

## SUMMARY OF STATE HERITAGE PLACE

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### REGISTER ENTRY

Entry in the South Australian Heritage Register in accordance with the  
*Heritage Places Act 1993*

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**NAME:** Former JF Paech house, stone outbuilding and two slab barns **PLACE NO.:** 22797

**ADDRESS:** Darby Road, Paechtown area, near Hahndorf 5245  
CT 5587/252, A83, Hundred of Kuitpo

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### STATEMENT OF HERITAGE SIGNIFICANCE

JF Paech's 1840s property at Friedrichstadt is not only one of the oldest surviving German pioneer farm complexes in South Australia, but is also the first farm to be established in the settlements of Friedrichstadt and Paechtown. The place displays a number of significant early German construction techniques, including the half-hipped design of the three level stone, brick and timber house; uncommon features such as timber-shingle roofing and two timber slab barns; and a rare example of an internal loft smokehouse. The place has special associations with the pioneering German settlement of South Australia, a theme with significance for this state.

### RELEVANT CRITERIA (under section 16 of the *Heritage Places Act 1993*)

- (a) *it demonstrates important aspects of the evolution or pattern of the State's history*, representing the first decade of German farming settlement in the Hahndorf area and having significant associations with the theme of pioneer German settlement in South Australia.
- (b) *It has rare, uncommon or endangered qualities that are of cultural significance*, displaying relatively uncommon early constructions techniques (timber shingles and slabs and half-hipped roofing) and a rare loft smokehouse.
- (d) *it is an outstanding representative of a particular class of places of cultural significance*, being an excellent representative of a pioneer German farm complex, and including a barn of exceptional quality.

- (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics*, displaying early German design techniques (including the half-hipped three level design of the house), and several significant constructions methods including timber trusses, use of timber shingles for roofing and timber slabs for walling.

## EXTENT OF LISTING

The extent of listing is the Former JF Paech house, stone outbuilding and two slab barns generally indicated on the site plan. The extent of listing *excludes* the 1920s addition to the rear of the house.

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## COMMENTARY ON THE LISTING

Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with the *Heritage Places Act 1993*

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### Physical Description

This group of historic farm buildings comprises a house, stone outbuilding and two timber slab barns. The house is constructed on three levels with coursed random rubble basement walls and red-brick upper walls tied with substantial timbers. [Exterior has been rendered, although render is not part of original fabric and is not significant]. The house has a half-hipped timber shingle roof covered by later cgi cladding, painted red-brick chimneys, and timber-framed door and window openings with timber doors and windows (some have been replaced in the 20<sup>th</sup> century). Internal features include a loft with unusual smokehouse and dowelled jointing. [A separate dining and service building has been built alongside the house in the c 1920s].

The three early farm buildings comprise an outbuilding and two barns. Barn 1 is a timber-framed structure on a stone and brick base with vertical slab-clad walls, timber-framed openings and timber doors, and a cgi-clad gable roof. Barn 2 is a timber-framed structure with some timber slab cladding and some cgi cladding and some open sections, with a cgi-clad gable roof. The outbuilding is a two level building constructed of local stone with red-brick dressings, timber lintels, timber-framed openings and doors, and a relatively shallow-pitched cgi gable roof.

The components which are intrinsic to the heritage significance of the former JF Paech house, outbuilding and barns are:

- House: stone, brick and timber walls [excluding render], cgi and shingle half-gable roof, timber-framed openings, surviving original windows and doors, chimneys, loft smokehouse and timber doweling.

- Stone outbuilding (aka dairy): two-level stone building with red-brick dressings, timber lintels, timber-framed openings and doors, and shallow-pitched cgi gable roof.
- Barn 1: Timber-framed structure on a stone and brick base with vertical slab-clad walls, timber-framed openings and timber doors, and cgi-clad gable roof.
- Barn 2: Timber-framed structure, timber slab cladding and cgi gable roof.

The extent of listing *includes* the following interior features:

- Rare loft smokehouse within upper level of house
- Original timber frames and features within barns 1 and 2.

### History of the Place

Johann Friedrich Paech, one of South Australia's earliest German pioneers, arrived in South Australia and settled in the village of Hahndorf in 1839. In 1846, Paech bought 13 sections of land between Hahndorf and Echunga, establishing a farm at Friedrichstadt. It is not clear whether this location was named after himself or the emperor. During the following decades, he sold or leased parts of his land to members of his family or other likeminded settlers who wanted to establish farms (such as the Liebelts). The farm group now known as 'Oakside' (State Heritage Place) was constructed soon after JF Paech's original house and farm buildings, as were Glendarra/Glenmona (Local Heritage Place) and the buildings at Paechtown (two of which are State Heritage Places).

### References

This Record is based on the assessment in:

- Heritage Online 2004, *Mount Barker Heritage Survey*

Additional references include:

- Australian Heritage Commission, *Register of the National Estate*, Report no. 7556.
- Berry, D W & S H Gilbert 1981, *Pioneer Building Techniques in South Australia*.
- Butler, Reg 1989, *A College in the Wattles: Hahndorf & its Academy*.
- Faull, Jim & Gordon Young, 1986, *People Places & Buildings*, pp 89-98.
- Historical Research: Anni Luur Fox & Reg Butler.
- Local History Centre, heritage files & photographs.
- Schubert, David 1985, *Kavel's People, from Prussia to South Australia*.
- Schubert, J C 1964, *Lutheran Pioneers in Australia, the emigration, landing and establishment*.
- [www.slsa.sa.gov.au](http://www.slsa.sa.gov.au), [www.southaustralianhistory.com.au](http://www.southaustralianhistory.com.au)
- Young, G et al 1981, *Hahndorf Volumes 1 & 2*.

## SITE RECORD

Former JF Paech House, Outbuilding and Two Slab Barns  
Darby Road, Paechtown area, near Hahndorf 5245

PLACE NO: 22797

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<b>FORMER NAME:</b>	N/A	
<b>DESCRIPTION OF PLACE:</b>	Group of historic farm buildings comprising a house, stone outbuilding and two timber slab barns.	
<b>DATE OF COMPLETION:</b>	c1846	
<b>SA HERITAGE REGISTER STATUS:</b>	<b>Description:</b>	Provisionally entered
	<b>Date:</b>	10 April 2013
<b>LOCAL HERITAGE STATUS</b>	Nil	N/A
<b>CURRENT USE:</b>	<b>Description:</b>	House and outbuildings
	<b>Dates:</b>	to present
<b>PREVIOUS USE(S):</b>	<b>Description:</b>	House and farm buildings
	<b>Dates:</b>	1846 - ?
<b>ARCHITECT:</b>	<b>Name:</b>	N/A
	<b>Dates:</b>	
<b>BUILDER:</b>	<b>Name:</b>	unknown
	<b>Dates:</b>	1846
<b>LOCAL GOVERNMENT AREA:</b>	<b>Description:</b>	District Council of Mount Barker
<b>LOCATION:</b>	<b>Unit No.:</b>	N/A
	<b>Street No.:</b>	N/A
	<b>Street Name:</b>	Darby Road
	<b>Town/Suburb:</b>	Hahndorf
	<b>Post Code:</b>	5245
<b>LAND DESCRIPTION:</b>	<b>Title Type:</b>	CT
	<b>Volume:</b>	5587
	<b>Folio:</b>	252
	<b>Lot No.:</b>	Allotment 83, F159960
	<b>Area:</b>	Paechtown
	<b>Hundred:</b>	Kuitpo

## PHOTOS

Former JF Paech House, Outbuilding and Two Slab Barns  
Darby Road, Paechtown area, near Hahndorf 5245

PLACE NO: 22797



Former JF Paech house



Front door of 1840s house  
(SW façade)



Eastern façade looking west from track



Twentieth Century addition looking south west  
towards rear of main house



Smokehouse in loft space of house



## PHOTOS

Former JF Paech House, Outbuilding and Two Slab Barns  
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Front verandah (main SW façade)



Stone outbuilding looking north east. Rear of 20<sup>th</sup> Century addition on right.



Stone outbuilding looking north from track



Slab /cgi Barn No 2 looking east from track



Slab Barn No 1 (looking south)



Detail of Slab Barn No 1 interior

## SITE PLAN

Former JF Paech House, Outbuilding and Two Slab Barns  
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Site plan showing significant components at former JF Paech farm complex