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Hobart Tasmania 7001
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Name: Kelvedon
Status: Provisionally Registered
Tier: State

THR ID Number: 11994
Municipality: Glamorgan-Spring Bay Council

Location Addresses

12371 TASMAN HWY, SWANSEA 7190 TAS

Title References

108120/2

Property Id

3495862



Boatshed, Kelvedon

Main house, Kelvedon

Shearing shed,
Kelvedon

Memorial avenue,
Kelvedon

Heritage Tasmania

Heritage Tasmania

Heritage Tasmania

Heritage Tasmania



Probable sheep fold,
Kelvedon
Heritage Tasmania

Stone stables,
Kelvedon
Heritage Tasmania

Cemetery, Kelvedon
Heritage Tasmania

Early workers' cottage,
Kelvedon
Heritage Tasmania

Setting: Kelvedon is situated on coastal flats along the east coast near Swansea. It overlooks Great Oyster Bay, with views beyond of the Hazards, Freycinet Peninsula and Schouten Island. The land is low-lying, open and bears the imprint of thousands of years of Aboriginal firestick farming—followed by almost two centuries of European farming. European plantings dot pastures which extend back to the hills. The small stream Kelvedon Creek flows out of the hills and forms Troyheleener Lagoon near its mouth.

Description: The Kelvedon farm is centred around a complex of buildings on a slight rise which protects it from the waters of Kelvedon Creek and potentially, in the early days, protected it from Aboriginal attack. The house contains many items of moveable heritage which belonged to George Story. The paddocks below the homestead are separated from the coastal dunes by the Tasman Highway. Willows and macrocarpas have been used as windbreaks and to stabilise the banks of the creek near the homestead. The main house at Kelvedon is a rare example of an extant late 1820s–early 1830s timber house.

Features of Kelvedon which are considered to be of high heritage significance include:

- The two-storey weatherboard house**, which is believed to have at its core the original Oyster Bay pine and brick-nogged 1829 cottage. It has three pairs of French doors to the façade, small paned windows, a corrugated iron roof, and a two-storey verandah with treillage detailing and unusual, fluted Oyster Bay pine columns on more recent masonry bases. The ground floor verandah has a flagstoned floor. The house contains an original fireplace and mantelpiece, with early or original built-in timber joinery on either side. The early kitchen has been converted into a sitting room. Additions have been made to both ends of the house

since an etching of the farm was made in 1843, the lower part of the extensions being brick.

2. **The early stone stables** which appeared in the same etching, but which has since been extended on one side. It has a central door, rounded windows with timber shutters and a gabled, corrugated iron roof. The interior of the stables has been highly modified to convert it into a wine storage area, including a new concrete slab, new ceiling linings and partition walls. The so-called bull-pens building which is attached to the stables by a modern concrete in-fill is also considered to be of high heritage significance.

3. **The gabled Oyster Bay pine shearing shed, early Dutch barn and attached sandstone structure.**

When photographed in the 1960s, the Dutch barn was open on three sides and featured Oyster Bay pine uprights, which were buttressed with thicker pine trunks. Since then it has been enclosed completely.

4. **The early, small, two-gabled cottage**, the original part of which is whitewashed stone.

5. **The private cemetery** which contains the graves of George Story, Francis and Anna Maria Cotton and Cotton family descendants. The graves are covered with crushed shells.

6. **The remains of a filled-in circular well** between the house and the lagoon which served the property in its early days.

7. **The old masonry privy** in the courtyard garden area.

8. **A 1939–40 memorial avenue of twelve macrocarpa trees** along the Tasman Highway dedicated to explorers.

9. **The boat house**, a long, gabled, stone and timber building, standing above the high water mark at Shelly Point, about 1 km from the main farm complex. The slipway in front of the boat house is also included in the registration.

10. **An 'L'-shaped dry stone wall** which appears to be the remains of a sheep fold above the cliffs on the coast south of Shelly Point.

11. **Structures, sub-surface remains and artefact deposits.** Kelvedon is a relatively intact complex and structures, sub-surface remains and artefact deposits have the potential to contribute information on aspects of nineteenth century Tasmanian rural culture, including cultural practices, changing technologies, economic conditions, questions relating to class and gender differences, and life experiences. This potential is enhanced by the existence of extensive farm diaries, memoirs and letters, enabling research to be conducted into questions of cultural practices, changing farming practices and technologies, economic conditions, labour relations, class and gender differences, and life experiences.

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

1. The modern sheds.
2. A Queen Anne-Federation workers' cottage.
3. The modern matching dry stone walls which separate the highway from the Kelvedon gates.
4. The concrete in-fill building between the stables and the so-called bull-pens building.

History:

Kelvedon was founded by English-born Francis Cotton (1801–83) and Anna Maria Cotton (1800–82), née Tilney, in 1829, being named after the place in Essex where Anna Maria grew up. She was a lapsed member of the Religious Society of Friends (Quakers), a movement founded by George Fox in seventeenth-century England and 'known primarily for its commitment to peace and social justice, based on the belief that there "is that of God" in everyone' (Farrall 2005, p.306). Very tall (195 cm), cheerful and energetic, Francis Cotton was a practicing member of the Society of Friends. The Cottons, with their five children, plus Francis' childhood friend, the medical doctor and naturalist Dr George Story (1800–85), set out for the Australian colonies on the *William and Mary Jellicoe* in 1828. Story was appointed district assistant surgeon at the Waterloo Point Military Station and commissariat officer for Swanport on the east coast (Trott 1967).

Francis Cotton, who had been apprenticed to a carpenter in England, established the house Northam in Hobart Town, where there was already a small Quaker community, including free-born settler Robert Mather and former convict Henry Propsting. However, after searching for good land, Cotton determined to also settle at Swanport, and to that end brought his family and belongings up the east coast in the brig *Leopold*, which was driven ashore near Darlington, Maria Island. The Cotton family, enlarged by a new infant, lived initially in

a sod hut provided by Story, but after it burnt down they built a small four-room cottage on a foundation of blue gum logs, with pit-sawn bearers, uprights of blue gum and floor boards of Oyster Bay pine (Frances Cotton 1986, p.81).

The arrival of English Quaker missionaries James Backhouse and George Washington Walker in the 1830s prompted the establishment of a Society of Friends in Hobart Town. With Story joining the Cottons as a Quaker, Kelvedon came to be considered a second Quaker enclave in Van Diemen's Land. They maintained ties with Hobart Town and Launceston Friends by correspondence, inter-marriage and attendance at the Society's monthly business meetings (Trott 1967). Beginning in 1834, some of the early monthly meetings of the Society of Friends were held alternately at Hobart and Kelvedon (Oats 1979, p.21).

This was at 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 Tasmanian industry. Establishing such an isolated property was not easy, particularly after the loss of their stores in the sod hut fire. Kelvedon stood at the territorial boundary of two Aboriginal 'nations', and although George Augustus Robinson's 'conciliatory' party visited the property in January 1831 (Robinson 2008, pp.345–47), at an early stage Cotton's workers were attacked by Aborigines, with at least one man being speared (Richardson 1877, p.3).

Francis Cotton's descendant William Jackson Cotton detailed an extraordinary 'hidden' relationship between Story, the Cotton family and indigenous Tasmanians in *Touch the morning* (1979) and *Land of the sleeping gods* (2013). While historians Nick Clements and Henry Reynolds contributed notes and a prologue respectively to the latter publication, the authenticity of the 'hidden' relationship and of the lost Cotton family archive has been disputed by Nicholas Dean Brodie in 'Quaker dreaming: the 'lost' Cotton archive and the Aborigines of Van Diemen's land' (2015) and by Murray Johnson and Ian McFarlane in *Van Diemen's Land: an Aboriginal history* (2015).

Despite economic setbacks, the Cottons produced eight more children (fourteen in all) and thrived on the farm, with Francis Cotton developing a reputation as a firm but fair businessman. He exported whale oil and wool to London, shipped wattle bark to Hobart, and meat to the Waterloo Military Station and Maria Island Probation Station (Trott 1967). In 1841 Cotton added the Grange (aka the New Grange), a property originally granted to George Meredith, to his holdings (Davenport and Amos 1988, p.27). A gentle, skilled and dedicated doctor, Story tended to convicts at the nearby Rocky Hills Probation Station but also free settlers over almost 100 km of coastline. However, he made no money in this capacity and lost his own land grant through inability to improve his land (Cooper, in William Jackson Cotton 2013, p.4). Story left Kelvedon in the years 1844–45, while superintending development of the Botanical Gardens in Hobart Town (Trott 1967), served as a Quaker missionary in the Australian colonies and remained in demand as a doctor even when cataracts reduced his eyesight in later life. His work as an amateur naturalist continued in physical isolation, sending mineral samples to Jane, Lady Franklin, ferns to James Backhouse and botanical specimens to Sir Ferdinand Mueller, botanist of the Melbourne Botanic Gardens (Trott 1967).

In 1852 visiting Quaker Frederick Mackie noted the physical and social isolation of the Cottons. Not only did forest present a barrier to communication with other settlements, but he felt that the family's use of their own parlour for Sunday morning worship 'very much close[d] the door against strangers attending', stifling potential recruitment by the Society of Friends. Instead of the traditional second meeting on Sunday afternoon, the Cottons assembled in the parlour to read aloud from 'a Friends' book', while in the evening the family's seven convict servants also attended a scripture reading and 'instructive' book reading. The convicts lived in a hut on the property (Mackie 1973, p.54). Despite the convict labour, Mackie noted that the loss of labourers to the mainland gold rushes had left the Cottons 'exceedingly inconvenienced'—but they were very resourceful, as Story and Anna Maria Cotton demonstrated three years later when they apprehended the bushranger Dido (William Driscoll) near Redlands (Story 1855).

The first additions to the house were for Story. A dispensary and library built on the south side were connected to a workroom and bedroom above them by a narrow, winding staircase. A schoolroom and bedroom for a tutor were then added to the back of Storey's rooms; and a corresponding wing built on the northern side of the house contained a nursery which was joined to Storey's rooms across the front facade by a long verandah. Behind this verandah were the 'long room' ('a sitting-cum-dining room'), and the parlour or Quaker Meeting Room. A kitchen and store room were built at the back of the house, the latter having a door which could be bolted from the inside in case of Aboriginal or bushranger attack. A 'cavernous' fireplace occupied most of the northern wall of the kitchen, and beneath it were two wooden forms into which Cotton family initials were carved. A window-less servant's bedroom with blue wallpaper was built above the store room. As the Cotton family enlarged, three attic bedrooms were built to accommodate them above the kitchen and 'long room'. Later yet, a convict bricklayer produced bricks on site and a convict plasterer helped refine the interiors. A further extension on the southern side of the house contained Story's laboratory, a dark room for photography and a new cool dairy and meat store. A cobbled yard outside the kitchen led to a nearby wash house, which had a ladder up to the tailor's shop above it (Frances Cotton

Farm diaries kept on the property during the early 1830s and mid-1850s detail the seasonal cycles of a large farming enterprise, in both convict and post-convict eras—replenishing paddocks with kelp, guano and sea shell lime; mowing paddocks to make hay; the culling, slaughtering and shearing of sheep; the sowing, thrashing and cleaning of wheat to sell to the Government Commissariat; the harvesting of turnips, potatoes and apples; the 'girdling' (ringbarking) of trees to clear more land; experimentation with growing tobacco; the real or perceived threat of predation by wild dogs and eagles; and the hiring and payment of labourers (Kelvedon farm diaries). Boats were sometimes used to unload goods from passing vessels (Frances Cotton 1986, p.28), and a boat house existed by the 1850s. In 1874 Francis Cotton was said to have 'a splendid boat' at Kelvedon ('Boats in the neighbourhood ...' 1874).

In 1877 agricultural prices were so low that cultivated land was being planted with grass in order to turn it into sheep pasture. Cotton continued to supplement wool-growing with wattle bark stripping, the tannin-rich bark being sold for the tanning of hides (Richardson 1877, p.3). Yet wool-growing was also in decline, due to scab, rabbits and, probably, over supply. Whereas in 1872, Tasmania's wool export was worth £484,000 and constituted 48% of Tasmania's entire export value, by 1889 the corresponding figures were £283,000 and 19%. As Robert Paddle and others have suggested, Tasmanian pastoralists generally blamed the thylacine as well as the rabbit for their declining political power and wealth during the 1880s, 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. Edward O Cotton, who with his brother James took over Kelvedon after their father's death, was one of the early agitators for such schemes ('EOC' 1884; 'Bream Creek' 1884).

Francis and Maria Cotton and George Story all died in the 1880s, but in all five generations of Cottons have owned and managed the property. In 1939 the Tasmanian Society, one of the first Tasmanian organisations to concern itself with the state's history and heritage, obtained Arthur Tilney Cotton's permission to install a memorial to the explorers de Fresne and Baudin on the Kelvedon property, and to complement this with a memorial avenue of trees leading to it from the main road. The impetus for this seems to have been the approaching tercentenary (300th anniversary) of Abel Tasman's supposed discovery of Van Diemen's Land in 1642 and the idea that an explorer had come ashore near the later site of Kelvedon. Sixteen trees were planted, each perpetuating the name of one of the early explorers ('Memorial avenue near Swansea'). The avenue of trees was planted, but the plan to build a memorial seems to have been forgotten when the Tasmanian Society went into abeyance during World War Two ('New appointments by Tasmanian Society' 1940).

Like the Pioneer Avenue of trees planted along the Midland Highway 1935–41, the Memorial Avenue at Kelvedon can be seen as an attempt by Tasmanians to use landscape beautification to absolve the state's penal past and present a new respectability to the world which would attract tourists (Walker 2000, p.81). The idea of a granite obelisk dedicated to Van Diemen's Land's coastal explorers was revived when the Tasmanian Society reconvened in 1945 ('Vigilant' 1945), but no remnants of any actual work are known. The 29-hectare Kelvedon Beach Conservation Area, gazetted in 1981, possibly embraces the site where an additional 300 trees were planted in a proposed avenue between the Tasman Highway and the sea in 1939 ('Early explorers' work' 1939).

Sheep breeding remained the major activity at Kelvedon into the twentieth century (the L-shaped dry stone wall overlooking the ocean south of Shelly Point appears to be part of a sheep fold), although rewards for wool-growers rarely matched those of the early-to-mid-nineteenth century, with booms being experienced only during the Korean War years of the early 1950s and briefly in the late 1980s. The farm has been expanded into viticulture.

The TAMIOT (Tombstone and Memorial Inscriptions of Tasmania) database identifies eighteen headstones at the Kelvedon Cemetery from the period 1868–1981. Fifteen bear the surname Cotton, the others being George Story, plus related fellow Quakers Elinor and Marguerita Robey.

Comparative analysis

Structures utilising Oyster Bay pine; and extant early timber farmhouses: Apart from the three structures at Kelvedon, the only other structures with Oyster Bay pine components known to be on 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); elements of the barn at Woodstock (THR#1579), Triabunna; the logs in the log barn at Coswell (THR#1560), Swansea, and the barn (framing) and stables (poles) at Cambria (THR#1559), Swansea. This suggests that extant Oyster Bay pine structures are rare.

Availability of Documentary Resources such as farm diaries: The operation of the property during the early-to-mid nineteenth century is well documented in surviving farm diaries, memoirs and letters, enabling

research to be conducted into early farming practices such as the use of fertilisers to rejuvenate over-cropped paddocks, the relationship between landowners and farm workers, and comparisons to be drawn between present and previous uses of the various Kelvedon paddocks. For instance, the 1853–59 Kelvedon diaries detail the use of kelp, sea shell lime and guano as fertilisers; the 'girdling' of trees in clearing land; the harvesting of crops; experimentation with tobacco growing and rotation of paddocks; the burning of grazing lands to renew the feed; the real or perceived threat of predation by wild dogs and eagles; and the hiring and payment of labourers in the early post-transportation era. In the diary of his visits to Kelvedon and nearby east coast properties in the early 1850s, Frederick Mackie claimed that farmers did not rotate crops and used crushed whale bone to fertilise turnips (Mackie 1973, p.56). Comparison can be made with the accounts of farming operations and practices in surviving contemporaneous or nearly contemporaneous wool-growing farms such as the diaries of Mount Ireh (THR#5066), Plassy near Ross, Cheshunt (THR#4671) and Woolnorth (THR#941), while the Lisdillon (THR#1526) journals of Sarah Mitchell also provide insight into farming operations. Such comparison would enable the study of topics such as the comparative frequency of attacks on sheep by wild dogs and thylacines, wool-grower responses to real or perceived predation threats, the use of fertilisers, management of the land by fire, the adjustment of farmers from using assigned convict labour to using free labour, and labour relationships.

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Statement of Significance:
(non-statutory summary)

Kelvedon demonstrates aspects of early pastoralism and agriculture in colonial Van Diemen's Land, including the granting of savannah woodlands to men considered respectable wool-growers as part of Lieutenant-Governor Arthur's convict assignment system, and the economic significance of convict labour in the first half of the nineteenth century. This is a fairly intact early farming complex, one of the earliest on the east coast, with the original house, early stables, barn, boat house and family cemetery. Established by Quakers and with an extant early Quaker Meeting Room in which some of the earliest meetings of the Society of Friends were held in Van Diemen's Land, the property has a significant association with the Religious Society of Friends and particularly with Quakers Francis Cotton and George Story. It also has a special association with the Tasmanian Society, an early heritage and historical body which embodied Tasmania's on-going struggle to deal with its convict past.

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.

Kelvedon demonstrates the granting of savannah woodlands to those considered respectable wool-growers as part of Lieutenant-Governor Arthur's convict assignment system, as well as the economic significance of convict labour in developing early large Van Diemen's Land properties. Positioning of the house on a good vantage point demonstrates precautions against Aboriginal and bushranger attack typical of rural homesteads of its period. The evolution of the house can be traced from the original four-room cottage through enlargements to accommodate George Story and his medical and scientific pursuits, and to accommodate a growing family. It contains a Quaker Meeting Room, making the Kelvedon homestead possibly the oldest surviving Quaker building in Australia. (However, since Quakers traditionally attach no importance to their place of meeting, and do not endow it with religious symbols or artefacts, this is not demonstrated in the fabric of the house.) This is a fairly intact early farming complex, one of the earliest on the east coast, with the original house, early stables, barn, boat house, former well, former convict barracks and family cemetery all serving to demonstrate the evolution of a farming property from the convict era to the present through five generations of the same family. Ironically, given the convict labour employed in Kelvedon's development, its memorial avenue of trees represents twentieth-century efforts by the Tasmanian Society to minimise the role of convicts in Tasmania's past.

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

Kelvedon is of historic heritage significance as a rare surviving example of a two storey weatherboard Old Colonial Georgian rural homestead. It contains a rare example of an Oyster Bay pine barn or shearing shed.

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

Kelvedon has the potential to yield information which would contribute to an understanding of the development of Van Diemen's Land/Tasmanian agricultural properties during the nineteenth and twentieth centuries. Much of Kelvedon's early home and farm complex is intact, and sub-surface remains and artefact deposits have the potential to contribute information on aspects of nineteenth century Tasmanian rural culture, including cultural practices, changing technologies, economic conditions, questions relating to class and gender differences, and life experiences. In addition, the operation of the property during the early-to-mid nineteenth century is well documented in surviving farm diaries, memoirs and letters, enabling research to be conducted into early farming practices such as the use of fertilisers to rejuvenate over-cropped paddocks, the relationship between landowners and farm workers, and comparisons to be drawn between present and previous uses of the various Kelvedon paddocks.

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

With extant main house, stables, shearing shed, dutch barn, workers' cottage, boat shed, sheep fold, family cemetery and mature plantings, Kelvedon is a rare example of a fairly intact nineteenth-century farming estate. The main house at Kelvedon demonstrates the principal characteristics of a two-storey weatherboard Old Colonial Georgian rural homestead, and there is a rare example of an Oyster Bay pine shearing shed. The numerous outbuildings contribute to the historical and architectural significance of the complex.

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.

Kelvedon has special associations with the Religious Society of Friends, Francis Cotton, George Story and the Tasmanian Society. Cotton established a Society of Friends enclave at the house and was a significant figure in the advancement of this religious movement in Tasmania. From 1834 the Hobart Society of Friends conducted alternate monthly meetings at Kelvedon. Story was a Quaker missionary (but is mentioned only once by Oats, p.44, in his summary of Quaker history in Tasmania), an early photographer and an amateur naturalist who contributed botanical specimens to James Backhouse and Sir Ferdinand Mueller and had a significant role in establishing the Royal Tasmanian Botanic Gardens in Hobart. His collections survive in several institutions. The Tasmanian Society was not only a pioneering heritage and historical body but the embodiment of twentieth-century Tasmania's struggle to deal with its convict past.

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 1-3 represent the registered boundary for 'Kelvedon', #11994 on the Tasmanian Heritage Register.
2. Lots 1-3 are part of FR 108120/2, the boundaries are marked by thick black lines and described below.
3. Details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).

Point & Boundary Description

Lot 1 (Kelvedon Homestead):

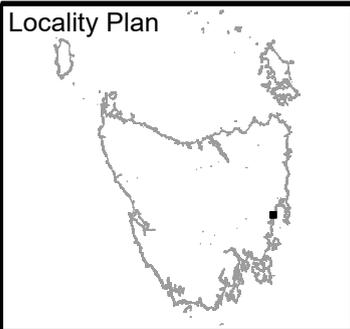
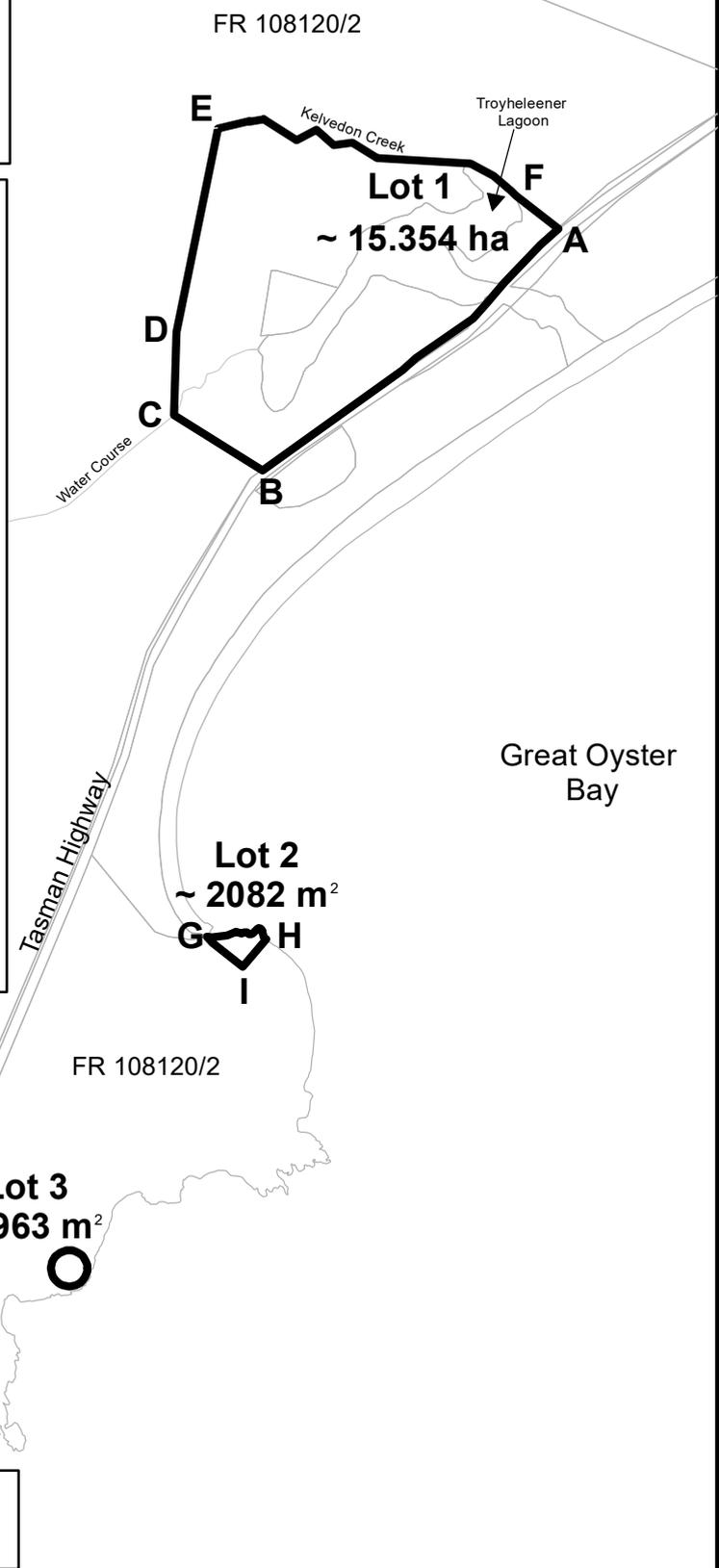
- A. Intersection of cadastral boundary and 586674E.
 - B. Corner of cadastral boundary (intersection of three fence lines).
 - C. Intersection of E-W fence line and minor stream (water course ID 643640).
 - D. Corner post in fence.
 - E. Intersection of Kelvedon Creek and 586208E.
 - F. Intersection of northern edge of Troyheleener Lagoon and 586615E.
- A-B cadastral boundary.
 B-C post and wire fence.
 C-D post and wire fence.
 D-E post and wire fence.
 E-F centreline of Kelvedon Creek, merging into the northern boundary of Troyheleener Lagoon.
 F-A is a straight line.

Lot 2 (Boat Shed):

- G. Corner of three cadastral parcels.
- H. Intersection of cadastral boundary and 586274E.
- I. Point 586242E, 5326721N.

Lot 3 (Dry Stone Wall):

Circle of 25m radius centered at 586005E, 5326307N.



TASMAB: MAYFIELD - 5832		GRID: MGA94 / ZONE 55		DATUM: AHD		CONTOUR INTERVAL: N/A	
No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE	 Tasmania
1	Production	THC	11994	JS	DRAFT	DRAFT	

Kelvedon

12371 Tasman Highway, Swansea

PREPARED BY
HERITAGE TASMANIA



CENTRAL PLAN REGISTER

p.p. Surveyor General: _____

Date Registered: _____

**CPR
DRAFT**