



## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0915

## Heritage Overlay Numbers

HO33

## VHR Registration

June 3, 1992

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - January 27, 2000

Graff's Farm, comprising the main house, the barn, the rainwater tank footings, the milking shed, the remnants of the freestanding wall and the well, is of outstanding historical significance to the State of Victoria as part of the Westgarthtown settlement, for its association with the State's promotion of German settlement in Victoria. As part of the Westgarthtown settlement, Graff's Farm has an important association with William Westgarth, MLC, a notable pioneer of Victoria who was directly responsible for the immigrant communities in Victoria.

The house, constructed in 1873 for Johann Graff, is of ashlar bluestone and is a two storey building with the upper level within the steeply pitched jerkin head roof. The glass roof lights were replaced with dormer windows in the late 1940s. The barn, also constructed of ashlar bluestone with jerkin head roof form, was probably intended to provide shelter to animals and hay storage on the upper level. These two buildings are obviously derived from rural German architecture and they represent a transportation of German building techniques to Victoria. The quality of the stonework in both the house and barn reflects the craftsmanship of the early German settlers, particularly in the working of bluestone.

## 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        1873,  
Heritage Act Categories   Registered place,  
Hermes Number            1153  
Property Number

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## History

Associated People: Tenant JOHANN GRAFF;

## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 915.

Graff's Farm, 1 Thomas Street, Thomastown.

To the extent of:

1. The building known as the main house (B1), the barn (B2), the rainwater tank footings (B3), the remnants of the freestanding wall (S1) and the well (S2) being the buildings known as Graff's Farm, 1 Thomas Street, Thomastown as shown on Plan 604974H endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.

2. The land marked L1 on Plan No. 604974H endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council, being part of the land described in Certificate of Title Volume 8538 Folio 388.

[*Victoria Government Gazette* No. G21 3 June 1992 p.1386]

*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/>*