

## Oakside Park Stud, fr Paech house, stable & barn

Place no.: 428

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### Address

Darby Rd / Liebelt Summer Track, Friedrichstadt, nr Hahndorf

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## ASSESSMENT OF HERITAGE VALUE

### Description

**House:** three-level constructed with a stone coursed rubble basement and timber-framed upper walls with red-brick nogging. Features include a half-hipped cgi-covered timber-shingle roof, substantial stone buttresses to basement, symmetrical red-brick chimneys, timber-framed openings with timber doors and windows. Internal features include a loft with timber dowelled joints. [Several modifications and additions have been made to the house during the 20<sup>th</sup> century, including the addition of a front loft window]. **Stable:** Substantial two-level stone building with timber lintels, timber-framed openings and doors, and a steeply-pitched cgi gable roof with dormer loft window.

**Barn:** Substantial timber-framed structure comprising a complex roof structure and a cgi gable roof. Stone base with red-brick nogging. Some sections of the frame have stone infill, with most being clad by cgi. Features include internal timber partitions and platform, timber-framed openings and timber doors. **Estate entrance:** Low stone walls flanking entrance with moulded stone coping to top and stone fence-posts.

### Statement of Heritage Value

The Oakside Park Stud is one of the best-preserved pioneer German farm complexes in the Hahndorf area, has intimate connections with the neighbouring JF Paech property, and reveals important information about the early way of life and farming practices of the early German settlers, and displays several rare and outstanding types of design and construction.

### Relevant Criteria

- (a) *it demonstrates important aspects of the evolution or pattern of the State's history, being one of the best-preserved pioneer German farm complexes in the Hahndorf area with important associations with the early foundation of Friedrichstadt, and revealing important information about the early way of life and farming practices of the early German settlers.*
- (b) *it has rare, uncommon or endangered qualities that are of cultural significance, displaying uncommon examples of half-timbered construction, an exceptionally large timber-framed barn, shingle roofing, and farm buildings with built-in accommodation.*
- (d) *it is an outstanding representative of a particular class of places of cultural significance, being an outstanding pioneering German farm complex with a particularly fine barn interior.*
- (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, particularly half-timbering, large-scale timber-framing, three-level house design and use of timber-shingle roofing.*

## RECOMMENDATION

This place is recommended for inclusion in the State Heritage Register.

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**ASSESSMENT OF HERITAGE VALUE**

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

Friedrichstadt was established by JF Paech in 1846 as a farming settlement off-shoot of Hahndorf. He first established his own house and farm buildings, then in c1848, he and his son constructed a second house and set of farm buildings on part of his land adjacent to his first house. This property was previously called Clovershed and is now Oakside. The first building constructed at this early farm appears to have been the substantial timber-framed barn with red-brick nogging. Similar to the smaller Schneemilch barn at 23 Victoria Street Hahndorf, this barn includes a platform which may have been used as an early residential part of the barn, and was subsequently used for threshing and bagging. The stone stable also includes a small residential section, which may also have been lived in by members of the family until the large new three-level house was completed. The house was constructed to a similar design to several other examples in Paechtown and the Hahndorf area, using half-timbering with red-brick nogging with stone cellar beneath and loft above. The whole farm complex is a significant survival from the mid-19<sup>th</sup>-century German pioneers and provides insight into the way of life and development of farming of the earliest German settlers.

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

There are several features of this farm complex which are now relatively uncommon. These include the house's timber-shingle roof & pegged joinery; and the use of half-timbered frames with red-brick infill for the house and barn.

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

The barn in particular is an outstanding example of a substantial timber-framed barn including some stone infill, and the use of timber partitions and platforms. The early timber and brick house is also an outstanding example of a half-timbered wall structure with red-brick nogging. Together with the substantial stone stable with built in ostler's quarters, the whole is a pioneer German farm complex of outstanding significance.

**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 timber-framed barn with former residential section is of particular structural interest, being an exceptional example of a substantial timber-framed barn. Parts of the barn also have stone infill, with most merely being clad with cgi. The house and half-timbered & brick barn also display significant pioneering German techniques, especially the use of half-timbering with red-brick infill. In addition, the house displays a typical and significant local house design with its three levels including loft and stone basement and two symmetrical chimneys, and also includes an original timber-shingle roof and pegged joinery within the loft.

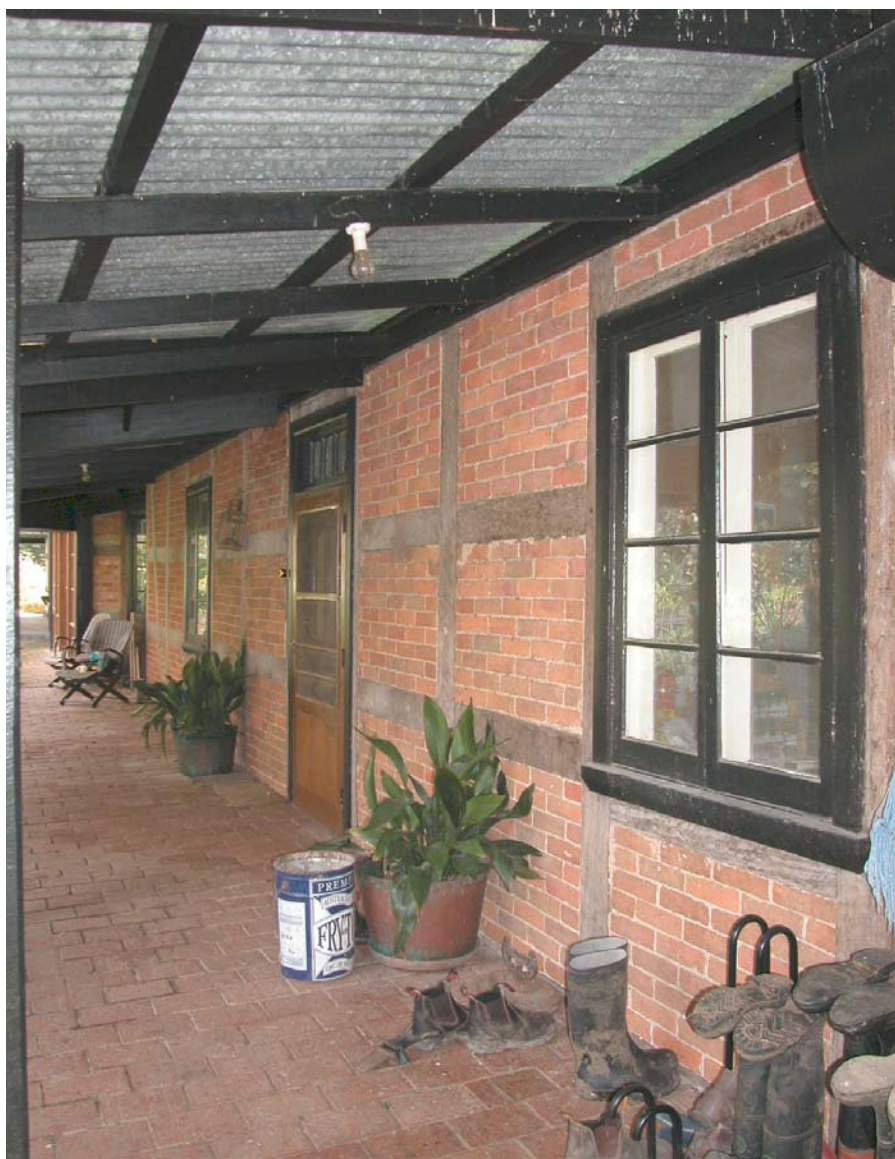
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**REFERENCES**

- Australian Heritage Commission, *Register of the National Estate*, Report no. 7558.
  - Butler, Reg 1989, *A College in the Wattles: Hahndorf & its Academy*.
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*Oakside Park Stud, fr Paech house, 2004*

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**SITE RECORD**

<b>Location</b>	Darby Rd / Liebelt Summer Track, Friedrichstadt, nr Hahndorf
<b>Description</b>	House, stable, timber-framed barn.
<b>Significant fabric</b>	<p><b>House:</b> stone rubble basement and buttressing, timber-framed upper walls with red-brick nogging, half-hipped cgi-covered timber-shingle roof, symmetrical red-brick chimneys, timber-framed openings with timber doors and windows, loft with timber dowelled joints.</p> <p><b>Stable:</b> Stone walls, timber lintels, timber-framed openings and doors, and a steeply-pitched cgi gable roof with dormer loft window.</p> <p><b>Barn:</b> Substantial timber-framed structure comprising a complex roof structure and a cgi gable roof. Stone base with red-brick nogging. Some sections of the frame have stone infill, with most being clad by cgi. Features include internal timber partitions and platform, timber-framed openings and timber doors.</p>
<b>Condition</b>	Stable is vulnerable
<b>Land Description</b> CT 5494-892	Lot 1, Section 3908, Hundred of Kuitpo
<b>Local Government Area</b>	District Council of Mount Barker
<b>Current Use</b>	Farm complex
<b>Original Use</b>	Farm complex
<b>Date (approximate)</b>	1848
<b>State Heritage Status</b>	Nil
<b>State Heritage File No.</b>	Nil
<b>Other Assessments</b>	<ul style="list-style-type: none"><li>• Hignett &amp; Co. 1983, Mount Barker District Heritage Survey, S159</li><li>• Veenstra, Paul c1995, <i>Mount Barker District Heritage Survey</i> [Report files], Item 1/02</li><li>• Register of the National Estate, report no. 7558</li></ul>
<b>Photograph File</b>	Mt Barker Heritage Survey\MBHS Photos\Hahndorf\HN Darby Oakside#1-16.jpg
<b>Map Reference</b>	West 1.3
<b>Report by</b>	Anna Pope



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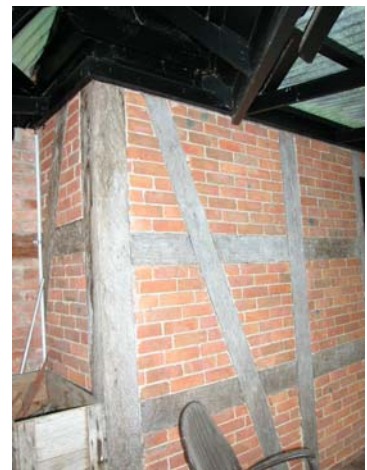
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*Oakside Park Stud, detail of fr Paech house, 2004*



*fr Paech house, 2004 - note detail showing original hand-adzed timber frame with brick infill*



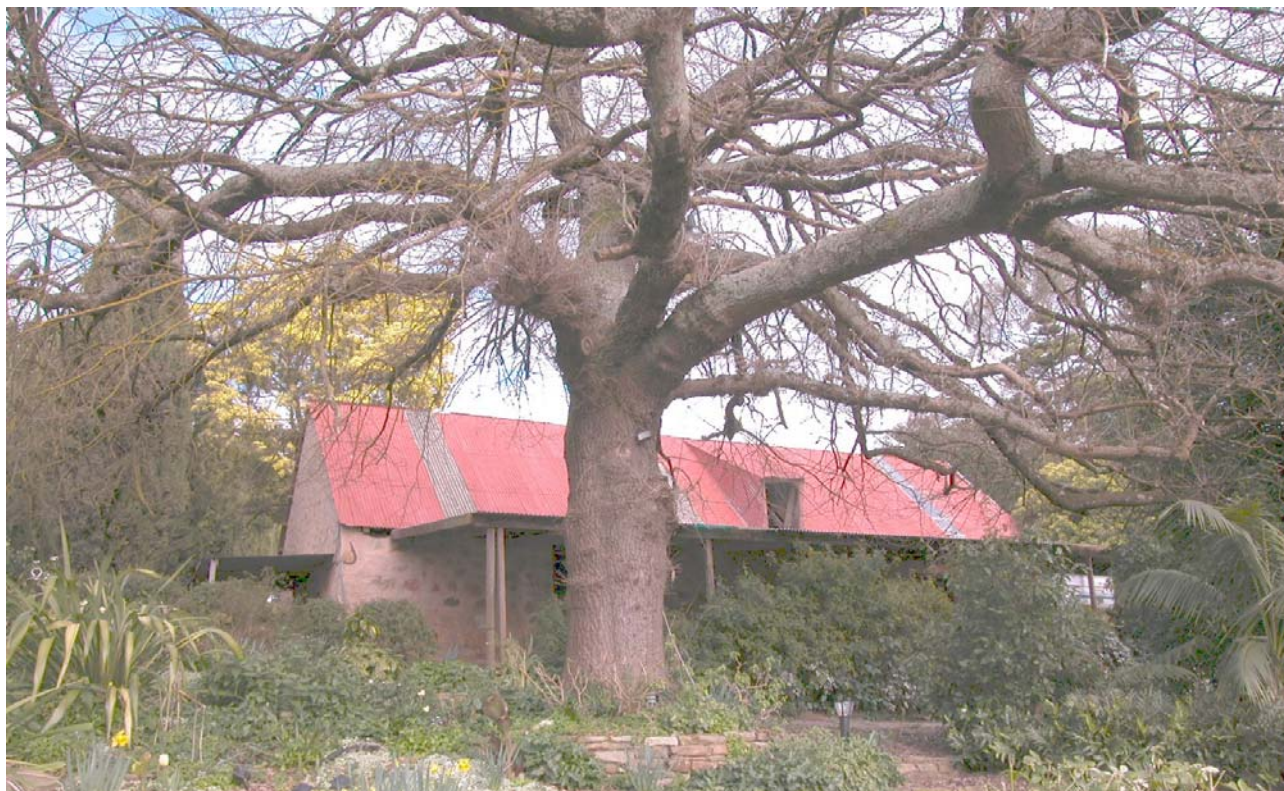
*Oakside Park Stud, basement detail of fr Paech house, 2004 – note substantial stone buttresses*



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*Oakside Park Stud, fr stable, 2004, RH photo shows ostler's quarters*



*Oakside Park Stud, front elevation of house showing later alterations*



*Entrance to Oakside*



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*Oakside Park Stud, timber & brick barn, 2004*



*Oakside Park Stud, interior of timber-framed barn, 2004*



*Oakside Park Stud, interior of timber-framed barn showing original residential section, 2004*