

# Recommendation of the Executive Director and assessment of cultural heritage significance under Part 3, Division 7 of the *Heritage Act 2017*

|                         |   |
|-------------------------|---|
| <b>Name</b>             | German Cottage  |
| <b>Location</b>         | 222-224 Torquay Road & 5-9 Smith Street, Grovedale, Greater Geelong<br>City |
| <b>Date Registered</b>  | 21 December 1988  |
| <b>VHR Number</b>       | VHR H0714   |
| <b>VHR Categor(ies)</b> | Heritage Place  |
| <b>Hermes Number</b>    | 561   |



German Cottage (May, 2017)

## **EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:**

To amend the existing registration of VHR H0714 in accordance with s.62 of the *Heritage Act 2017* by:

- Reducing the extent of registration.

### **Reasons for the proposed amendment:**

The registration of the German Cottage, Grovedale which was gazetted in 1988 in the Historic Buildings Register, requires updating. The extent included in the original registration includes land that does not contribute to the significance of the site. It is therefore proposed to remove the land located at 5-9 Smith Street Grovedale, encompassing all of Lot 2 on Plan LP214564.

The existing registration documentation is provided at Attachment 1 of this report.

**STEVEN AVERY**

**Executive Director**

**Recommendation Date:** 15 March 2018

## AMENDMENT BACKGROUND

The German Cottage, Grovedale is included in the Victorian Heritage Register, and was gazetted on 21 December 1988. An application to amend this registration by reducing the extent of registration was accepted by the Executive Director on 24 January 2018. The application to amend the registration was received after Heritage Permit P27905 was granted to allow the construction of a new building at 5-9 Smith Street Grovedale, which was granted on 20 December 2017. The registration for the German Cottage currently includes 222-224 Torquay Road, on which the German Cottage is located, and 5-9 Smith Street, an adjacent vacant block.

It is the view of the Executive Director that 5-9 Smith Street Grovedale does not contribute to the cultural heritage significance of the German Cottage, and should be removed from the extent of registration for this place.

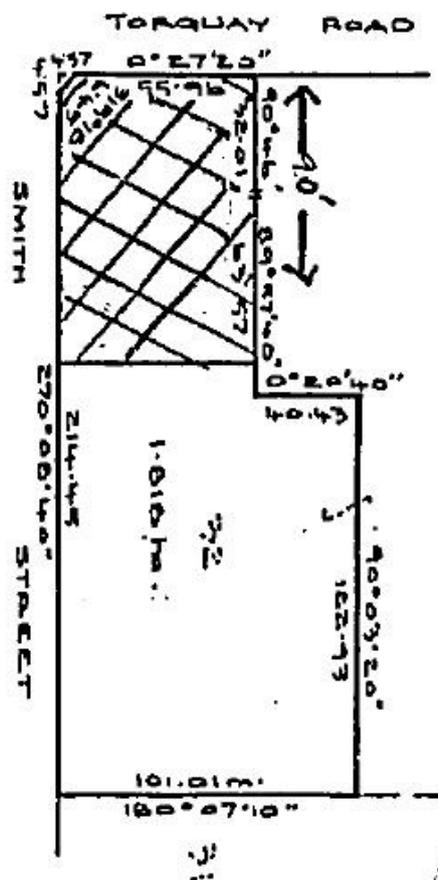
## CURRENT EXTENT OF REGISTRATION

Historic Building No. 714.

German Cottage - 224 Torquay Road, Grovedale - City of South Barwon

to the extent of the land and buildings shown hatched which are included in the Register Book Certificate of Title Volume 9810 Folio 685.

[Victoria Government Gazette G49 21 December 1988 p.3901]

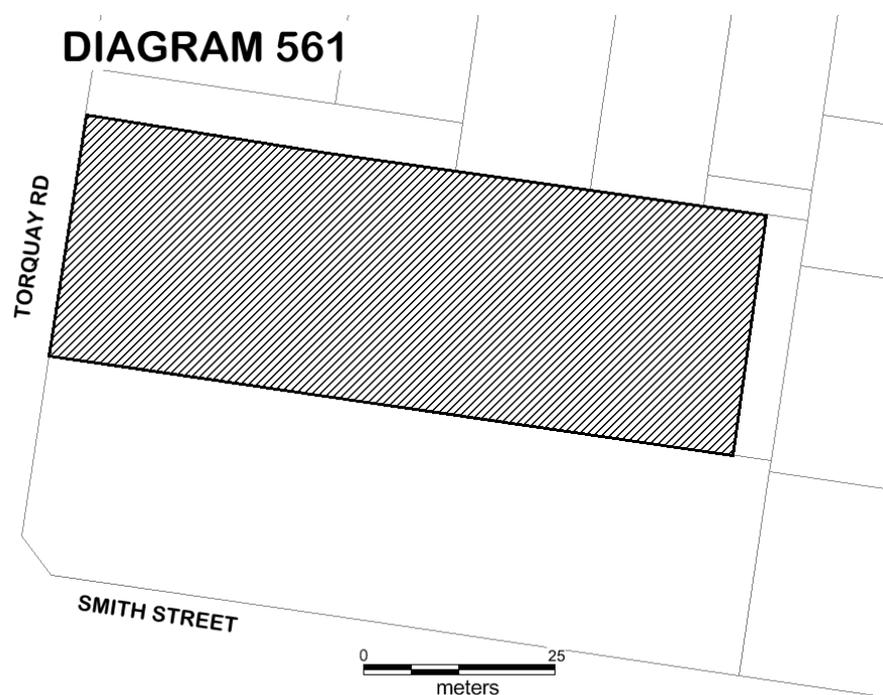


## PROPOSED CATEGORY OF REGISTRATION

Heritage Place (no change).

## RECOMMENDED EXTENT OF REGISTRATION

All of the place shown hatched on Diagram 561 encompassing part of Lot 1 on Plan LP214564.



The extent of registration of German Cottage in the Victorian Heritage Register affects the whole place shown on Diagram 561 including the land and the building known as German Cottage (including the exterior and interior).

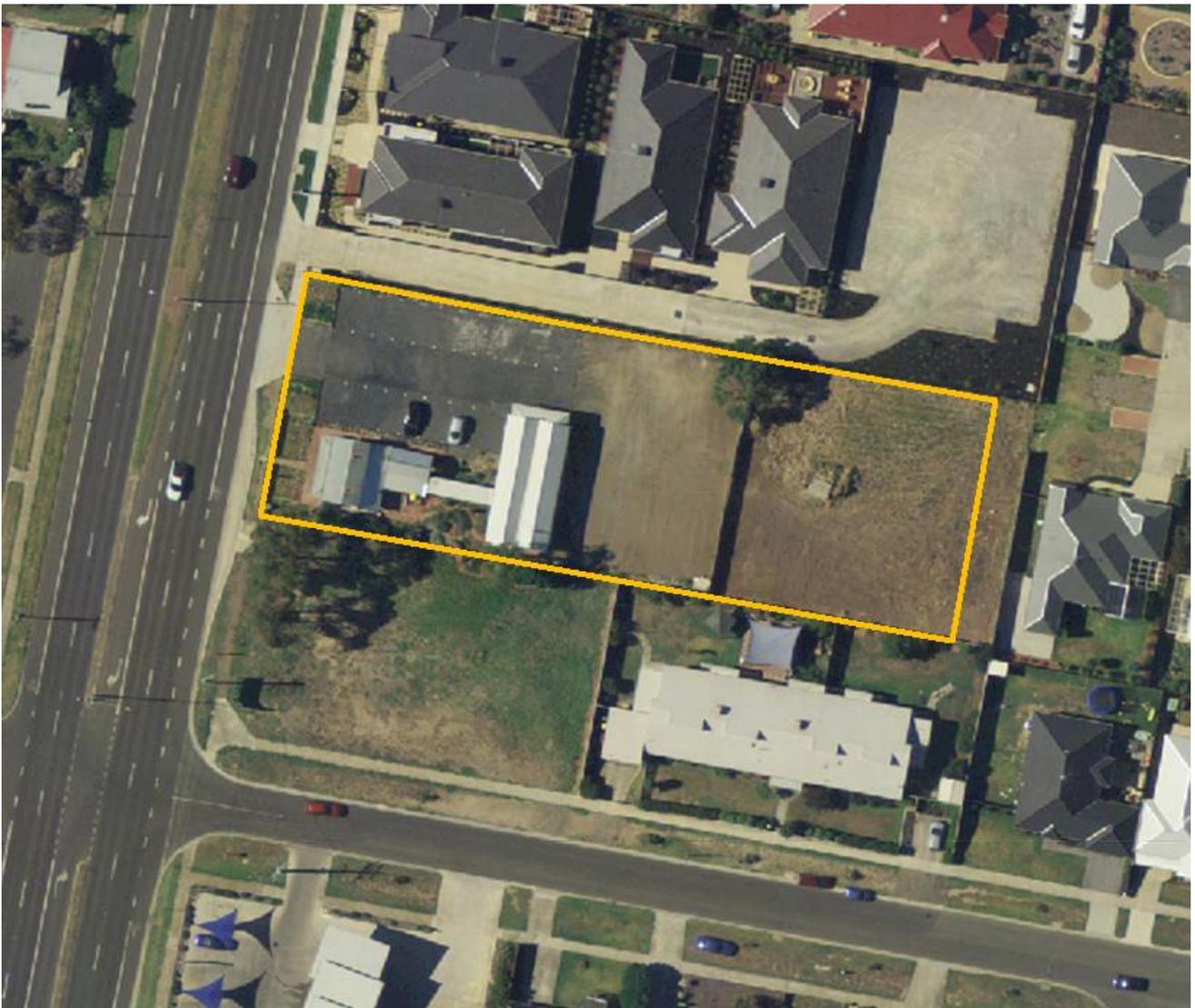
The recommended extent is the same as the nominated extent.

## RATIONALE FOR EXTENT

The German Cottage, Grovedale is included in the Victorian Heritage Register, and was gazetted on 21 December 1988. An application to amend this registration by reducing the extent of registration was accepted by the Executive Director on 24 January 2018. It was received after Heritage Permit P27905 was granted on 20 December 2017 to allow the construction of a new building at 5-9 Smith Street, Grovedale. The registration for the German Cottage currently includes 222-224 Torquay Road, on which the German Cottage is located, and 5-9 Smith Street, an adjacent vacant block. There is no fabric of cultural heritage significance located on the block at 5-9 Smith Street.

It is the view of the Executive Director that 5-9 Smith Street Grovedale does not contribute to the cultural heritage significance of the German Cottage, and should be removed from the extent of registration for this place.

## AERIAL PHOTO OF THE PLACE SHOWING PROPOSED REGISTRATION



Name: German Cottage  
VHR number: VHR H0714  
Hermes number: 561

# ATTACHMENT 1

## EXISTING REGISTRATION DETAILS

### EXISTING CATEGORY OF REGISTRATION

Heritage place

### EXISTING EXTENT OF REGISTRATION

Historic Building No. 714.

German Cottage - 224 Torquay Road, Grovedale - City of South Barwon

to the extent of the land and buildings shown hatched which are included in the Register Book Certificate of Title Volume 9810 Folio 685.

[*Victoria Government Gazette* G49 21 December 1988 p.3901]

### EXISTING STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

#### What is significant?

The Cottage at 224 Torquay Road, Grovedale is an early example of a German settler's Cottage located in one of the earliest and most important of early German settlements in Victoria in the mid nineteenth century, Germantown (now Grovedale). The property is one of the last surviving of the early settlement and is distinctive and original both in its form and methods of construction.

Grovedale near Geelong (Germantown prior to the 1914-18 war) was the first German settlement in Victoria. The settlers, Lutherans from Prussia, soon established a church and a schoolhouse. They planted vineyards, cut wood and grew vegetables which they sold in Geelong. They also grew oats and grain in what was primarily an agricultural settlement.

The site of the Cottage at 224 Torquay Road was one of the original holdings of 1854. The owner of the Cottage c. 1857 was Johann Sohr. The house and land was purchased in 1881-2 by a Danish Lutheran, Johann Andressen who was married to a German. The Andressen family lived there until the 1940s. The design of the house has been described as unique in Victoria. A two storey light timber-framed house, it consisted originally of a two-up, two-down floor plan, but has since been extended. The kitchen appears to have been part of an 1890s renovation/alteration. The house is an interesting example of adaptive building construction representing a merging of two building traditions, north German and British Colonial.

The interiors are predominantly timber packed with mud (or pug) with Baltic pine lining boards and various pieces of furniture and fittings made of packing case timbers. The Cottage is in fair to good condition, although in need of attention. The roof (both interior and exterior) is sound. As far as the fittings are concerned, the integrity is high, including an extraordinary stairway to an upper floor.

#### How is it significant?

'German Cottage' is of architectural and historical significance to the State of Victoria.

#### Why is it significant?

The German Cottage at 224 Torquay Road, Grovedale is of architectural and historic importance for the following reasons: - as a rare and intact remnant of Victoria's earliest German settlement, most probably dating from the mid 1850s. The Cottage represents a rare and fine example of the building techniques introduced by German settlers in the area last century which together with their traditional farming methods, churches and schools, amounted to a substantial multi-cultural contribution to nineteenth century Colonial society.

It is an important example of adaptive building construction resulting from the merging of two vernacular building traditions, north German and British Colonial. - as one of the last mid nineteenth century German domestic dwellings in Victoria in a relatively good state of integrity in an area that was important for its German community in the nineteenth century - as a reflection of the predominantly agricultural lifestyle of those pioneer German settlers who from the 1830s left their homelands fleeing religious persecution to settle in the Australian colonies.

## **EXISTING PERMIT POLICY**

No Permit Policy accompanied the 1982 registration.

## **EXISTING PERMIT EXEMPTIONS**

No Permit Policy accompanied the 1982 registration.