

ALEXANDER MILLER MEMORIAL HOMES



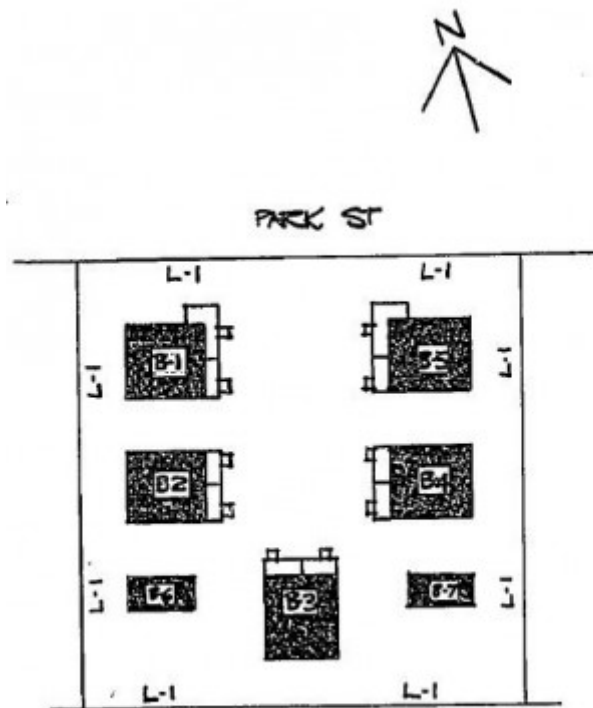
ALEXANDER MILLER
MEMORIAL HOMES SOHE
2008



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1 alexander miller memorial
homes 22 park street geelong
complex view apr1997



h01182 plan h1182

Location

22A PARK STREET GEELONG, GREATER GEELONG CITY

Municipality

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1182

Heritage Overlay Numbers

HO1103

VHR Registration

April 18, 1996

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on -

The Alexander Miller Homes in Park Street, Geelong, were designed by the leading Geelong architectural firm, Laird and Buchan and constructed in 1922 to 1924 by Geelong builder Ernest A Nott for a total cost of £6544. The five pairs of semi-detached bungalows are symmetrically grouped around a garden courtyard with amenities blocks towards both rear corners. They are constructed of red brick and stucco with gabled roofs of Marseilles pattern tiles. The Alexander Miller Homes are groups of endowed cottages or homes for elderly persons in need of accommodation financed by Trust funds provided by a Scots born Geelong draper, Alexander Miller (1842-1914). The Park Street group continues to provide low cost accommodation for the elderly.

The Alexander Miller Memorial Homes at 22a Park Street, Geelong are of social, historic and architectural significance to the State of Victoria.

The Alexander Miller Homes are important for social associations with the important role played by private philanthropy in the history of Victorian welfare and housing which provided housing for the less fortunate prior to the establishment of public housing schemes in Victoria. They demonstrate the continuing Victorian philanthropic tradition also exemplified in Geelong by the Austin Homes.

The Alexander Miller Memorial Homes at 22a Park Street, Geelong are important as one of the groups of homes constructed by the prominent philanthropic businessman Alexander Miller, who established groups of endowed cottages for elderly persons in need of accommodation throughout Victoria. He was an initiator of chain-store organisation in Victoria in the latter part of the nineteenth century, and his successful business interests created the wealth which he sought to use in a Christian way.

The Park Street group of the Alexander Miller Memorial Homes, through its refinement, early date and intactness is an extraordinary example of the American bungalow court concept. The planning of the group as five pairs of semi-detached bungalows around a garden court, exemplifies the belief in the health-promoting properties of fresh air, light, and sunshine which formed the basis of enlightened post World War 1 planning principles. The layout also derived from the Garden City movement which developed in England in the early part of the twentieth century as a response to late Victorian urban congestion

The Park Street group is an extraordinary work of the leading Geelong architectural firm of Laird and Buchan and illustrates an interest in the relationship between charitable housing and the beneficial effects of the application of innovative planning principles.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. **General Conditions:** 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible. **Note:** All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component. **General Conditions:** 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. **Note:** The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. **General Conditions:** 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions:** 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. **Regular Site Maintenance :** The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of

significant fabric. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements. Fire Suppression Duties : The following fire suppression duties are permit exempt under section 66 of the Heritage Act 1995, a) Fire suppression and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) Fire suppression activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected; Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire suppression and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire suppression and management are being developed. Public Safety and Security : The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional. Signage and Site Interpretation : The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation. Mineral Exploration : The following Mineral Exploration activities are permit exempt under section 66 of the Heritage Act 1995, a) mineral Exploration activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) preliminary non-intrusive exploration, including geological mapping, geophysical surveys, and geochemical sampling and access to shafts and adits; c) advanced forms of exploration (drilling), including the location of drill pads and access tracks where this has been the subject of on-site negotiation and agreement with representatives of Heritage Victoria, DSE and Parks Victoria, and where all significant historic site features have been identified and protected as part of an approved work plan. EXEMPTIONS OF PERMIT:

INTERIOR DECORATIVE SCHEMES

Interior painting / wall-papering to walls and ceilings, provided the preparation work for painting / papering does not remove evidence of the building's original paint or other decorative scheme.

Removal of existing carpets / flexible floor coverings e.g. vinyl.

Installation of carpets and flexible floor coverings

Installation of curtain track, rod, blinds.

Replacement of light fittings

REFURBISHMENT OF BATHROOMS, TOILETS, KITCHENS

Refurbishment of bathroom /toilet / ensuite including removal of existing sanitary fixtures and associated piping, mirrors, and wall and floor coverings, and installation of new fixtures, and wall and floor coverings .

Removal of existing kitchen benches and fixtures (stoves, dishwashers etc.) and floor coverings and installation of new kitchen benches and fixtures, including associated plumbing and wiring.

INSTALLATION OF SCREEN DOORS

Installation of screen doors provided the same type is provided to all the units, and the colour matches the colour of the door to which it is attached.

SERVICES

Installation of heaters, and smoke detectors.

Construction dates	1922,
Architect/Designer	Laird & Buchan,
Heritage Act Categories	Registered place,
Hermes Number	11119
Property Number	

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 1182:

Alexander Miller Memorial Homes, 22A Park Street, Geelong, City of Greater Geelong.

Extent:

To the extent of:

1. All the buildings known as Alexander Miller Memorial Homes comprising 5 blocks of semi-detached dwellings marked B-1, B-2, B-3, B-4 and B-5, and 2 former amenities blocks marked B-6 and B-7 on Plan 607214 endorsed by the Chair, Historic Buildings Council and held by the Director, Historic Buildings Council.
 2. All of the land described in Book 815 Memorial 423 marked L-1 on Plan 607214 endorsed by the Chair, Historic Buildings Council and held by the Director, Historic Buildings Council.
- [Victoria Government Gazette No. G15 18 April 1996 p.959]

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/>