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Name: Woodstock
Status: Provisionally Registered
Tier:

THR ID Number: 12001
Municipality: Glamorgan-Spring Bay Council

Location Addresses

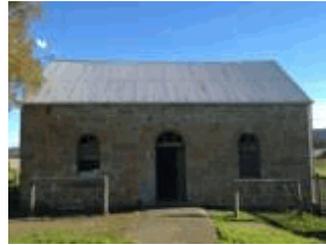
8311 Tasman HWY, Triabunna 7190 TAS

Title References

144222/1

Property Id

1847684



Main house,
Woodstock
DPIPWE 2016

Main house and
cookhouse,
Woodstock
DPIPWE 2016

1860s stone stable
and harness room
building, Wood
DPIPWE 2014

1860s stone stable
and harness room
building, Wood
DPIPWE 2014



Timber barn with
Oyster Bay pine
framing, Woodstock
DPIPWE 2016

Setting: Woodstock stands on a coastal flat (Salmons Flats) south of the town of Triabunna on the east coast of Tasmania, with an outlook over the Tasman Highway to the small delta of Maclaines Creek, the Dead Isle burial ground (THR#1580), Triabunna Harbour (Spring Bay) and Maria Island beyond. The land is low-lying, open and bears the imprint of thousands of years of Aboriginal burning and land management, followed by two centuries of European farming, being cleared for pasture and agriculture back to the hills with intermittent non-native plantings. At low tide Woodstock has a land bridge to Dead Isle.

Description: The main complex of buildings on the Woodstock farm stands on the bank of Maclaines Creek, a small stream flowing into the harbour at Triabunna.

Features of heritage significance include:

1. 1830s main house, which is a symmetrical, single-storey, painted brick building with a high hipped roof of corrugated iron, boxed eaves, splayed sandstone lintels over the windows and doors, simple chimneys and a small-paned transom light. The front elevation is symmetrical. It has the original six-panel door at the centre of its front elevation, a window on either side of the door and two windows in each of the side elevations, all double hung with twelve panes. The front elevation also has two gabled dormer windows, each with two four-paned casements. The verandah is a shallower pitch extension of the main roof, and has simple plain brackets and a plain hand rail. A rear room has an external window with wooden bars which

suggest that it may once have been a small lock-up. The house contains several original six-panel doors, plus the original skirtings and stairs to the attic rooms, some original windows and sashes, and one original butt-jointed timber floor. There is a basement with internal access from the ground floor of the house. The original shingle roof was previously replaced with salvaged roofing iron.

2. The early sandstone rubble cookhouse adjoining the back of the house which retains the original fireplace, but otherwise has been heavily modified.

3. A single-storey stables with a corrugated iron roof. The stables are a gabled structure with a rear skillion, and built of ashlar sandstone of irregular dimensions. The ridge has a weathervane at one end of the ridge. The main elevation, facing the house, has a central door flanked by windows that are fitted with timber louvres. All three openings have arched heads fitted with semi-circular transom windows – the vertical bars of which are dove-tailed into the transom bar. All the arches have a prominent keystone with a single voussoir on either side. The side elevation has a loading door in the gable to the hayloft. The stables retain their original flagstone floor, timber stalls and steps to the feed store in the mezzanine level.

4. A large early barn framed with Oyster Bay pine and with exterior weatherboard cladding of unpainted native eucalypt. The barn is a symmetrical gabled building with skillions on either side. It has a central door plus doors in each skillion and a central opening to the loft.

5. The site of the 'men's shed' (possibly convict barracks) near the house, now part of the driveway and garden.

6. The early-twentieth-century hut site of shepherd 'Den' Harry Smith. A chimney butt and the remnants of an oven are visible on the surface;

7. A shepherd's hut site on Wacketts Creek;

8. The quarry on the edge of Maclaines Creek which produced sandstone for early building work at Woodstock;

9. The ruins of Ockenden's eucalyptus distillery on the northern side of Maclaines Creek, consisting of a boiler on a sandstone base and several iron tanks.

Features which are considered to be of low heritage significance include:

1. A 1988 kitchen addition to the back of the main house; and also a modern living space constructed next to the cookhouse. Both of these were built from sandstone salvaged from the early Maclaines Creek causeway;

2. Modern machinery sheds and other outbuildings.

Plantings

Mature macrocarpas line the driveway, the banks of Maclaines Creek are vegetated, and there are mature plantings around the homestead. Otherwise, the property is open with only intermittent windbreaks and stock shelter.

History:

Woodstock is located within the country of the Oyster Bay nation (Ryan 2012, p.15), being part of a landscape managed and kept open using fire by Aboriginal people for thousands of years before European occupation.

Scotsman Peter Maclaine was one of the first Europeans to occupy the area. He entered the army in 1808, served in the Napoleonic Wars and was afterwards promoted to captain in the 65th Regiment of Foot (will no.389/1840). In 1826, probably while the regiment was stationed in Ireland, he married Frances Butler. Three years later the couple and their daughter Frances Charlotte Maclaine arrived in Hobart Town and took up a grant at Spring Bay, which they named Woodstock after Frances Butler's birthplace in Ireland. Maclaine was appointed assistant magistrate for Spring Bay and in 1830 participated in the Black Line, the attempt to capture the remaining tribal Aborigines by driving them into the south-eastern corner of the island (Lester undated, p.91). When in 1831 he hosted the roving Aboriginal party of the so-called 'Conciliator', George Augustus Robinson, the only other structure at Spring Bay (Triabunna) was a military barracks (THR#1575) for 25 men (Robinson 1966, p.337).

This was a time when Lieutenant-Governor George Arthur made land grants to 'respectable' free settlers as bastions of his convict assignment system, the size of the grant reflecting the amount of capital borne by

the applicant. Wool-growing was the basis of this system (Boyce 2008), and as late as the 1870s it remained the predominant Van Diemen's Land/Tasmanian industry. Maclaine received the maximum grant of 2560 acres, but establishing such an isolated property was not easy. The extant sandstone cookhouse is believed to have been the first living space constructed. When Governor and Lady Franklin together with their party visited Woodstock in 1838, Maclaine had just completed a brick house which cost him £500, having manufactured the bricks on site. The family was cultivating 60 or 70 acres which yielded 30 to 35 bushels (of wheat, presumably) per acre, while another 120 or 130 acres were considered to have equally productive soil (Franklin 1838).

After Peter Maclaine's death in 1840, Woodstock was offered for lease, the property then having 60 acres 'principally of the richest marsh land' in cultivation and a 'comfortable brick dwelling-house ... with men's hut, stable ... and the whole property is well watered. It also has the advantage of water carriage' ('Died', 'To be let'). George Rudd leased Woodstock from Frances Maclaine in 1842, the year in which she died, and in 1843–44 he sub-let the house to the officer-in-charge of the military detachment at Spring Bay, Lieutenant Horsley, (Lester undated, pp.29 and 122). An 1851 plan of the town of Triabunna shows Maclaine's 2560-acre-grant abutting the town along Maclaine Street.

Maclaine's daughter Frances Charlotte married Henry James Vicary of Rostrevor, Spring Bay, in 1854 ('Married'), and he became landlord of Woodstock. In the period 1861–64 a five-stall stone stable and barn were built, probably utilising a 'freestone' (sandstone) quarry on the property ('To stonemasons'; 'Farm to let'). A sample of stone from this quarry, supposed to contain a very high percentage of silica, won a second prize at the Otago Intercolonial Exhibition ('Tasmanian building stone'). In 1868 the sandstone quarry was included in Vicary's advertising of the rental property, but by the 1870s it seems to have been forgotten, perhaps being eclipsed by the nearby Okehampton freestone quarry which supplied stone for construction of the Melbourne Law Courts ('Tenders', 'The quarries').

Samuel Salmon leased Woodstock from about 1867 ('Notice') and bought the property in 1882. Wool-growing was then in decline. Whereas in 1872, Tasmania's wool export was worth £484,000 and constituted 48% of the colony's entire export value, by 1889 the corresponding figures were £283,000 and 19%. Tasmanian pastoralists generally blamed predation of sheep by thylacines as well as decimation of pastures by rabbits for their declining political power and wealth during the 1880s (Paddle 2000, pp.98–128), prompting the establishment of the so-called stock protection associations on the east coast and in the midlands. These were committees of wool-growers which paid a bounty for every thylacine killed. Salmon was appointed to the committee of the Buckland and Spring Bay Tiger and Eagle Extermination Association at its inaugural meeting in 1884 ('Tiger extermination'). He leased Maria Island as a sheep and cattle run, and also leased Grindstone Bay, making him one of the biggest property holders on the east coast. □By 1900 Samuel Salmon had 200 acres under cultivation at Woodstock, plus a three-acre orchard, the rest of his 3000 acres being a pasture for Shropshire, merino and Devon sheep (*Cyclopaedia of Tasmania* 1900).

In 1901, at a time when eucalyptus oil was claimed to be a salve for coughs, colds, bronchial complaints, rheumatism and to work generally as an antiseptic ('Platypus Eucalyptus Oil' 1897), □Edward Ockenden, local manager of the Tasmanian Eucalyptus Oil Company, gained a licence to operate a still on a two-acre site at Woodstock ('Eucalyptus oil industry'; Assessment Roll 1903). This company, registered in London in 1892, was the second to establish a plant at Spring Bay. It produced the Platypus brand of eucalyptus oil, jubes, soap and ointment, from *Eucalyptus globulus* ('blue gum') leaves. These products were exported to New Zealand, England and other countries. In about 1920 the company moved its base of operations to Melbourne, where it continued production into the post-World-War-II period. Eventually Australian eucalyptus oil manufacturers lost out to overseas producers with lower costs and therefore a cheaper product (Davis 2002, p.187). The eucalyptus distillery on Woodstock would have taken water from a weir on Maclaines Creek via a water race, operating until 1914 (Assessment Roll 1914). This was a 'large scale' operation with a 2000-gallon tank (Pearson 1993, p.101). Trees would have been felled with an axe and cut up with a knife. Leaves and branchlets would have been removed and stacked in a tank, and heated by fire beneath the tank in order to produce a mixture of hot oil and water vapours which were captured in a condenser (Davis 2002, p.187). Today the site of activities at Woodstock are marked by a boiler on a sandstone base and several tanks, the plant being perhaps the only surviving example of the company's operations.

Woodstock has remained in the hands of the Salmon family through several generations. Samuel's son Alfred Salmon (1870–1927) hosted the Triabunna Show for several years in the 1920s, with events such as sheep dog trials, potato races, foot and hurdle races, draught horse and hack races being held on the flat at Woodstock (Lester undated, p.39). Sheep breeding remained the farm's major activity, although rewards for wool-growers rarely matched those of the early-to-mid-nineteenth century, with booms being experience only during the Korean War year in the early 1950s and briefly in the late 1980s. Salmon Air Charter services formerly operated from a landing strip on the property.

Comparative analysis

Structures utilising Oyster Bay pine □

Apart from the barn with the Oyster Bay pine frame at Woodstock, the only other structures with Oyster Bay pine components known to be entered in the Tasmanian Heritage Register are the house at Glen Gala (Oyster Bay pine floor boards) and the shearing shed at Glen Heriot (the frame of the building), THR#1518 and 1519 respectively, both at Cranbrook; the barn at Muirlands, Little Swanport (THR#1523); the core of the house, the Dutch barn, shearing shed and boatshed at Kelvedon, near Swansea (THR#1562); the logs in the log barn at Coswell (THR#1560), Swansea; the barn (framing) and stables (poles) at Cambria (THR#1559), Swansea; and several buildings at Red Banks (THR#1564), Swansea. This suggests that extant Oyster Bay pine structures are rare within Tasmania, with examples concentrated along the East Coast within the endemic range of the species.

Eucalyptus distilleries

The eucalyptus distillery at Woodstock was one of many which operated in Tasmania in the period 1890–1925. Having at one time been associated with the Platypus brand of the Tasmanian Eucalyptus Oil Company, Hobart pharmacist HT Gould later produced the Blue Finch brand of eucalyptus oil (advert 1905). His Hobart rival, pharmaceutical chemist AP Miller, produced oil at a Sorell Creek distillery, between Granton and New Norfolk, which was moved to Tea Tree in 1898 ('New Norfolk' 1898). A British company, the Valvoline Oil Company, operated a distillery at Ghost Gully near Dover until it moved to Inglewood, Victoria in 1909 ('A lost industry' 1909). The Lottah Eucalyptus Oil Company seems to have produced both eucalyptus and Huon pine oil at Nubeena in the period 1893–1920 ('Lottah Eucalyptus Oil' 1893; 'Huon pine oil' 1920). By 1925 only one eucalyptus distillery was operating in Tasmania ('Tasmania's factories' 1925), and by 1927 there were none ('Timber royalties' 1927).

The fate of most of these distilleries is unknown. Much of the infrastructure was portable, enabling relocation of distilleries as needed. Nothing remained of the Lottah Eucalyptus Oil Company still (Clarke's Eucalyptus Still) at Nubeena in 1984 (THPI record 8411-051). No sign of a distillery could be found on the Valvoline Oil Company's Ghost Gully site in 1992 (Kostoglou 1992). A eucalyptus still has been identified on private land at the Sandspit River (Wielangta) south of Orford, but no file describing it has survived. The Tasmanian Eucalyptus Oil Company distillery at Woodstock may be the only one in Tasmania surviving relatively intact, and is therefore rare.

Statement of Significance: (non-statutory summary)

Woodstock is of historic cultural heritage significance because it demonstrates aspects of early pastoralism and agriculture in colonial-era Tasmania, including the granting of large tracts of land to 'respectable' settlers as part of the convict assignment system, and the economic significance of wool-growing and convict labour in the first half of the nineteenth century. This is a relatively intact Colonial-era Georgian farming complex including the main house, outbuildings, plantings, quarry, the potential for associated archaeological features as well as the remains of several remote huts used by farm labourers. Woodstock is one of the earliest such farms on the east coast, demonstrating the evolution of a farming property from the convict era to the present. It includes a rare example of a barn framed with Oyster Bay pine, and the property also contains a rare example of an early-twentieth-century eucalyptus oil distillery. The main house demonstrates the principal characteristics of a single storey brick Colonial-era Georgian domestic building. The place including sites such as that of the men's shed, the shepherds' hut sites and the eucalyptus distillery has potential to provide information on little-known aspects of Tasmania's history.

Significance:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

a) The place is important to the course or pattern of Tasmania's history.

Woodstock demonstrates the granting of large land tracts as part of Lieutenant-Governor Arthur's establishment of a network of 'respectable' men as wool-growing bastions of the convict assignment system, as well as the economic significance of convict labour in developing early large Tasmanian properties. This is a relatively intact early farming complex, one of the earliest on the east coast, with the original main house, cookhouse, a stables and a large early Oyster Bay pine barn all serving to demonstrate not just the evolution of a farming property from the convict era to the present, but facets of its economic activity, such as reliance on horse power, entrepreneurship (sandstone quarrying and eucalyptus oil production), horticulture and grazing. The archaeological sites of the men's hut and shepherds' huts help demonstrate the property's labour hierarchy. A sandstone quarry on the property was the source of some of the nineteenth-century building material, demonstrating the self-sufficiency necessary at an isolated rural property.

b) The place possesses uncommon or rare aspects of Tasmania's history.

Like Kelvedon (THR#1562), Woodstock features a rare example of a barn framed with Oyster Bay pine, a timber native to the east coast of Tasmania. It also has the substantial remains of an early-twentieth-century eucalyptus oil distillery, which is rare in a Tasmanian context, no other example being known to survive.

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

Woodstock has the potential to yield information which could contribute to an understanding of the pattern of evolution of an important east coast agricultural property first developed during the early part of the nineteenth century. Investigation of buildings, structures and sub-surface remains has the potential to yield information about the form, functions and layout of the place along with aspects of nineteenth-century Tasmanian rural culture including class and gender differences, economic fluctuations, and changing rural practices and technologies. The site of the 'men's hut', possibly the original convict barracks, is located beneath the driveway and part of the garden near the house. This archaeological site has the potential to yield information about the treatment, diet and living conditions of assigned convict labourers. 'Den' Harry Smith's hut site and the other shepherd's hut site on Wacketts Creek on Woodstock have the potential to yield information about the diet, living conditions and construction techniques of late-nineteenth-century and early-twentieth-century stockmen and their families. The in situ remains of the early-twentieth-century eucalyptus distillery (including boilers, tanks, flues and footings) have the potential to yield information about the operation of what was once a significant rural industry.

d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.

Woodstock demonstrates the principal characteristics of a single storey brick Colonial-era Georgian domestic building, with associated outbuildings. This is a relatively intact Colonial-era Georgian farm complex, with the original main house and cookhouse, early stables, Oyster Bay pine barn as well as potential for the archaeological remains of the nineteenth and early twentieth century labourers' accommodation.

e) The place is important in demonstrating a high degree of creative or technical achievement.

No Data Recorded

f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.

No Data Recorded

g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.

No Data Recorded

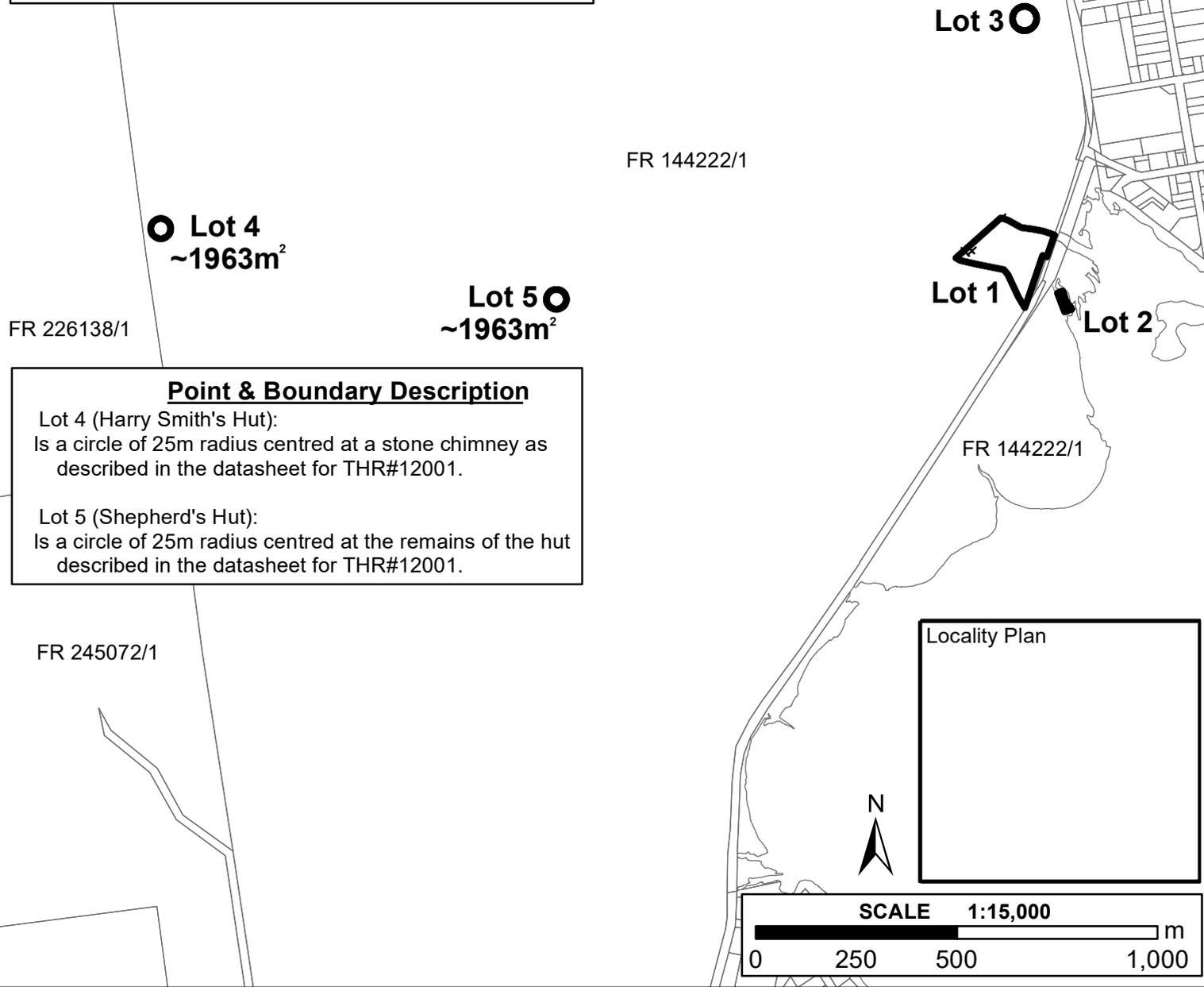
h) The place is important in exhibiting particular aesthetic characteristics.

No Data Recorded

PLEASE NOTE This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Note

1. Lots 1-5 represent the registered boundary for 'Woodstock', #12001 on the Tasmanian Heritage Register.
2. Lots 1-5 are part of FR 144222/1, the boundaries are marked by thick black lines and described below or on page 2.
3. This registration includes standing structures and sub-surface archaeological potential as described in the datasheet for THR#12001.
4. Dashed lines represent features digitised from ortho-rectified aerial photography and their positions are presented as a guide only.
5. Details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).



Point & Boundary Description

Lot 4 (Harry Smith's Hut):
Is a circle of 25m radius centred at a stone chimney as described in the datasheet for THR#12001.

Lot 5 (Shepherd's Hut):
Is a circle of 25m radius centred at the remains of the hut described in the datasheet for THR#12001.

TASMAP: TRIABUNNA - 5629		GRID: MGA94 / ZONE 55		DATUM: AHD		CONTOUR INTERVAL: N/A	
No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE	 Tasmania
1	Production	THC	12001	JS	B. TOROSSİ	8-DEC-20	

Woodstock

8311 Tasman Highway, Swansea

PREPARED BY
HERITAGE TASMANIA



CENTRAL PLAN REGISTER

p.p. Surveyor General: 

Date Registered: 18-DEC-20

CPR

11012

(Page 1)