

# KARLSRUHE



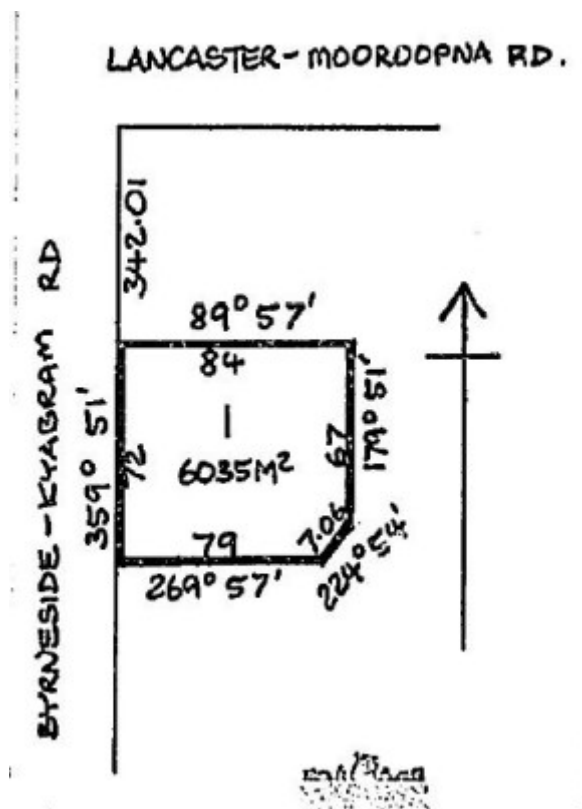
KARLSRUHE SOHE 2008



karlsruhe lancaster front view



karlsruhe lancaster side view  
sep1983



## Location

1462 BYRNESIDE-KYABRAM ROAD LANCASTER, CAMPASPE SHIRE

## Municipality

CAMPASPE SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0581

## Heritage Overlay Numbers

HO105

## VHR Registration

August 29, 1984

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - June 22, 1999

Karlsruhe was built in 1893 for Baron Karl AF von Swaine and is a large timber single-storey Queen Anne house. The architect and/or builder are not known. Von Swaine was one of the first orchardists in the Lancaster area which was the first irrigation area based on the Goulburn Weir. Born in Dusseldorf in 1870, he was a colourful figure in the district, living in a high style, but seems to have taken little part in public affairs. In 1897 he returned to Europe and married, bringing his wife back to Karlsruhe in 1900. In 1903 they returned finally to Europe leaving the property in the hands of the manager and returning only for visits until 1914 when the property was confiscated under the Enemy Aliens Act and later sold to a P Pullar.

In 1908 the property was described as having 72 acres of trees in the orchard and a private garden of great note, including a hedge of roses a mile long and a cypress hedge across the frontage three-quarters of a mile long. The house is planned with its major rooms leading from a central hall lit clerestory windows in a central tower. The ceiling of this space and the dadoes are lined with alternating dark and light varnished boards. The walls are lined with hessian and paper on laths. Like the typical suburban example of this style, the exterior presents a picturesque array of medieval elements such as the use of full and half-hipped gables and bays and tall corbelled chimneys. Karlsruhe, however, has more of a rural character because of its broad roof expanse and enclosing verandah. The roof is of Marseilles tiles. Also of interest is the packed sawdust insulation to the walls and the underground water tank which incorporates a cellar in its centre. The building is greatly intact although requiring repair. The out-buildings have been removed and only vestiges of the garden remain.

It is of significance as a survivor of one of the first and most colourful participants in the establishment of the stone-fruit industry in the Goulburn Valley and as an elaborate and unusual example of domestic Queen Anne architecture.

[Source: Historic Buildings Council]

## 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](#).

Construction dates        1893,  
Heritage Act Categories    Registered place,  
Hermes Number            644  
Property Number

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## **Extent of Registration**

### **AMENDMENT OF REGISTER OF HISTORIC BUILDINGS**

Historic Building No. 581 Karlsruhe, Byrneside-Kyabram Road, Lancaster (to the extent of the total buildings and land contained within Lot 1, Plan of Subdivision L.P. 145926X, Part Crown Allotment 17, Parish of Mooroopna West).

[*Victoria Government Gazette* No. 91 29 August 1984 pp. 2984-2985]

*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/>*