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FILE NO: 86 1268 K

HISTORIC BUILDINGS ACT 1981.

Recommendation to the Minister for Planning and Environment, the Honourable Thomas William Roper, MLA in accordance with Section 18(6) of the Historic Buildings Act 1981, for the addition to the Register of Historic Buildings of:

NAME: GERMAN COTTAGE

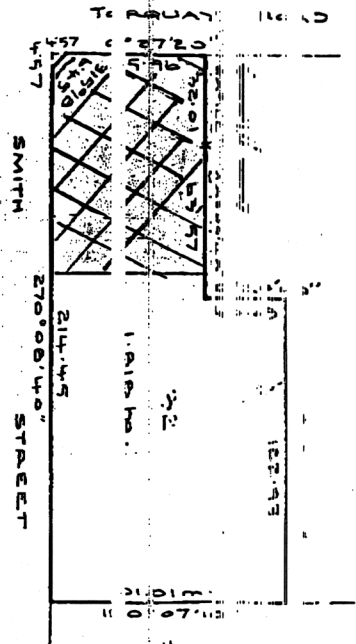
ADDRESS: 224 Torquay Road, Grovedale, City of South Barwon

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

OWNER: Yeneda Gardens Pty Ltd

PHOTOGRAPH

EXTENT OF DESIGNATION
(SUMMARY)



CHAIRMAN'S SIGNATURE

James [Signature]

DATE:

8 November 1988

SYNOPSIS OF REPORT

EXAMINATION INSTIGATED S.18(1): 20/4/1988

DATE OF HBC RESOLUTION TO RECOMMEND:

OWNER . REQUIRED HEARING: YES

. SUPPORTED DESIGNATION: NO

. OPPOSED ON GROUNDS OF: That the building is not of architectural or historic importance. That it is in a state of disrepair. That no interest has been shown in developing it as a museum.

ADVISED OF RECOMMENDATION

OTHER SUBMISSIONS RECEIVED FROM: City of South Barwon
National Trust of Australia
(Victoria)
Geelong Historical Society
Social History Museum,
Deakin University

FINDINGS: (A) STATEMENT OF SIGNIFICANCE

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.

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.



VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

REGISTER 6010X

VOL. 9891 FOL. 198

CITY OF GREATER GEELONG
DEVELOPMENT APPROVALS

- 5 OCT 2000

RECEIVED

YENICUA GARDENS PTY. LTD. of 500 Bourke Street Melbourne is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Conoverra being Lot 2 on Plan of Subdivision No. 214564Y which land is shown enclosed by continuous lines on the map hereon and identified by that lot number.

Issued under Regulation 10 -

Derived From
Vol. 9810 Fol. 685

19/6/89

Richard
Assistant Registrar of Titles

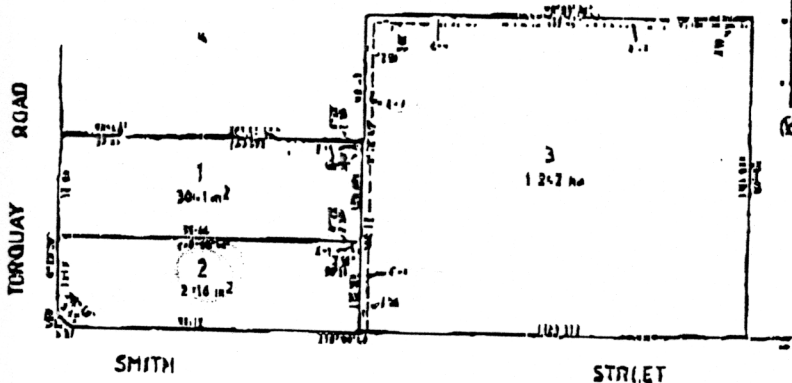


ENCUMBRANCES

MORTGAGE to Capital
Building Society
Registered Book 847
No. 117 (A.B. 632396) -
as to any part of the
land marked E-1 on the
map that lies within the
above-mentioned lot.
THE EASEMENTS (if any)
existing over the same by
virtue of Section 90 of
the Transfer of Land Act.

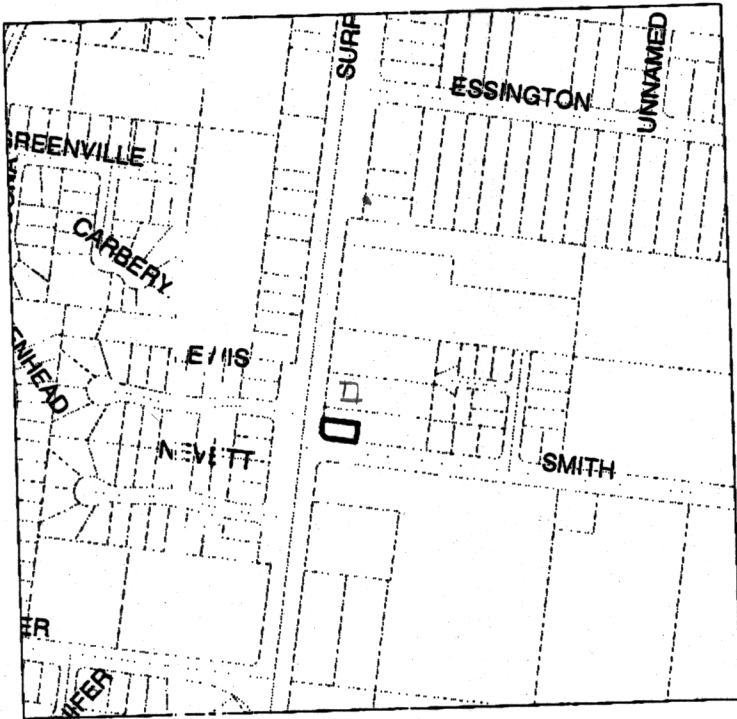
THE ABOVE MORTGAGE IS
DISCHARGED

4-0-89. P#59238L



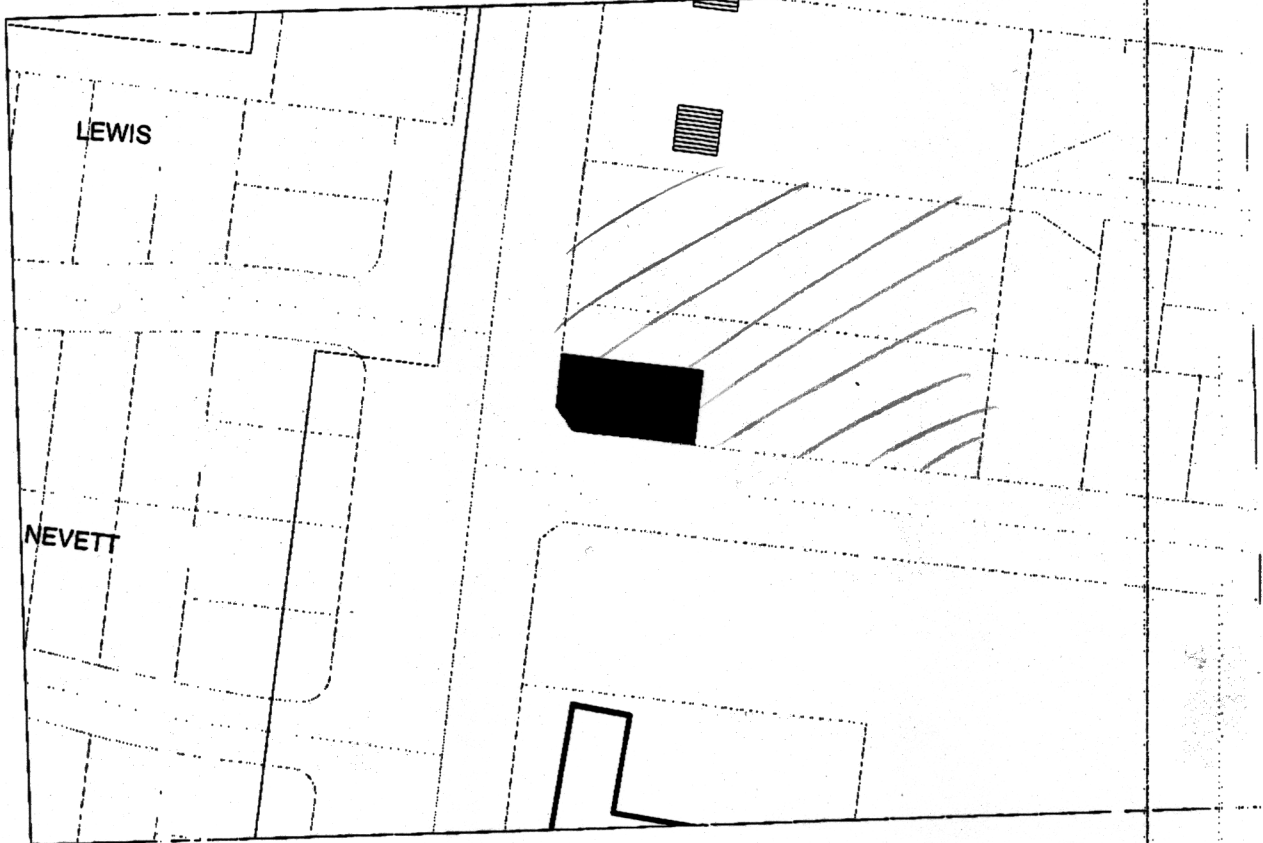
MEASUREMENTS ARE IN METRES

Greater Geelong Heritage Overlay VHR714 German Cottage Final Version



Greater_Geelong_ho_prop by Zone Code
 ■ HO98 (1)

17B



Zone_Num	Zone_Status	Zone_Code	Mun_Num	Amd_Nu	Amd_File	Zone_Num_Prev	Ext	Date	File	Info
10,098		HO98	0			0				
10,181		HO191	0			0				

GERMAN COTTAGE

224 TORQUAY ROAD GROVEDALE

VHR Number	H714
File Number	603191
Year Construction Started	
Municipality	Greater Geelong City
Extent of Registration	To the extent of the buildings and the land as defined by the Heritage Council.
Architectural Style	Victorian Period (1851-1901) Georgian
Spatial Information	-38.20258, 144.34045

Click on the arrow below to view the Item Categories.

▼ Item Categories

Item Group	Item Category
Residential buildings (private)	Cottage

Click on the arrow below to view the Statement of Significance. Note: Some records may not yet have a Statement of Significance.

▼ Statement of Significance

HISTORICAL BUILDINGS COUNCIL - STATEMENT OF SIGNIFICANCE 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 COTAGE 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 188102 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. THE GERMAN COTTAGE AT **224 TORQUAY ROAD, GROVEDALE** IS OF ARCHITECTURAL AND HISTORIC IMPORTANCE FOR THE OFLOWING 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

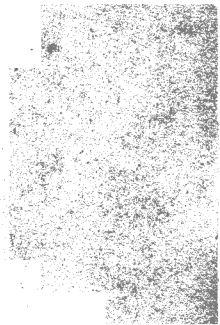
GERMAN SETTLERS WHO FROM THE 1830S LEFT THEIR HOMELANDS FLEEING RELIGIOUS PERSECUTION TO SETTLE IN THE AUSTRALIAN COLONIES.

Click on the arrow below to view the Images. Note: Some records may not yet have images.

▼ **Images**



Click to view image at full-size.



Zoom

