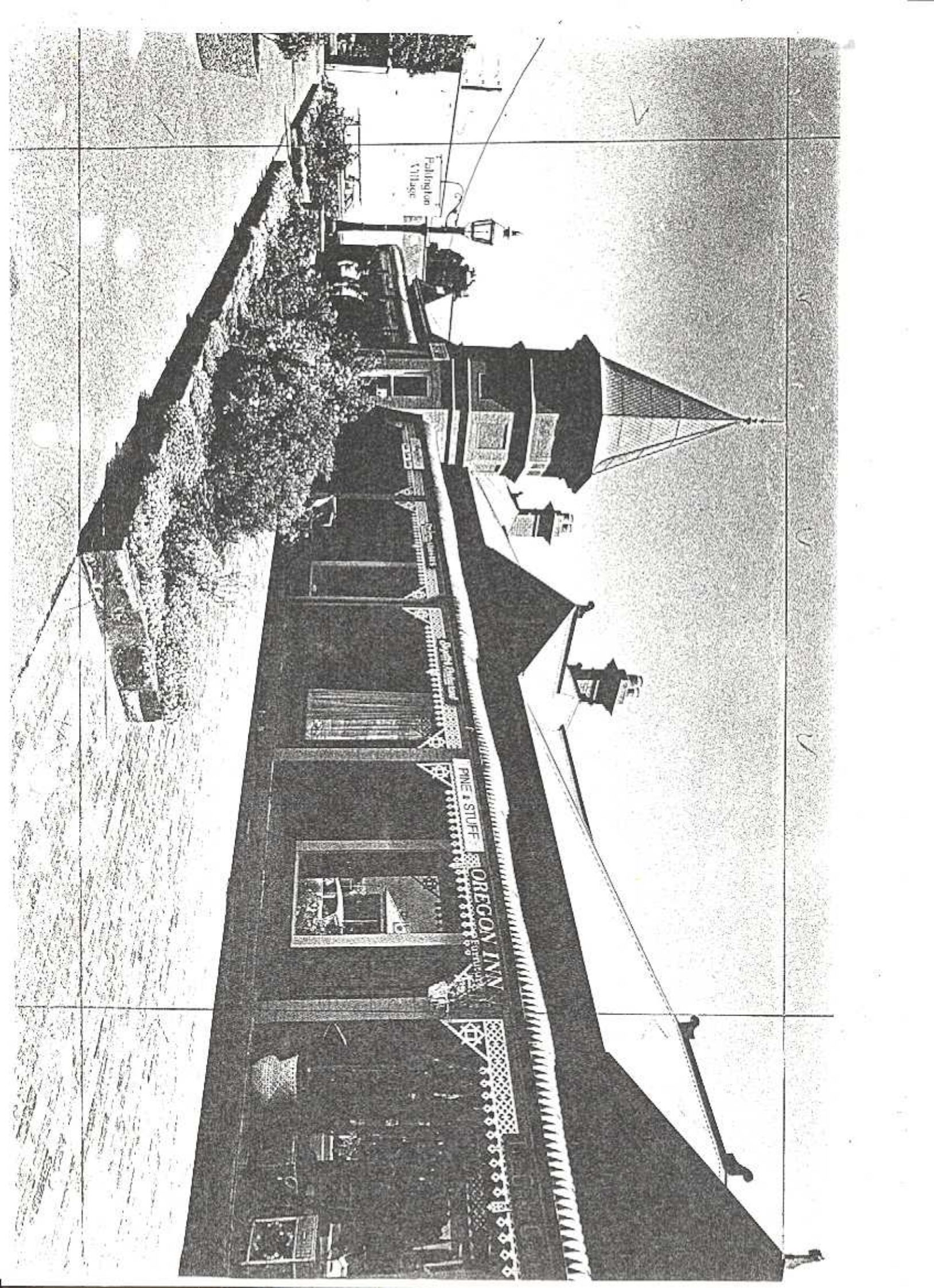
## New Shopping Complex for Geelong West



**With the popular trend to out of town shopping readers will be interested to know that work is progressing rapidly on a unique development to be called Pakington Village in Geelong West.**

Many people will be familiar with what was previously the Miller Homes in Pakington Street. In these days of characterless concrete superstructures it is interesting to see how the existing buildings have been retained and used in this redevelopment of the site into a shopping arcade consisting of various specialty shops and well known restaurant, Suzettes. Work is well underway and the complex is expected to be completed in late October. Plans are to cater for a number of specialized areas in the fields of clothing, furniture, home decorating, kitchenware and giftware.

A great advantage is the amount of parking space available at the rear of the property together with plans for further shops. The house behind the tower has been converted into a brick paved courtyard leading through to the restaurant and carpark. Still to be installed in this arcade in the weeks ahead is a cast iron fountain, similar to the one at the Old Melbourne Motor Inn in Melbourne.



# Parking row

Some shopkeepers in Pakington Street, Geelong West have threatened legal action over what they see as council inaction on the area's parking problems.

In a letter to the council, the shopkeepers of Pakington Village say they are incensed by a two year delay in Geelong West City Council action on the issue.

And, as well as taking legal action, the shopkeepers say they will withdraw entirely from the council's parking levy if something is not done in the next few weeks.

The shopkeepers' letter states that their first petition was sent to council in March, 1977, and there had been regular letters since.

"The only reply we can elicit is that council is considering the matter," the letter says.

"Everyone contributing to the levy has parking within their block — why should we be any different?"

"If we are to be included in the levy we wish to have parking included in our block."

According to the shopkeepers, shoppers, are

rarely able to use the village's own private car park because the spaces are taken by people at the nearby school and church hall. They say that there is virtually no suitable land for a car park within their block, with the exception of one vacant lot.

They urged the council to make the lot a car park because further

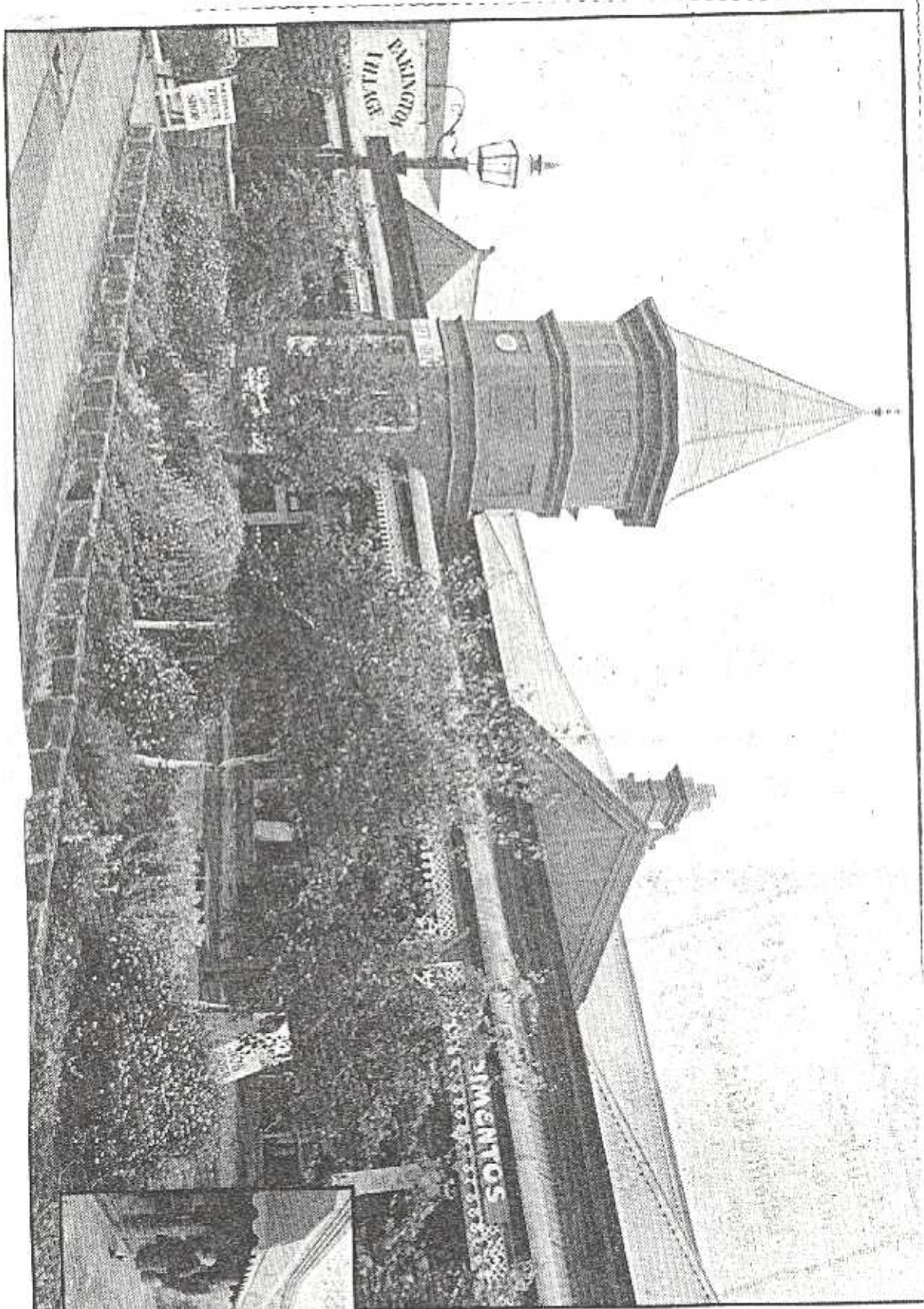
shopping developments under way in the next block would aggravate the situation.

"Where are the additional cars from these developments going to park — on sky hooks?" the letter asked.

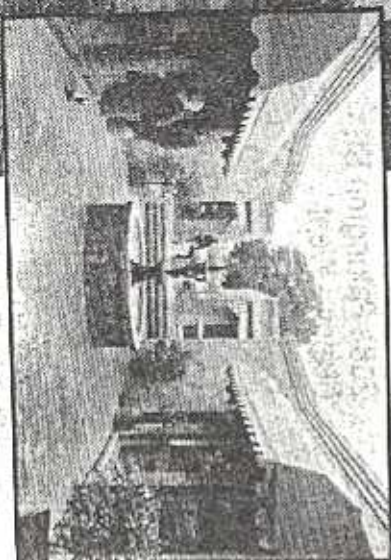
The council decided to discuss the shopkeepers' letter, in the council's finance committee, which is not open to the public.



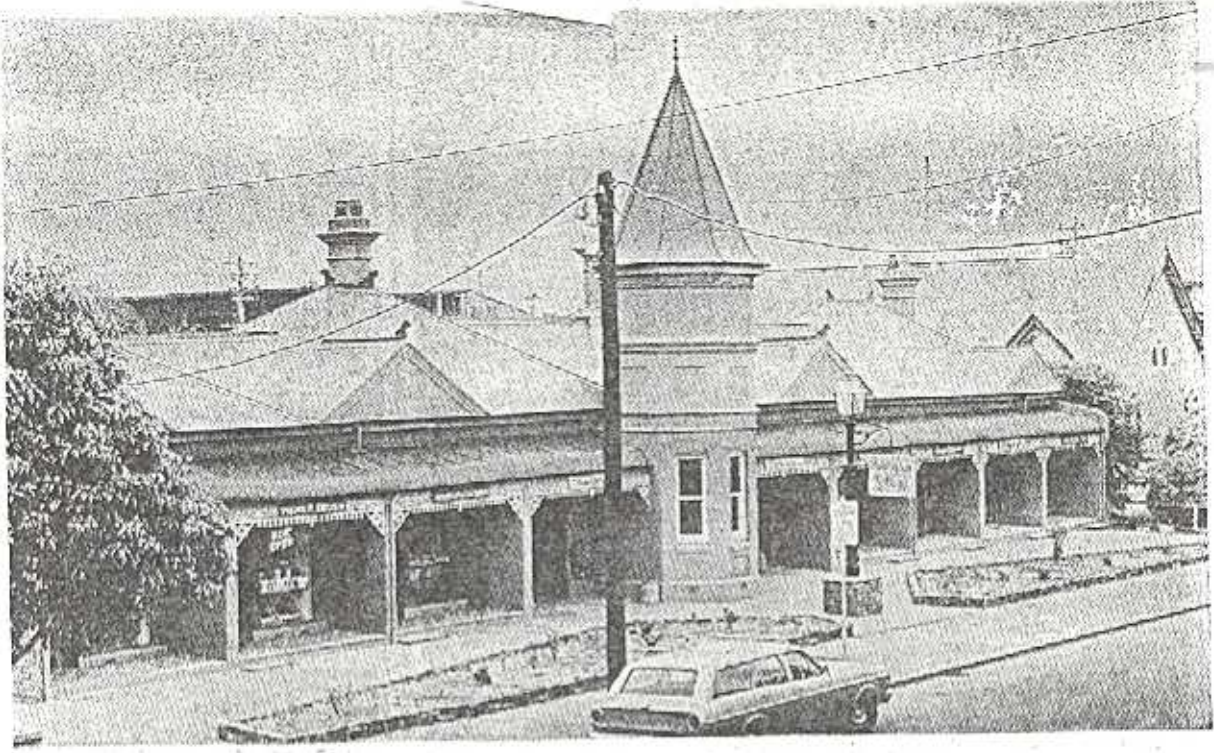
● Shopkeepers at Pakington Village are angry at the lack of council action on parking problems.



★ Pakington Village is one of Pakington Street's several architecturally and historically significant areas. Formerly housing aged people, in distinctive surroundings, the buildings have been restored to become one of Geelong's smartest shopping areas. The Village has attracted retailers who understand the importance of distinctive stock and presentation, which pulls customers from all over Geelong. Pakington Village has played an important role in the "pako" revival of the past five years.



● Alexander Miller would be proud of the transformation of the Miller Homes to Pakington Village.



# New and old blend at Pakington Village

The thought of shopping in an intimate village atmosphere is tantalising to me. Perhaps in part it is the special atmosphere the century-old City of Geelong West is building during its redevelopment programme.

Tomorrow night, after the shops close their doors, the traders of the newly created Pakington Village will act as hosts to members of the council of Geelong West—a pleasant way of saying we look forward to success and progress along with the whole of the community.

Pakington Village at 111 Pakington Street, Geelong West, shows what can be done in the field of renovation when you start with a building with plenty of character and add experience, imagination and hard work.

When the executors of the Miller Homes decided to sell, because the homes were outdated, little did they realise the transformation that would take place within six or seven months.

What was once the Miller Homes, built in 1910, is now a village of shops, a restaurant and an accountant's office.

The shops complement the existing shops in the Geelong West shopping area—they specialise in kitchenware, a variety of furniture and fabrics, antiques, along with men's and women's fashions.

A further development of shops and professional offices will be formed around a courtyard at the rear, leaving ample off street parking for customers.

The shops are set back from the road with a garden in front and very effective brick paving.

The Pakington Village sign hangs from an old cast iron pole, with a copper gabled top, from Sovereign Hill.

Behind the tower is a courtyard with a cast iron fountain set in a hardscape pool. The awnings on windows around the courtyard give it a very French look.

The walls of the courtyard are built in the old Geelong handmade bricks, resurfaced from chimneys demolished in a few of the homes.

The courtyard leads on to the parking area which is approached from the rear.

When only the best is good enough, enjoy the experience of shopping at Profile Design.

It is run by Lynton and Sarah Bullen, who have moved to Pakington Village from their shop which used to be in Myers Street in the city of Geelong.

The new premises contain a kitchen shop and a fabrics and furniture shop. The fabrics are mainly Australian made cotton prints by Bolle and Zeb.

You'll be really sold on the bright contemporary patterns and colours. These fabrics are excellent for making bonded blinds, curtains, bedspreads, tablecloths and clothes.

Also available are some imported plasticised fabrics which can be simply cut and hemmed for tablecloths (just wipe over to keep clean) marvelous for aprons, blouses and even children's clothes.

The kitchen shop is crammed full of French gourmet cookware and imported glassware. Included in the range is a set of superb German knives, French "Le Creuset" saucepans and casserolles, soldered cannisters with storage jar, mixing bowl and spoons in heat resistant melamine.

Profile Design of Pakington Village keep an unusual display of herbs and spices and an infinite variety of unique and interesting household utensils.

The furniture shop will contain single well designed pieces from both Australian and overseas markets. Planter chairs from Campaign in Sydney, Plymo from Sweden and Ny chairs from Japan.

There will also be an extensive range of light fittings, pots and hanging baskets for indoor and outdoor plants and some toys and games.

The people themselves who run the shops are a delight.

Lynton Bullen, for instance, at Profile, is an architecture student who was at school in Geelong and returned to study here as he felt there was so much to offer in a growing and developing centre for a young designer.

A common interest of long standing in simple, yet well designed goods, prompted Sarah and Lynton to open a shop where they could display some of the many items that are available for the practical, yet quality minded people of today.

Jim and Libby Cousins have always had a fascination for something "old".

It all started with renovating Victorian houses—but then they took the opportunity of turning a hobby, collecting antiques, into a business.

Libby is a former Geelong girl who has lived in Melbourne for the last 10 years. She and husband Jim, seeing the potential at Pakington Village, decided to settle in Geelong and commence the retail side of the antique business there.

The antiques in their shop are all imported from England and Ireland.

They have just taken delivery of several scotch pine loads, comprising a full range of Victorian mahogany and walnut furniture, such as all sizes of diningroom sideboards and chiffoniers, tables, sets of chairs, etc., to selected pieces of Georgian furniture in oak and mahogany, including a beautiful Regency convex mirror complete with carved eagle.

To tempt you still further, selections also include several early barometers and early fruitwood dresser boxes.

On their last trip to England they were particularly impressed with the scrubbed and waxed Irish pine with its superb patina, hence the inclusion of some pine pieces including dresser, drawer boxes, kitchen table and chairs, chest of drawers and towel racks in this particular shipment.

Jim and Libby Cousins have called their contribution to Pakington Village, Village Antiques.



A LA CARTE MENU  
B.Y.O.

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VILLAGE  
111 PAKINGTON ST.  
GEE LONG WEST

DINNER: MON TO SAT  
LUNCH: WED TO FRI

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BROWSE



## Pakington Village

Pakington Village is not only a stylish and popular shopping centre - it is a splendid example of how attractive old buildings which have outlived their original purpose can be given a new lease on life.

The Pakington Village story begins in the middle of the last century when Alexander Miller amassed a sizeable fortune from a string of drapery shops he established throughout Victoria.

Before he died a rich bachelor in 1917, Miller had already made provisions to build homes for elderly single women in the town which had been the source of his wealth.

His homes - 177 in all still exist today in Bendigo, Shepparton, Euroa, Castlemaine, Rushworth, Maryborough and of course, Geelong.

In Pakington Street, the Miller Homes, as they were known, consisted of the fine two roomed terraced red brick cottages with sparsely today's standard kitchen and bathroom facilities.

By 1975, it was realised that the buildings which had been homes for elderly women for 65 years, were no longer adequate for that purpose so they were sold to raise capital to build new, modern facilities elsewhere.

For a group of Geelong investors this sale presented a perfect opportunity to re-furnish and re-cycle the handsome old Federation style building.

Ten years ago, they were trendsetters who registered the urge to bring in the bulldozers and reduce heritage to rubble - a commonplace but sadly still commonplace practice still alive and rampant, particularly in our city by-the-bye.

The developers were well rewarded for their thoughtful and sympathetic approach for Pakington Village today is one of the finest developments of its type in the country.

And tourists will delight in the vast range of specialty shops scattered throughout the Village.

The unique fashions in Pakington Village are hard to pass by without a second glance.

Benning Accessory Boutique has handmade jewellery to complement your outfit.

Casual gear is perfect for summer: lazing about and Benning boasts smart day wear.

And Browse menswear deals with men who want to look their best.

Smart outer jackets and a large variety of t-shirts and casual wear are just a few of the immaculate clothes you will find there.

And after all that shopping, it is nice to know a coffee shop and restaurant are only a minutes walk away.

Bon Appetit has become a byword for good food and Pimento's Restaurant has a fine reputation amongst fine food connoisseurs.

These are only a few of the gems you will find hunting for treasure at Pakington Village.



COINS - STAMPS

BANK NOTES - POSTCARDS

Mon. to Friday - 10.00 - 5.30

Saturday - 9.00 - 1.00

Closed Tuesday - Ample Parking

BANKCARD - VISA - MASTERCARD

Shop 14  
Pakington Village  
111 Pakington Street,  
Geelong West, 3218.  
Phone 93 926

## Benning Accessory Boutique

Imported and local accessories  
& casual co-ordinates

\* Trent Nathan

\* Portfolio

\* Meredith

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111 Pakington Street,  
Geelong West, Ph: 22 2763

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