

"Miller Homes" - Units



Unit 1-12/7 Culbin Avenue,
Belmont - Miller Homes



26972 Culbin Avenue 1 12 No 7 Map

Location

7 (Units 1-12) Culbin Avenue, BELMONT Vic 3216 - Property No 321892

Municipality

GREATER GEELONG CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO1909

HO1768

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

B Listed - Regional 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 veranda's 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 veranda's, 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.

REFERENCE

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.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Heritage Act Categories	Registered place,
Hermes Number	26972
Property Number	

Physical Description 1

DESCRIPTION

The site at 7Culbin 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.

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 veranda's 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 veranda's.

The veranda's are supported by brick piers with concrete cappings. Low brick balustrades flank the steps to each unit.

Early decorative features of the designs include the wavy timber/concrete patterns on the side lintels of the veranda's, and the brick soldier coursing distinguishing the sub floor 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.

These interwar Bungalow brick units have a strong affinity with other Miller Homes designed by Laird and Buchan between 1919 and the late 1920s.

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/>