

To: The South Australian Heritage Committee
From: Senior Historical Architect
Subject: REGISTER NOMINATION REPORT:
SCHNEIDER-ROTHE HOUSE AND SLAB BARN
LOT 15, VICTORIA STREET, HAHNDORF

Date: 23 June 1982

Summary

This report has been prepared because of the recent demolition of an important barn on Lot 13, Victoria Street, Hahndorf. A number of concerned local citizens, the local branch of the National Trust and the Minister of Environment and Planning have asked the Heritage Conservation Branch to take immediate steps to register those items in Victoria Street which have been designated as being important Heritage Items in the Hahndorf Survey.

Historically, the house and barn are associated with the beginning of settlement in Hahndorf and represent the transition from German to more English influence on the pioneer settlers and their families.

Architecturally, the house and barn are scarce examples of German transitional architecture.

Environmentally, the house and barn are important visual elements within Victoria Street, whose German character is emphasized by these items. They are also important in establishing the broader German character of Hahndorf.

The Integrity of the Schneider-Rothe cottage and barn are reasonable and they are in fair condition.

Recommendation

It is recommended that the Schneider-Rothe house and slab barn be included on the Register of State Heritage Items and that they be categorized:

House - A2, H2, H3
Barn - A2, A3, H2, H3



Barry G. Rowney
LB:JD

South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures Item SCHNEIDER-ROTHE HOUSE AND SLAB BARN, LOT 15 VICTORIA STREET, HAHNDORF.																																																																																																							
Age Barn: 1840's House: 1870's	Theme	Office 6627-11589																																																																																																						
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Building Type Cottage & Barn	Style GERMAN COLONIAL/TRANSITIONAL	Status -																																																																																																						
<u>Qualitative Data</u> <table border="1"> <thead> <tr> <th data-bbox="164 645 316 678">Component</th> <th data-bbox="722 645 842 678">Comment</th> <th colspan="5" data-bbox="1281 600 1552 678">Grading</th> </tr> <tr> <th data-bbox="164 689 284 723">History</th> <th></th> <th data-bbox="1297 645 1321 678">E</th> <th data-bbox="1329 645 1369 678">VG</th> <th data-bbox="1409 645 1449 678">AG</th> <th data-bbox="1457 645 1497 678">FP</th> <th data-bbox="1505 645 1544 678">NA</th> </tr> </thead> <tbody> <tr> <td data-bbox="164 757 539 790">1. Context:</td> <td data-bbox="555 757 1257 891">Associated with the settlement of Hahndorf, the oldest remaining German settlement which was established within South Australia's First Special Survey.</td> <td data-bbox="1297 757 1321 790">*</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="164 913 539 947">2. Person/Group:</td> <td data-bbox="555 913 882 947">Not yet established.</td> <td></td> <td></td> <td></td> <td></td> <td data-bbox="1520 913 1544 947">*</td> </tr> <tr> <td data-bbox="164 981 539 1014">3. Event:</td> <td data-bbox="555 981 882 1014">Not yet established.</td> <td></td> <td></td> <td></td> <td></td> <td data-bbox="1520 981 1544 1014">*</td> </tr> <tr> <td colspan="2" data-bbox="164 1048 539 1081"><u>Architecture</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="164 1104 539 1205">4. Architect / Builder: Engineer:)</td> <td data-bbox="555 1137 882 1171">Not yet established.</td> <td></td> <td></td> <td></td> <td></td> <td data-bbox="1520 1137 1544 1171">*</td> </tr> <tr> <td data-bbox="164 1238 539 1272">5. Design:</td> <td data-bbox="555 1238 1257 1395">Typical rectangular German barn design. House of English influence with concave verandah is a common double fronted cottage with central entrance, one room deep with a lean-to.</td> <td></td> <td></td> <td data-bbox="1409 1238 1433 1272">*</td> <td></td> <td></td> </tr> <tr> <td data-bbox="164 1429 539 1462">6. Construction:</td> <td data-bbox="555 1429 1257 1563">Barn of timber frame and slab construction. House of random stone wall construction with brick quoining to corners and opening surrounds.</td> <td></td> <td></td> <td data-bbox="1409 1429 1433 1462">*</td> <td></td> <td></td> </tr> <tr> <td data-bbox="164 1597 539 1630">7. Interior:</td> <td data-bbox="555 1597 778 1630">Not inspected.</td> <td></td> <td></td> <td></td> <td></td> <td data-bbox="1520 1597 1544 1630">*</td> </tr> <tr> <td data-bbox="164 1664 539 1697">8. Representation:</td> <td data-bbox="555 1664 1257 1731">Barn and house are one of a number of similar designs in and around Hahndorf.</td> <td></td> <td></td> <td data-bbox="1409 1664 1433 1697">*</td> <td></td> <td></td> </tr> <tr> <td colspan="2" data-bbox="164 1753 539 1787"><u>Environment</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="164 1821 539 1854">9. Continuity:</td> <td data-bbox="555 1821 1257 1921">The complex is an important part of Victoria Street's German character and essentially domestic scale.</td> <td></td> <td data-bbox="1329 1821 1353 1854">*</td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="164 1955 539 1989">10. Local Character:</td> <td data-bbox="555 1955 1257 2022">Significant in establishing the cultural transition of the German community.</td> <td data-bbox="1281 1955 1305 1989">*</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Component	Comment	Grading					History		E	VG	AG	FP	NA	1. Context:	Associated with the settlement of Hahndorf, the oldest remaining German settlement which was established within South Australia's First Special Survey.	*					2. Person/Group:	Not yet established.					*	3. Event:	Not yet established.					*	<u>Architecture</u>							4. Architect / Builder: Engineer:)	Not yet established.					*	5. Design:	Typical rectangular German barn design. House of English influence with concave verandah is a common double fronted cottage with central entrance, one room deep with a lean-to.			*			6. Construction:	Barn of timber frame and slab construction. House of random stone wall construction with brick quoining to corners and opening surrounds.			*			7. Interior:	Not inspected.					*	8. Representation:	Barn and house are one of a number of similar designs in and around Hahndorf.			*			<u>Environment</u>							9. Continuity:	The complex is an important part of Victoria Street's German character and essentially domestic scale.		*				10. Local Character:	Significant in establishing the cultural transition of the German community.	*									
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South
Australian
Heritage
Act
1978-80

Register of State Heritage Items
ITEM EVALUATION SHEET
Buildings and Structures

Item SCHNEIDER-ROTHE HOUSE AND SLAB BARN,
LOT 15 VICTORIA STREET, HAHNDORF.

Component

Comment

Grading

E VG AG FP NA

11. Landmark:

Part of an important historical and visual
group of buildings in Victoria Street.
Also an important vista from Church Street.

*

Integrity

12. Alterations:

A number of slabs and panels to barn have
been removed. House appears to be intact.

*

13. Condition:

Barn and house are in reasonable condition.

*

14. Compatibility:

Barn is presently used for storage. House
is still lived in.

*

Supplementary Information

Adaptation:

It is important to retain the basic form and scale of the
buildings and any future structure should be set behind the
slab barn.

Interpretation:

Has excellent active interpretation potential because of its
historic importance.

Current Situation:

The property is presently owned by I.M. Stuart and there is
no immediate threat.

Evaluated By

Lothar Brasse
Consultant Architect

Kate McDougall
Register Historian

Date

Reviewed By

Mark A. Butcher
Register Supervisor

Date

South Australian Heritage Committee Categorization

Date

I.E.S./D3/211081

Register Research Programme 1981/82

HISTORICAL RESEARCH: SCHNEIDER-ROTHE PROPERTY
LOT 15 (OLD LOT 10)
VICTORIA STREET, HAHNDORF

House allotment 15 together with Lots 52, 6, 164 and 62, was originally owned by the J.G. Liebelt family. In 1868 C.F.R. Schneider became the new owner until 1885, when the property was sold to the J.E. Rothe family.

The property (Lot 15) remained in the Rothe family until C.G. Hennig became the new owner in 1922.

Sources:

L.T.O. Memorials and Certificate of Title Research.

Lothar Brasse
Consultant Architect

LB:JD
23/6/82

fr Liebelt cottage & barn, & Rothe house**Place no.: 411****Address**

9 Victoria St, Hahndorf

ASSESSMENT OF HERITAGE VALUE**Description**

House with original timber cottage to rear and barn to side. **House** is a typical Australian symmetrical cottage constructed of local stone with red-brick dressings, a hipped cgi roof, hipped concave verandah, red-brick coursing and chimney, and timber-framed openings including doors and double-hung sash windows. Original **cottage** is timber-framed with timber-slab cladding a cgi-clad gable roof, timber-framed openings including timber door and casement windows, and a red-brick chimney with coursing. **Barn** is timber-framed structure with timber-slab cladding, a cgi gable roof and timber-framed openings and doors.

Statement of Heritage Value

This is a significant early German group in Hahndorf and displays important information about the development of German farm complexes, demonstrates typical designs and construction methods of early barns & cottages, and shows the way in which German settlers gradually became more Australian.

Relevant Criteria

- (a) *it demonstrates important aspects of the evolution or pattern of the State's history, being a mid-to-late-19th-century complex which reveals important information about the pioneer German way of life and the later development of Hahndorf.*
- (b) *it has rare, uncommon or endangered qualities that are of cultural significance, namely two uncommon surviving slab buildings (barn and original cottage).*
- (d) *it is an outstanding representative of a particular class of places of cultural significance, the barn and cottage both being outstanding surviving examples of their respective types.*
- (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, especially the timber slab construction of the cottage & barn.*

RECOMMENDATION

This place is recommended for retention in the State Heritage Register. The description of the place should be updated.

fr Liebelt cottage & barn, & Rothe house**Place no.: 410****ASSESSMENT OF HERITAGE VALUE**

Criterion (a) *it demonstrates important aspects of the evolution or pattern of the State's history.*

Hahndorf is a town of outstanding significance within the context of the history of South Australia, and indeed the whole of Australia. The town's exceptional and distinctive German heritage demonstrates its profound associations with the first German settlers and their culture and religion. After Klemzig (which retains very little evidence of its German heritage), Hahndorf was the earliest town to be settled by the Germanic migrants. These migrants came from parts of Eastern Germany & Poland and settled in the Hahndorf area from 1839. The buildings they constructed there in the first few decades of settlement generally employed distinctively Germanic construction methods. The best surviving examples of these early German constructions are of special significance to the history of the State, especially because of the way they provide evidence of the German settlement of the Hahndorf area, demonstrate the German way of life and construction methods, and contribute to the strong heritage character of a town which is one of Australia's most significant tourist attractions. The first subdivision of the town comprised a U-shaped set of allotments with St Michael's Lutheran church at its centre, the eastern side of the main street as its base and Victoria Street as its left arm. Of the 54 original allotments, 52 had already been developed and contained huts or pise dwellings by 1840. One of the original settlers was Gottfried Liebelt, who was allotted the property on which 9 Victoria St now stands in 1839. He constructed a timber cottage with kitchen, and a timber barn on his property, both of which are good examples of typical early timber-slab construction. Gottfried's wife inherited the property after his early death, and then owned it for several decades. In 1868, it was transferred to Friedrich Schneider, who then sold it to Rothe in 1885. It was probably at this time that the larger stone house was constructed closer to the road and in front of the original cottage. The style of this house is typically Australian, and indicates the way in which the German settlers in the area had become acclimatised to the standard Australian design and use of materials. The way in which this complex developed is typical of pioneer German properties. The timber barn and cottage in particular reveal significant information about the development of Hahndorf in its first few decades and contribute to its distinctly German character.

Criterion (b) *it has rare, uncommon or endangered qualities that are of cultural significance.*

The cottage and barn are both uncommon surviving examples of 150-year-old timber-slab buildings.

Criterion (d) *it is an outstanding representative of a particular class of places of cultural significance.*

The cottage and barn are each outstanding examples of their respective types, especially as there are now relatively few surviving timber-slab buildings. They both retain a high integrity, have significant interpretative qualities, and make an important contribution to the heritage of Hahndorf, a town which contains the most significant group of pioneering German development to be found anywhere in Australia. Thus the barn and cottage are both an outstanding example of their construction and types, and a vital component of Australia's most significant German heritage precinct.

Criterion (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.*

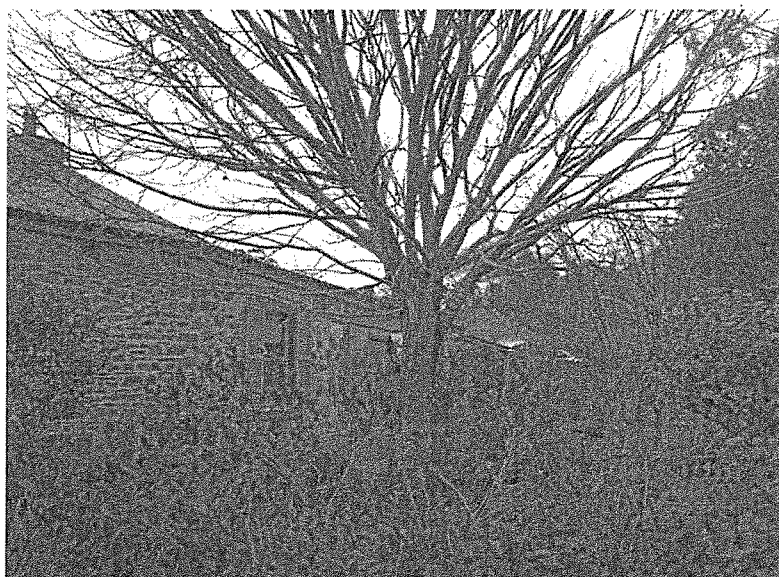
The cottage and barn are significant examples of early timber slab construction. The high quality timber detailing to floor and superstructure are illustrated by Young et al (p 106). The plan and frame structure of the cottage is illustrated by Young et al (p 107).

fr Liebelt cottage & barn, & Rothe house**Place no.: 411****REFERENCES**

- Australian Heritage Commission, *Register of the National Estate*, Report no. 17765.
- Berry, D W & S H Gilbert 1981, *Pioneer Building Techniques in South Australia*.
- Faull, Jim & Gordon Young, 1986, *People Places & Buildings*, pp 89-98.
- Hignett & Co. 1983, *Mount Barker District Heritage Survey*, S129.
- Historical Research: Anni Luur Fox & Reg Butler.
- Local History Centre, heritage files & photographs.
- National Trust of South Australia, Recorded list.
- Schubert, David 1985, *Kavel's People, from Prussia to South Australia*.
- Schubert, J C 1964, *Lutheran Pioneers in Australia, the emigration, landing and establishment*.
- State Heritage Branch, file 11591.
- www.heritage.gov.au/ahpi, www.slsa.sa.gov.au, www.southaustralianhistory.com.au
- Young, G et al 1981, *Hahndorf Volumes 1 & 2*, p 1:95 & 107-8.



fr Rothe house, 2004



fr Rothe house with Liebelt cottage to rear, 2004

fr Liebelt cottage & barn, & Rothe house

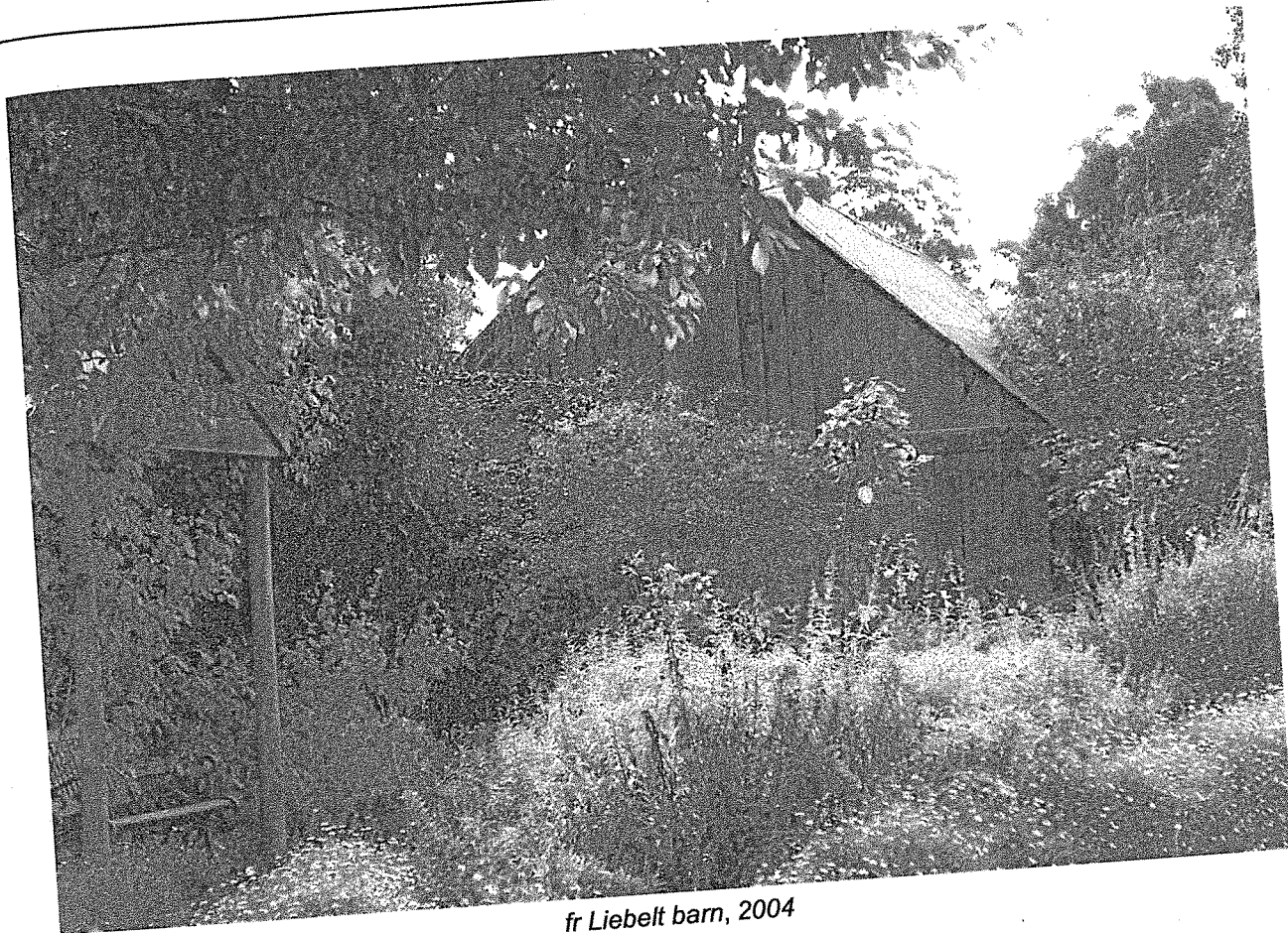
Place no.: 411

SITE RECORD

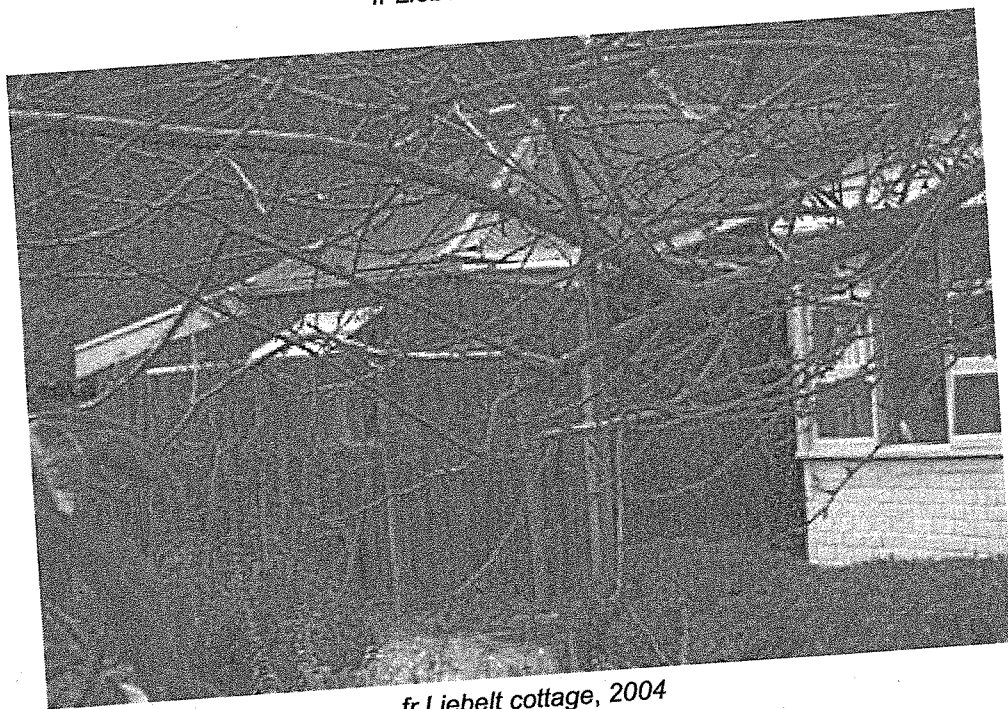
Location	9 Victoria St, Hahndorf
Description	House, former cottage & barn
Significant fabric	House with original timber cottage to rear and barn to side. House is a typical Australian symmetrical cottage constructed of local stone with red-brick dressings, a hipped cgi roof, hipped concave verandah, red-brick coursing and chimney, and timber-framed openings including doors and double-hung sash windows. Original cottage is timber-framed with timber-slab cladding a cgi-clad gable roof, timber-framed openings including timber door and casement windows, and a red-brick chimney with coursing. Barn is timber-framed structure with timber-slab cladding, a cgi gable roof and timber-framed openings and doors.
Land Description	Lot 9, Section 4002, Hundred of Onkaparinga CT 5610-814
Local Government Area	District Council of Mount Barker
Current Use	House & outbuildings
Original Use	House, original cottage & barn
Dates (approximate)	c1839 (cottage), c1840s (barn), c1885 (house)
State Heritage Status	SHR 83
State Heritage File No.	11589
Other Assessments	<ul style="list-style-type: none">• District Council of Mount Barker 2002, S250• Heritage Online 2004, Mount <i>Barker Heritage Survey</i>, included in the existing Hahndorf State Heritage Area• Register of the National Estate, Report no. 17765• National Trust of South Australia, Recorded list
Photograph File	Mt Barker Heritage Survey\MBHS Photos\Hahndorf\HA Victoria 09#1-4
Report by	Anna Pope

fr Liebelt cottage & barn, & Rothe house

Place no.: 411



fr Liebelt barn, 2004



fr Liebelt cottage, 2004



Map data is compiled from a variety of sources and hence its accuracy is variable.

Generated at <http://maps.deh.sa.gov.au>

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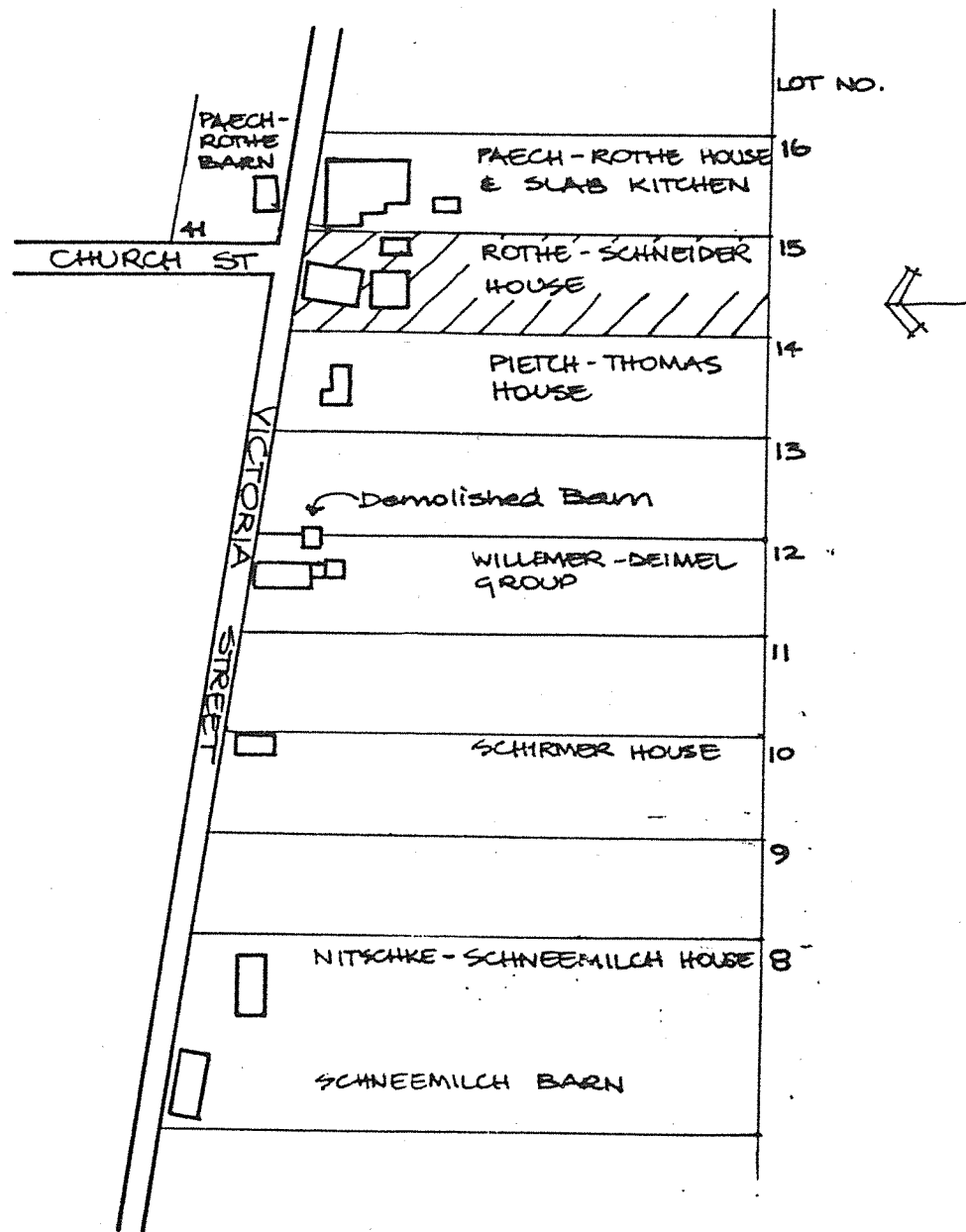
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Projection: Lambert Conformal Conic
Datum: Geocentric Datum of Australia, 1994



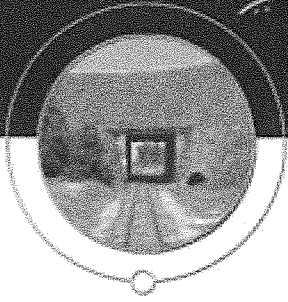
Government of South Australia
Department for Environment
and Heritage

Register Research Programme 1981/82



VICTORIA STREET, HAHNDORF - NOMINATED ITEMS

State Heritage Areas of South Australia



Victoria Street (north side), Hahndorf **State Heritage Places** **entered in the South Australian Heritage Register.**

Hahndorf's main concentration of significant residences and associated buildings, other than along Main Street, is found in the northern side of Victoria Street. These are some of the oldest structures in Hahndorf, and are mostly small in scale, and simple in form and construction. These buildings are evidence of the German origins of the early settlers, but also reflect the transitional stages with other European and Australian influences.



Victoria Street, Hahndorf



March, 2005

Dwelling – Paech-Rothe House & Kitchen **7 Victoria Street, Hahndorf** **SHR 11591 – confirmed as a State Heritage Place 1 September 1983**

This dwelling, located at the T-junction of Church and Victoria Streets, was built c1840s, and is amongst Hahndorf's earliest structures. The architecture, encompassing a steep roof and loft and a simple plan without passage or hall, is typical of the colonial-German character of Hahndorf.

Dwelling – Schneider-Rothe House & Barn **9 Victoria Street, Hahndorf** **SHR 11589 – confirmed as a State Heritage Place** **1 September 1983**



Schneider-Rothe barn, 2005

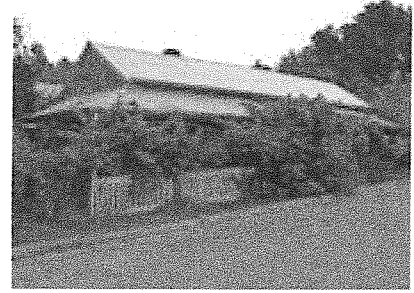
The barn on this property was constructed c1840s, and is a typical rectangular German barn design, with timber frame and slab construction. The house dates from c1870s, and is a rare example of the transitional period in Hahndorf's architectural styles. The concave verandah, for example, has definite English influences.



Schneider-Rothe barn, 2005

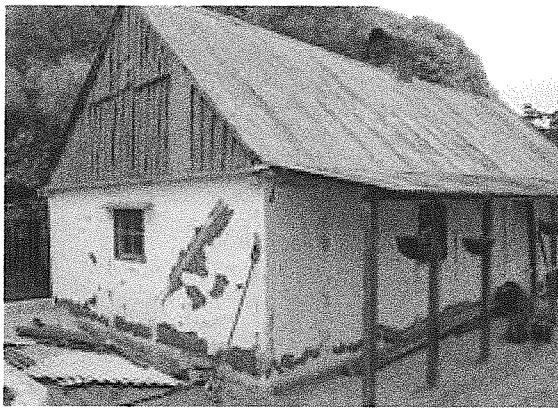
Dwelling, Barn, Well & Pump – Willemer-Diemel Group
15 Victoria Street, Hahndorf
SHR 11586 – confirmed as a State Heritage Place 24 March 1983

Historically, the Willemer-Diemel group is associated with the earliest settlement of Hahndorf. The barn, probably built by Johann Willemer c1840s, was originally designed to house both people and animals, and is a rare example of a barn-house. It has a simple plan and design of pioneer timber construction, and includes an attic that is accessible from the outside. The living area was weather-proofed by plastering the walls with mud and straw.



Dwelling, 2005

The house was built c1870, and the complex also includes a pump and well.



Cottage, March 2005

Dwelling – Schirmer Cottage
19 Victoria Street, Hahndorf
SHR 11587 – confirmed as a State Heritage Place
1 September 1983

This two-roomed cottage was probably built by G. Schirmer c1850s, using the typical German frame-and-pug construction technique, with steep roof, gable and attic.

Schneemilch House & Barn
23 Victoria Street, Hahndorf
SHR 11588 – confirmed as a State Heritage Place
1 September 1983

The barn, constructed c1840s by J.H.F. Schneemilch, is an example of early German barn structures, with the loft initially serving as a family dwelling. As with similar buildings along Victoria Street, this structure dates to the earliest period of Hahndorf's settlement, and reflects the original small house/farm blocks that comprised the town.



Barn, March 2005



Schneemilch House, March 2005

The house is a popular colonial-German style, with a central entry/kitchen and one room off each side.



Government of South Australia
 Department for Environment
 and Heritage



FILM 487
NO 6-7

HAHNDORF - VICTORIA ST
ROTHE - SCHNEIDER HOUSE

MAY '82
LOMAN