

## FORMER KAHLAND WINERY & CELLARS



FORMER KAHLAND  
WINERY & CELLARS  
SOHE 2008



h02087 1 kahlands winery  
bendigo cellar 01 aug2005  
mz



h02087 kahlands winery  
bendigo cellar 02 aug2005  
mz



h02087 kahlands winery  
bendigo cellar 03 aug2005  
mz



h02087 kahlands winery  
bendigo air vent 01 aug2005  
mz



h02087 kahlands winery  
bendigo air vent 02 aug2005  
mz



h02087 kahlands winery  
bendigo air vent 03 aug2005  
mz



h02087 kahlands winery  
bendigo stairs 01 aug2005  
mz



h02087 kahlands winery  
bendigo stairs 02 aug2005  
mz



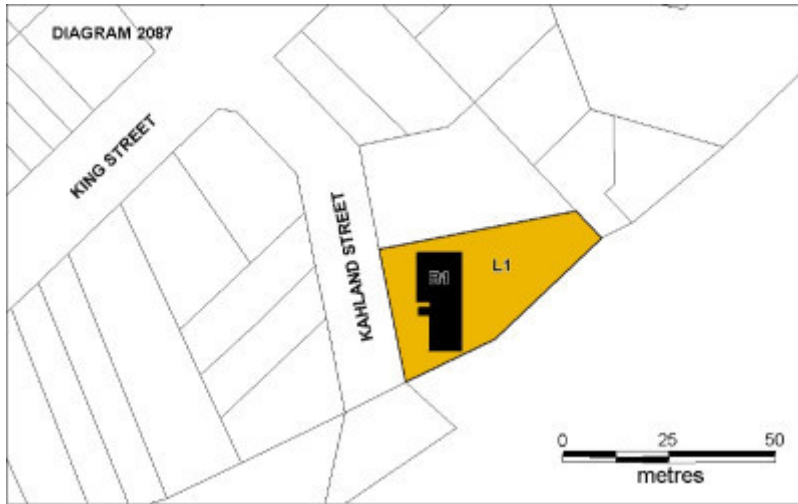
h02087 kahlands winery  
bendigo stairs 03 aug2005  
mz



h02087 kahlands winery  
bendigo ceiling hooks  
aug2005 mz



h02087 kahlands winery  
bendigo house exterior  
aug2005 mz



h02087 kahlands winery bendigo plan 092005 mz

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### **Location**

5 KAHLUND STREET BENDIGO, GREATER BENDIGO CITY

### **Municipality**

GREATER BENDIGO CITY

### **Level of significance**

Registered

### **Victorian Heritage Register (VHR) Number**

H2087

### **Heritage Overlay Numbers**

HO718

### **VHR Registration**

April 27, 2006

### **Heritage Listing**

Victorian Heritage Register

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### **Statement of Significance**

Last updated on - April 27, 2006

### **What is Significant?**

Built in 1873, the former Kahland Winery includes a brick cottage over a two room cellar. The main room of the cellar is 22 metres long , 6 metres wide and 2.7 metres high. The cellar is constructed partially of brick and partially of stone with a brick vaulted ceiling and a split level brick paved floor. The walls were rendered but most of this has deteriorated. At each end of the main cellar chamber and in the north wall of the smaller chamber are deep vents which project above ground level to provide light and air. The main entrance to the cellar is from a set of stairs beside the house. There are also other pieces of remnant fabric in the place associated with the industry in the cellar such as hooks in the ceiling and shelving. A set of stairs from the smaller chamber leads up to the hall way of the house above.

The manufactory was started by Johan Detlef Kahland who was a tailor in Germany before migrating to Victoria in 1853 in search of gold. According to rate books Johan lived at Red Hill near Eaglehawk and had interests in a number of mines up until 1871 when he appears to have started to make a living as a wine maker. Business must have been good as in 1873 he moved to the current location in central Bendigo and established his manufactory there, building the house and cellar at this time. Johan died in 1876 and the property passed to his widow Catherine. The property stayed in the family's hands until 1946.

Kahland Winery encompassed the entire wine making process. The production of the wine occurred above ground in a shed that faced what is now Kahland Street. There is no remnant fabric of this structure left but it was situated adjacent to the main stairs to the cellar. After the grapes were crushed they received some early maturation in barrels above ground before being taken down to finish the maturation process in the long chamber of the cellar. It was reported in 1887 that the cellars held 206 hogsheads of old and eighty of new wine. Set in the ground at the top of the stairs are two steel rings used for hauling barrels up and down the stairs. The wine was bottled, labelled then distributed from the premises.

Where Kahland's operation differed from most other Victorian wine makers was that they bought grapes rather than grew their own. This is a common practice now and was not uncommon in Europe but it was unusual in 19th Australia where wine making industry was generally located on grape growing properties. While the Kahlands appear not to have grown their own grapes, they did lease some land at Pringles Reef for a couple of years possibly for this purpose. The grapes that the Kahlands used were bought from independent grape growers of which there were many in the Bendigo Region. Grape growing and wine making became a major industry in the region in the last decades of the 19th century following the 1850s gold rushes, second only to the Rutherglen region.

The Germans were the largest non-English speaking minority in Victoria in the nineteenth century. Their contribution to industry and culture in the colony was pronounced, especially so in the Bendigo region where many had gone in the 1850s in search of gold. After the late 1850s many who came to Bendigo for gold branched into other industries. The climate and soil of the region was particularly suited to grape growing and wine making and many Germans invested into this industry. The wine industry in Bendigo was driven by the Germans and the Kahlands were part of this as well as playing an active role in the German community in Bendigo.

After the death of Johan Detlef Kahland snr his wine making industry and involvement in Bendigo's German community through the German society *Der Deutscher Verein* was carried on by his son Johan Detlef jnr. The Kahland label was awarded a number of Colonial and international prizes.

### **How is it Significant?**

Former Kahland Winery is of historical, scientific (technical) and architectural significance to the State of Victoria

### **Why is it Significant?**

Former Kahland Winery is of historical significance as a rare example of a nineteenth century urban winery.

Former Kahland Winery is of historical significance to the State of Victoria as an example of the industries that were fostered as a result of the discovery of and mining of gold. Kahland's Winery is of further significance as an example of the range of industries introduced into Victoria by immigrants from Europe.

Former Kahland Winery is of historical significance as a remnant of the nineteenth century wine industry in Bendigo that was the second largest in the state after that in the Rutherglen region before being forcibly destroyed by Colonial Government decree in 1894/95 due to the discovery of *Grape Phylloxera*.

Former Kahland Winery is of historical significance for its associations with Victoria's nineteenth century German community which was Victoria's largest non-English speaking minority at the time. The contribution of German

immigrants to the colony was great and their presence in Bendigo was marked. This is apparent in other prominent German residents of Bendigo such as the architects William Charles Vahland and Robert Getzschmann, the priest Fr George Henry Backhaus and mine owner Johan Ballerstadt.

Former Kahland Winery is of architectural significance as a rare example of nineteenth century commercial wine cellar construction. The prominent air and light shafts are uncommon and the stair connection to the house above is of note in highlighting the rarity of the place as a commercial wine cellar built along with and under a suburban house.

Former Kahland Winery is of scientific (technical) significance for its demonstration of nineteenth century wine making infrastructure. The cellar is particularly significant as a unique surviving example of the rare practice of urban wine manufacture.

## 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 determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions: 5.**

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or

building permits from the responsible authorities where applicable. **Minor Works :**

Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted. \* Alteration and modification to the interior of the house except to internal stairs to the cellar.

\* All works including demolition and internal modification, but not additions, to the garage building.

\* Removal but not replacement of the front porch addition.

\* Removal but not replacement of later additions to the rear of the house.

Construction dates            1873,  
Heritage Act Categories    Registered place,  
Hermes Number                14048  
Property Number

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## Extent of Registration

1. All of the building, including the house, cellars, stairs and stair wells and light and air shafts, known as 5 Kahland Street Bendigo and shown as B1 on Diagram 2087 held by the Executive Director.
2. All of the land shown L1 on Diagram 2087 held by the Executive Director being part of the land described in Certificate of Title Volume 08167 Folio 582.

*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/>*