

SORELL HERITAGE SURVEY

Address: 589 Arthur Highway Forcett 7173		UPI: 2902379	PID: 7849162
Name: ROSY VANYON			
Feature Type:	Structure Type	Site Feature Type	Dating: 1830 - 1890 c1830
	House		Access Restrictions: Restricted
	Post Office		Inspection Date: November Ian Terry
	Granary		Style: Victorian Georgian
		Grid ref: 5426 550810 5261030	
Indication of Significance: High probable significance		Theme: Early Settlement Postal Service	
Material:	Timber siding Corrugated iron	Listings: National Trust SMC Schedule 3	
Condition:	Excellent		
Integrity:	Intact		
National Estate Criteria:	A4 B2 C2 D2 E1	Photograph Index: 17: 1-9	
Risk:	Excavation: ☐	Development: ☐	Maintenance: ☐ Vandalism: ☐

SITE DESCRIPTION:

A very fine two storey weatherboard house built by 1848 with a c1830 single storey brick dwelling at the rear. The main house has a gabled corrugated iron roof concealing an earlier shingled roof and featuring mortice and tenon joints. It features a cedar fitout downstairs, an upper storey with a tent ceiling and large dormer to the front, hand planed floor boards and weather boards, and verandahs to the front and rear. Mail slots and mail receiving boxes from its mid nineteenth century history as a mail relieving house are also intact.

The brick dwelling, now used as a kitchen, has a tent ceiling and one external wall clad with hand planed weather boards.

The property also contains a nineteenth century timber granary with pit sawn timbers and a corrugated iron roof concealing earlier shingles. Other outbuildings were destroyed in a fire in the early 1960s. There is a recently built small two level weatherboard studio/flat with a corrugated iron gabled roof in the homestead complex. Its location and design is sympathetic to the original house.

HISTORY:

Built on 30 acres granted to John Rawlins (also spelt Rawlings and Rollings) in 1823. A house was on the land in 1837 and the present house was there by 1848. It was erected either by John Rollings or his son, James and was probably named after the manorial house in John Rollings' home town in Cornwall.

The house was a receiving house for mail from 1848 and was the original Forcett Post Office, opening in 1853 and closing in 1874. When James Rollings died there in 1878 the house and its orchard 'stocked from end to end with the choicest fruits . . . free for the use of every passerby,' was left to his widow, Martha. On her death in 1894, it was offered for sale and described as,

That snug farm (and sheep run) at Forcett known as "Rosy Vanyon" the property of the late Mr James Rollings containing 39 acres within 3.5 miles of Sorell Railway and 1.5 of water carriage. The land is first class with 3 acres of orchard, well fenced and watered. The house is weatherboard, containing 11 rooms with barn, stable and outbuildings.

It stayed in the family, however, becoming very run down and derelict, until it was purchased and restored by its current owner, Mr Bill Donald, in 1974. The house was also the subject of an 1850s painting by the convict artist, Charles Constantini.

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BOUNDARY:

The listing boundary is formed by the title boundary of the property.

COMMENTS:

Rosy Vanyon is of very high heritage significance, demonstrating early building technologies and fitouts and the development of early postal services in Tasmania.

Rosy Vanyon meets Criteria A4, B2, C2, D2 and E1 for inclusion in the Register of the National Estate. It should continue to be included in Schedule 3 of the Sorell Planning Scheme and should be nominated for inclusion in the Tasmanian Heritage Register and the Register of the National Estate.

BIBLIOGRAPHY + PREVIOUS STUDIES:

PEGLER, Margaret. 1994. 'Rosy Vanyon', in *Excursion, Forcett Tasman Peninsula*, pp1-4. Van Diemen's Land, Norfolk Island Interest Group.

Pem 1/75 (survey plan)

Informant: Bill Donald, ph: 6265 8487

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