

SORELL HERITAGE STUDY

Address: Fulham Road, Carlton River 7173		UPI:	PID:
Name: CARLTON HOUSE		Owner: CARLTON HOUSE PTY LTD C/- T CASIMATY	
Feature Type:	Structure Type:	Dating:	1830-1890 c1830
	Site Feature Type:	Access Restrictions:	Restricted
	House	Inspection date:	October 96 P Davies
	Stable	Style:	Victorian Georgian
	Shed	Grid ref:	5425 55575 525240
	Shearing Shed		
Indication of Significance: High Probable Significance		Theme: Land Selection and Closer Settlement Primary Production	
Material:		Listings: SMC Schedule 3	
Condition:			
Integrity:			
National Estate Criteria: A4 B2 C2 D2 E1 F1 G1 H1		Photograph Index: 9:5-18	
Risk: Excavation: ☐ Development: ☐ Maintenance: ☒ Vandalism: ☐			
SITE DESCRIPTION:			
House c1830 An early house of brick nog construction with render finish internally and externally. Ceilings are lath and plaster with some replacement ceilings in timber. Floors are timber on squared timber with round log supports on the ground. Some of the floors have been removed and there is water sitting under the floors. The front verandah has been infilled and openings cut in the front walls, two extensions have been built, one to the front and one to the side, another has been demolished. There are two rooms in the roof with a central hallway and no evidence of a stair except a hatch. Access may have been via ladder or steep stair later removed. There are two dormer windows to the upper level and walls and ceiling are wallpapered. There are two fireplaces, one of later date and one of the additions has a fireplace. The house features a central hallway with offset doors to front and back. The house has a chair rail and shaped skirting. The house is in very poor condition and has been abandoned for some time. A number of trees from the early garden are adjacent to the house. The building has a similar form, although a little smaller, than the Rose and Thistle Hotel at Lewisham. Material: Bricknog , Corrugated Iron Condition: Deteriorated, Ruins Integrity: Altered, extended unsympathetically.			
Stable c1840 A fine stone stables building of two levels with hay loft, loose boxes in both main area and skillion section. The stone is random rubble with a central door and flanking louvred windows. The interior is cobbled and retains the early fittings including division for boxes, feed troughs etc. The exterior is buttressed at the front and has an attached stone and brick structure that appears to be a water container. The roof is steep pitched and changes pitch to form the rear skillion. Part of the front wall has collapsed and generally the building requires maintenance. Behind the building is a pyramid shaped structure that appears to be a well. Material: Stone, Corrugated Iron Condition: Deteriorated Integrity: Intact			

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Shed 1900

This is a large building attached to the side of the stables supported on round timber poles in 5 bays with a pitched roof and a skillion to the front. The main roof is supported on timber trusses of robust design. The floor is earth and the whole building is lined with corrugated iron.

Material: Corrugated Iron

Condition: Deteriorated

Integrity: Intact

Shearing Shed c1880

A timber pitched roof shed on a stone base with a small section to the front also on stone base and a larger skillion extension to the front on concrete footings. There is a large skillion section to the rear also added to the building. Construction is a combination of squared and round posts and lining is timber externally. The building has a timber floor. There is a small structure on the roof, now enclosed, of unknown use.

Material: Timber Siding, Corrugated Iron

Condition: Fair

Integrity: Altered, extended sympathetically

Other Buildings

The site contains a range of buildings and landscape items. As well as the individual items noted there is a later shearing shed of large scale, a house c1940, now used as the main house, a timber accommodation building in two bays with a skillion extension with a brick and stone fireplace and an avenue of radiata pines forming the main entrance and extending along the main road. There are several other stands of trees on the property. The main yard features the remains of cobbling.

HISTORY:

The house was built by Lt Joseph Steele in 1824 on a 2000 acre grant he received soon after arriving in the colony in 1822. Steele quickly had several outbuildings erected and fifty acres under cultivation. In 1830 Governor Arthur camped near the house during the so-called 'Black Line' and the site was later proposed for the township of Carlton. Steele became the local magistrate of an important agricultural district and saw the building of the Carlton watch house (now demolished) on his land in the 1830's. In 1842 it is recorded that there was a timber dwelling on the property with twenty one people living on it including one convict. The property was put up for sale by its owner, J S Steele in 1861, under the name, 'Studley Park'. At the time it was described in The Mercury as:

Containing 680 acres of fine agricultural and grazing Land situated on the River Carlton . . . The improvements consist of a newly built Dwelling House, of seven good-sized rooms, barn, stabling, men's huts, and all the convenient and necessary outbuildings, large garden stocked with choice fruit trees, in full bearing, and 140 acres of good strong Land, securely fenced, forming altogether a most valuable and comfortable property.

BOUNDARY:

The listing boundary for the site is the area of the site contained within the area commencing at the existing house and extending to the main entrance gate and in the other direction extending from the river to the road.

COMMENTS:

The house is a rare and very fine (although very deteriorated) early residence in the area associated with the early development of Carlton River. It demonstrates early forms of construction, finishes, layout and the relationship of house, outbuildings and gardens. The house has a very fine setting and in association with the stone buildings forms part of an important early farm group.

The stable structure is a rare early stone stable with largely intact interior that forms an important part of the farm group and which is an excellent example of early farm construction. It indicates the wealth and importance of the property in the early nineteenth century and exhibits fine detailing and craftsmanship. The shed addition to the stables is a good example of the more modest form of farm building and the adaptation of farm structures. It demonstrates traditional construction techniques and forms and important part of the larger farm complex

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The shearing shed is a good example of early farm building, retaining much of its original fabric. The additions illustrate the process of adaptation of utilitarian buildings. The structure forms an important part of the early farm landscape and building group.

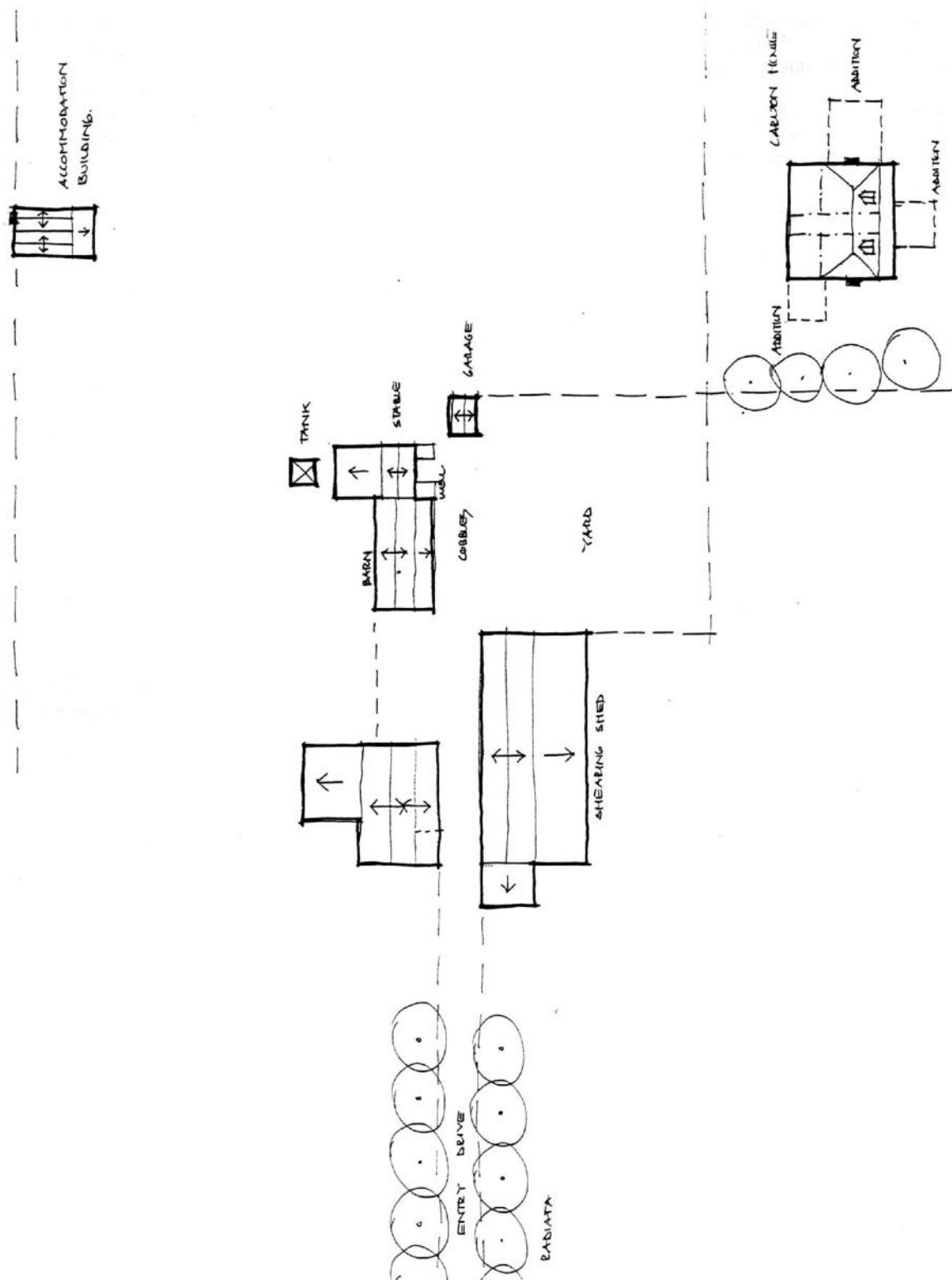
The main entrance and the stands of trees related to it are of high significance to the site and form an integral part of the setting. The miscellaneous buildings are contributory to the site and while they do not individually have high heritage value, form an important part of the overall farm landscape setting.

It meets Criteria A4, B2, C2, D2, E1, F1, G1 and H1 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:

The Mercury 10 August 1861, p4.

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