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## HO68 - Kippenross



Kippenross



Kippenross - eave detail



Kippenross - window detail



Well and laundry outbuilding



Kippenross - rear elevation

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### Location

429-455 Bulmans Road HARKNESS, MELTON CITY

### Municipality

MELTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO68

### Heritage Listing

Melton City

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### Statement of Significance

Last updated on -

'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 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.

Heritage Study/Consultant	Melton - Shire of Melton Heritage Study phase 2, David Maloney, David Rowe, Pamela Jellie, Sera Jane Peters, 2007;
Construction dates	1915,
Other Names	429-455 Bulmans Road, Melton West,
Hermes Number	30082
Property Number	

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## Physical Description 1

## Physical Description -

*Kippenross* at 429-455 Bulmans Road, Melton, is set on a large rural site and comprises a large brick home, rear brick garage, small brick laundry outbuilding and an open rendered underground tank. The house is met by introduced brick paved paths and there is minimal garden, apart from open grassed areas and some nearby exotic trees. There is also an avenue of Sugar Gums.

The asymmetrical, single storey, polychromatic brick, Late Victorian Picturesque styled house is characterised by hipped roof forms, together with a minor gable that projects towards the front and an encircling verandah. At the rear are single storey hipped roof additions that reflect the original design. These roof forms are clad in unpainted corrugated sheet metal. Two early face red brick chimneys with projecting rendered tops adorn the roofline. Narrow overhangs with paired timber brackets are features of the eaves.

A feature of the design is the encircling verandah. The main entrance is identified by the small gabled portico outside the front door. It is supported by turned timber posts. There is also an early timber verandah floor.

Other early decorative features of the design include the elaborate timber framed doorways with four panelled timber doors and sidelights and highlights. The two central highlights have fox hunt scenes. The elaborate timber work, pendant and turned timber finial in the gable end and the cream brick quoining and patterning in the brick wall construction represent other early decorative features.

The full length timber framed double hung windows are early, as is the stone window sills and the face red brick plinth around the perimeter of the house.

While the gabled garage at the rear appears to have been introduced, the small gabled laundry outbuilding - also constructed of brick with a corrugated sheet metal roof, appears to be early. The rendered underground tank is also early.

There is a c.250 metre avenue of Sugar Gums along the driveway from Bulmans Road to the house.

## Historical Australian Themes

*Shire of Melton Historical Themes: 'Pastoralism'; 'Farming'.*

## Integrity

Integrity - Substantially Intact

## Physical Conditions

Physical Condition - Good

*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/>*