

HERITAGE PLACE

NAME OF PLACE: TULSE HILL

ADDRESS/LOCATION OF PLACE: Carapook Road CARAPOOK

STUDY NUMBER: 037

HERITAGE OVERLAY NUMBER:

PRECINCT: none

LOCAL GOVERNMENT AREA: Southern Grampians Shire

SECTION: 15 **PARISH:** PARISH OF BEERIK

ACCESS DESCRIPTION:

CFA 430A 5; VicRoads 72B2

SIGNIFICANCE RATING: Local

Tulse Hill Homestead

Image Date: 06/01/04

EXTENT OF LISTING:

To the extent of: 1. All of the 1910 house, excluding interiors, and all of the mature trees and all of the garden within a 50m radius from the centre of the semicircular drive at the front of the house.

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PHYSICAL DESCRIPTION:

Tulse Hill Homestead is a large Federation style house of eighteen rooms set in a mature garden dating from the same period. The single storey, brick house is typical of the style with an asymmetrical plan, an emphasis on the diagonal, and a picturesque and dominating roof. The roof is corrugated iron and the bricks are said to have been hand made on the property. A distinctive turret reinforces the corner bay window of the drawing room and tall chimneys contrast with the spreading roof forms. There is a timber verandah on two sides, terminating on the left at a projecting wing with a large bay window and an elaborate gable. This marks the dining room. On the other side of this wing there is a conservatory. The main windows include coloured glass typical of the period. Further gables mark other functions within the house. An extensive service wing at the rear completes the house, which includes two small cellars under the storerooms. The house is sited on a rise overlooking the steep Wenicott Creek valley and is sited deliberately to take advantage of the view. The garden is about .2ha and is comprised of a curving drive, extensive lawns and shrubberies. Overarching cypresses, *Cupressus macrocarpa*, cover the gravel drive. A Canary Island Palm (*Phoenix canariensis*), one of several in the garden, dominates the main lawn. Other trees include pines, oaks, elms and birches.

HISTORY:

Tulse Hill, consisting of 10 000 acres was purchased by William Robert Corney (1816-1898) in December 1871 (de Serville, 496). William was one of three squatting brothers (William, Dr. Isaac and J. F. Corney) who had arrived at Van Diemen's Land in 1821, and came to Portland Bay District in 1840 (Billis & Kenyon, 50) with cattle and sheep from Lake House in Tasmania. The brothers took up the Cashmere run in 1840 and held it until 1849. William also took up the Wando Vale B (or Wando Station) run in 1840 and held it until 1854. While there, his son Robert was born in 1847, and when he relinquished Wando B, he returned to England with his son Robert (ibid.). William Robert Corney purchased Tulse Hill in 1871 for 4 825 pounds, for his son, Robert to take up and farm.

Shortly after the land was taken up, the original homestead was built, about 1 kilometre from the current homestead. In 1882, Robert married Eliza Tulloh (VPI 3396), and their children Arthur William and Mary Eveline were born in 1883 and 1885 respectively (ibid.). Robert Corney had the present homestead built as a wedding present for his son in 1910, and it is thought that the garden was laid out at this time. No architect is known for the 1910 homestead. Another large room was added in 1927, designed by Portland Architect, Mr. Salmon (pers. comm. Norman Corney).

In 1948 the estate was subdivided for soldier settlement and the homestead now stands on two thousand one hundred acres or 309 hectares. The subdivision incorporated three large properties in the Carapook area, Bella Vista, McNicol's and Tulse Hill. Tulse Hill was broken up into 8 separate smaller farms, and the settlers were B. Beaton, E. Dehnert, M. Harker, C. Miller, H. Nield, A. Proctor, A. Robertson and H. Slight.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

Theme 5: Working

5.8 Working on the land

CONDITION:

The house is in very good condition and is significantly intact. The garden is also in good condition and intact.

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INTEGRITY:

Very intact with high degree of integrity

STATEMENT OF SIGNIFICANCE:

What is significant?

Tulse Hill is a homestead complex located on the Carapook Road, near the small settlement of Carapook, 15kms northwest of Coleraine. The complex includes the house and garden, mature trees and several later timber outbuildings. As a separate homestead, Tulse Hill effectively dates from its purchase in 1871 by the pioneering squatter, William Corney. The first house was built soon after, at a separate location but has since been demolished. The new house was built in 1910 which seems to be the date of the planning of the surrounding garden. The names of the designers, if there were professional designers, is not known. The house is in the Federation Queen Anne style, typical of the period. Its forms, planning, materials and details are each typical. It is large and rambling, the whole creating a deliberately picturesque effect, complementing the garden. The house and garden are sited above the Wennincott Creek to take advantage of the views into and across the steep valley. Both house and garden are significantly intact and are in very good condition.

How is it significant?

Tulse Hill is of historical and architectural significance to the Shire of Southern Grampians.

Why is it significant?

Tulse Hill is of historical significance as a representative homestead and garden from the Edwardian period and as the home of one of the pioneering families of the Western District still in the original ownership. It is of architectural significance as an intact representative example of the integrated house and garden design typical of the period.

COMPARISON:

092 Blackwood, Blackwood-Dunkeld Road, Peshurst

006 Wannonlea, Morgiana Road, Wannon (for the garden)

ASSESSED BY: tfh

ASSESSMENT DATE:

8/09/2001

EXISTING LISTINGS:

Name

Southern Grampians Shire Planning Scheme

HERITAGE STUDY RECOMMENDATIONS:

Include in VHR Include in RNE Include in Local Planning Scheme

No Recommendations for Inclusions

REFERENCES:

Author

Title

Year Page

Leake, Peter

Victoria and Riverina, a Biographical Record

1933 115

Mr. & Mrs. N. Corney - Personal

Homesteads of Australia Felix

1973 114-8

Communication

2001