

HERITAGE ASSESSMENT REPORT

NAME: Yankalilla Bay Homestead (former Butterworth Beach House) **PLACE:** 26558

ADDRESS: Karna Country
39 Jetty Road, Normanville
CT 5381/437 F203978 A91 Hundred of Yankalilla

ASSESSMENT OF HERITAGE SIGNIFICANCE



Yankalilla Bay Homestead (former Butterworth Beach House)

Source: <https://www.realestate.com.au/property-house-sa-normanville-132128634>

NOTE: Unless otherwise stated all images are from DEW Files.

Statement of Heritage Significance:

As this place is not considered to meet any of the criteria at the threshold for State Heritage listing, a Statement of Heritage Significance has not been prepared.

Relevant South Australian Historical Themes

Theme 4. Building Settlements Towns and Cities

4.5 Living in country towns

Theme 5. Developing South Australia's economies

5.3 Developing primary production

Comparability / Rarity / Representation:

The Yankalilla Bay Homestead, also known as the Butterworth Beach House (subject of this assessment), is located in Normanville. The house is associated with the expansion of agriculture to the Fleurieu Peninsula in the early years of the colony of South Australia, and the development of milling to produce flour for both local consumption and the export market. The Butterworth Beach House was the primary residence of John Butterworth, who, along with his father Joseph and brother Eli, was a prominent miller, amongst other pursuits, in Aldinga, Yankalilla, Normanville and Burra.

Flour milling is well represented in the South Australian Heritage Register (the Register), with 28 flour mills and 6 other structures/buildings associated with flour milling entered in the Register as State Heritage Places.

A sample of early flour mills entered in the Register include:

- Steam Mill and Cottage (Eating House (former first flour mill built by John Dunn)), 14 Cameron Street, Mount Barker, 1844, (SHP 11747, listed 1983).
- 'Athelstone' House and Mill (former Athelstone (Dinham's) Flour Mill, Historic Drive, Highbury, 1845, (SHP 25050, listed 1982).
- Former Mill (National Motor Museum (former Birdwood Flour Mill)), Shannon Street, Birdwood, 1854, (SHP 10517, listed 1980).
- Former Mill (Former Hart's (later Adelaide Milling Co.) Flour Mill), 9A Mundy Street, Port Adelaide, 1855, (SHP 10928, listed 1981).



Steam Mill and Cottage, Mount Barker (first mill built by John Dunn), 1844 (SHP 11747), ND.



Former Athelstone (Dinham's) Flour Mill, Athelstone, 1845 (SHP 25050), 2019.

State Heritage listed flour mills located on the Fleurieu Peninsula include:

- Leonards Mill (former Flour Mill, sometime chaff and wattle bark mill), South Road, Second Valley, 1849, (SHP 10347, listed 1980).
- Angas Mill (former Laucke's Mill), 27 Commercial Road, Strathalbyn, 1849, (SHP 11595, listed 1984).
- Former Currency Creek Mill, Off Myrtle Grove Road, Currency Creek, 1855-1864, (SHP 10351, listed 1989).
- Mill House, 5 Goolwa Road, Middleton, criteria (a), (c) and (d), c.1855, (SHP 26418, listed 2013).
- The Mill (former Middleton Flour Mill), Mill Terrace, Middleton, 1855, (SHP 10356, listed 1980).
- Former Ferguson's Flour Mill, Williss Drive, Normanville, 1856, (SHP 10348, listed 1982).



**Former Ferguson's Mill, Normanville, 1856
(SHP 10348), c.1980s.**



**Former Currency Creek Mill, Currency
Creek, 1855-1864 (SHP 10351), c.1980s.**

There are three Local Heritage Places and a flour mill located within the Burra State Heritage Area that are directly associated with the Butterworth family, namely:

- Butterworth's Mill Ruins, Aldinga Road, Whites Valley, mill built by Joseph and Alice Butterworth in 1848 (LHP),¹
- Farmhouse (Butterworth), 94 Flour Mill Road, Whites Valley, built for Brant Butterworth (son of Joseph, brother to John and Eli) and associated with the mill ruins located close by (LHP),²
- Mulberry Tree Cottage, 76 Flour Mill Road, Whites Valley, built for Brant Butterworth and associated with the adjacent mill ruins (LHP),³
- Butterworth's Mill, 39 Cooper Street, Burra, flour mill built by John and Eli Butterworth in 1874, included within the Burra State Heritage Area.



Butterworth Mill, Burra, 1874 (SHA)

Source: Google Street View, 2022



Butterworth Mill Ruins, Whites Valley, 1848, (LHP), c.2013

Source:
<https://www.flickr.com/photos/87616623@N05/9300460450>

There are seven State Heritage Places located in Normanville: three are associated with the Normanville Coastal Dunes Geological site, three demonstrate aspects of the evolution of the history of the Fleurieu Peninsula and one is a post-Second World War beach house designed by prominent South Australian architect Bob Dickson. The three state Heritage Places associated with the history of the development of the State are:

- Former Normanville Police Station, 52-54 Main Road, Normanville (from 1855), criterion (a) (SHP 26470, listed 2018), one of the oldest surviving police buildings in South Australia, which played a significant role in the provision of police and other government services as agriculture developed on the Fleurieu Peninsula;
- Normanville Wesleyan Cemetery (designated as a place of archaeological significance), 18 main South Road, Normanville, criteria (a) and (b) (SHP 26433, listed 2015), a rare example of a chapel yard burial ground; represents Wesleyan Methodist practices; and for the aesthetic and technical qualities of the monuments; and,
- Former Ferguson's Flour Mill, Williss Drive, Normanville (SHP 10348, listed 1982) built 1856 and later used as a wattle bark mill from the 1870s when wheat cropping stalled due to poor soil fertility.



Former Normanville Police Station, Normanville, from 1855, (SHP 26470), 2017.

Mid-nineteenth century housing

There are dozens of nineteenth century houses entered in the Register, ranging from small cottages, row houses, maisonettes and villas to large mansions. By the mid-nineteenth century stone (bluestone or limestone) houses with brick quoins and surrounds to doors and windows were typical of the many homes built in South Australia.⁴ A selected sample of freestanding homes built at a similar period of time or earlier than Yankalilla Bay Homestead has been provided for comparison, noting that not all are entered on the Register for architectural merit:

- House – “The Olives”, Salt Creek Road, Yankalilla, built 1849-1860, (SHP 10349, listed 1980).
- Dwelling, 24 Murray Street, Tanunda, 1853, (SHP 10227, listed 1983).
- “Holland House”, Holland Road, Rosedale, 1854, (SHP 10060, listed 1980).
- House (‘Heywood’), 6 Addiscombe Place, Unley Park, c.1858, (SHP 10966, listed 1981).
- House ‘Para Para’, Penrith Avenue, Gawler West, 1862, (SHP 10057, listed 1980).
- House (The Almonds), 7 Fuller Court Walkerville, 1850, (LHP).



The Olives, Yankalilla, 1849-1860, (SHP 10349), 2006 (rear and front view).



**‘Heywood’, Unley Park, c.1858, (SHP 10966),
c.2014.**



**‘Para Para’, Gawler West, 1862, (SHP 10057),
2005.**

**Assessment against Criteria under Section 16 of the *Heritage Places Act 1993*.
All Criteria have been assessed using the 2020 Guidelines.**

(a) it demonstrates important aspects of the evolution or pattern of the State's history.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be closely associated with events, developments or cultural phases which have played a significant part in South Australian history. Ideally it should demonstrate those associations in its fabric.

Places will not normally be considered under this criterion if they are of a class of things that are commonplace, or frequently replicated across the State, places associated with events of interest only to a small number of people, places associated with developments of little significance, or places only reputed to have been the scene of an event which has left no trace or which lacks substantial evidence.

The Yankalilla Bay Homestead (Former Butterworth Beach House) is associated with the historic themes of Building Settlements, Towns and Cities (living in country towns) and Developing South Australia's economies (developing primary production).

The expansion of settlement to the Fleurieu Peninsula and subsequent grain farming assisted the new colony in becoming not only self-reliant in the provision of flour, but also established an export commodity that assisted with building the fledgling economy. As wheat yields grew so did the number of flour mills. Three mills were built in the immediate Normanville-Yankalilla area alone, namely J Dodd's Mill (Normanville, 1849), Ferguson's Mill (SHP 10348) (Yankalilla, 1856), and Butterworth's Mill (Yankalilla, 1856), with a fourth, Leonard brothers' Mill also built nearby in Second Valley in 1849 (SHP 10347).

The nucleus of the Yankalilla Bay Homestead was a four-room cottage most likely built by Levi Lovelock between 1856 and 1863, in the new township of Normanville. Lovelock had purchased allotment 108 in 1856, immediately selling a portion of it to John and Eli Butterworth where they built grain and flour stores close to the newly opened jetty. The Butterworth brothers purchased the remaining land and Lovelock's cottage in 1863 and it was around this time that John enlarged the house, also relocating his family to live there.

Prior to relocating to Normanville in c.1863, John continued to farm while his brother Eli moved to Bungala House in 1856, a home adjacent to the flour mill the brothers built and operated in Yankalilla. The grain and flour stores (now demolished), also built in 1856, were connected to the Normanville jetty by an extension of the jetty tramway in 1861, enabling easier transportation of flour and grain to their brig *Centaur* and sale interstate.

While flour milling was an important early industry in South Australia and the Fleurieu Peninsula, an area where wheat was grown and milled, Yankalilla Bay Homestead is not considered to demonstrate this important aspect of the State's history. Yankalilla Bay Homestead was not associated with a mill complex such as the Mill House (SHP

26418) that forms a part of the Middleton Mill (SHP 10356). Further, there are also other existing State Heritage Places directly associated with the beginnings and development of milling in South Australia that better demonstrate this theme (see Comparability, Rarity, Representation). Notably, two mills in the Normanville-Yankalilla area, namely Leonard's Mill (SHP 10347) built in 1849 and Former Ferguson's Flour Mill (SHP 10348) built in 1856, were built either earlier or the same year the Butterworth brothers established their mill in Yankalilla. Yankalilla Bay Homestead is therefore not considered to meet criterion (a) for its associations with the historic theme Developing South Australia's economies (developing primary production).

Yankalilla Bay Homestead is also associated with Building Settlements, Towns and Cities (living in country towns). While the original four-room cottage, built c.1853, is a relatively early structure, the house was substantially enlarged in the mid-1860s and has since been further modified extensively with new additions such as the verandah and internal alterations to create three self-contained apartment-style accommodations. All of the out-buildings also typically associated with larger early South Australian homes, such as stables, have been demolished.

Yankalilla Bay Homestead is one of many homes built in the Normanville-Yankalilla area in the mid-nineteenth century and there are a number of places that better demonstrate this theme, including: The Olives (SHP 10349) built 1849-1860 and one of the earliest homes in the area, retaining a high level of integrity and intactness; the former Normanville Police Station (SHP 26470) built from 1855 and one of the oldest surviving police buildings in South Australia that became a hub for the provision of government services to the area; and the Normanville Wesleyan Cemetery (SHP 26433). It is this range of early places that better demonstrate the theme Building Settlements, Towns and Cities (living in country towns), and it is for this reason that the Yankalilla Bay Homestead is not considered to meet criterion (a).

It is recommended that the nominated place **does not fulfil** criterion (a).

(b) it has rare, uncommon or endangered qualities that are of cultural significance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should demonstrate a way of life, social custom, industrial process or land use which is no longer practised, is in danger of being lost, or is of exceptional interest. This encompasses both places which were always rare, and places which have become scarce through subsequent loss or destruction.

Places will not normally be considered under this criterion if their rarity is merely local, or if they appear rare only because research has not been done elsewhere, or if their distinguishing characteristics have been degraded or compromised, or if they are at present common and simply believed to be in danger of becoming rare in the future.

Yankalilla Bay Homestead (former Butterworth Beach House) is one of thousands of blue-stone houses featuring brick quoins and detailing to openings, built in South Australia from the mid-nineteenth century. Therefore, it cannot be considered to

possess rare, uncommon or endangered qualities and consequently is not considered to meet criterion (b).

It is recommended that the nominated place **does not fulfil** criterion (b).

(c) it may yield information that will contribute to an understanding of the State's history, including its natural history.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should provide, or demonstrate a likelihood of providing, information that will contribute significantly to our knowledge of the past. The information should be inherent in the fabric of the place. The place may be a standing structure, an archaeological deposit or a geological site.

Places will not normally be considered under this criterion simply because they are believed to contain archaeological or palaeontological deposits. There must be good reasons to suppose the site is of value for research, and that useful information will emerge. A place that will yield the same information as many other places, or information that could be obtained as readily from documentary sources, may not be eligible.

There is no evidence to suggest that the Yankalilla Bay Homestead (former Butterworth Beach House), may yield information that will contribute to an understanding of the State's cultural history that is not already well documented through a variety of other primary and secondary sources. The house is like many homes built in the mid-nineteenth century and then enlarged to meet the needs of the family living there.

It is recommended that the nominated place **does not fulfil** criterion (c).

(d) it is an outstanding representative of a particular class of places of cultural significance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be capable of providing understanding of the category of places which it represents. It should be typical of a wider range of such places, and in a good state of integrity, that is, still faithfully presenting its historical message.

Places will not be considered simply because they are members of a class, they must be both notable examples and well-preserved. Places will be excluded if their characteristics do not clearly typify the class, or if they were very like many other places, or if their representative qualities had been degraded or lost. However, places will not be excluded from the Register merely because other similar places are included.

The Yankalilla Bay Homestead (former Butterworth beach House) belongs to the class of places known as nineteenth century houses. The house is a mid-sized family home built using traditional construction techniques and materials and is of a design typical for the mid-nineteenth century. Yankalilla Bay Homestead is missing all of the outbuildings once associated with larger houses from this period of time, including stables (demolished). Consequently, while the Yankalilla Bay Homestead is a well

resolved building it is considered to be a typical rather than outstanding example of the class.

It is recommended that the nominated place **does not fulfil** criterion (d).

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its times. Breakthroughs in technology or new developments in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.

Places would not normally be considered under this criterion if their degree of achievement could not be demonstrated, or where their integrity was diminished so that the achievement, while documented, was no longer apparent in the place, or simply because they were the work of a designer who demonstrated innovation elsewhere.

Yankalilla Bay Homestead (former Butterworth Beach House) is an example of the many symmetrical bluestone cottages built in the mid-nineteenth century and like many smaller cottages, was enlarged to become a symmetrical villa when the financial means to do so became available. The 1860s addition to the front of the cottage appears to have used the same materials as the original cottage, namely bluestone with red-brick quoins and surrounds to doors and windows. There also appears to have been a smaller addition to the rear of the cottage as well.

To meet this criterion Yankalilla Bay Homestead needs to 'demonstrate a high degree of creative, aesthetic or technical accomplishment or be an outstanding representative of a particular construction technique or design characteristics'. While the house is a well resolved symmetrical villa (originally symmetrical cottage) and is aesthetically pleasing, it demonstrates qualities that are typical of the construction methods and style of housing constructed in mid-nineteenth century South Australia (see Comparability, Rarity, Representation).

The verandah was rebuilt sometime after c.1984 in a style more usually associated with interwar bungalows, while the interior of the house has also been extensively modified to create three separate apartment-style accommodations. These changes diminish the ability of the house to demonstrate its nineteenth century layout and detailing.

There is no evidence to suggest that Yankalilla Bay Homestead has received critical recognition or wide public acknowledgement or demonstrates a breakthrough in design or fabrication techniques or aesthetic sensibilities (see Comparability, Rarity, Representation). The house also did not extend the limit of existing technology or thinking, nor is it a creative adaptation. Rather, it is a typical example of the housing built in South Australia in the mid-nineteenth century that has been altered in the later

twentieth century and it is for these reasons that Yankalilla Bay Homestead (former Butterworth Beach House) is not considered to meet the threshold for criterion (e).

It is recommended that the nominated place **does not fulfil** criterion (e).

(f) it has strong cultural or spiritual association for the community or a group within it.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be one which the community or a significant cultural group have held in high regard for an extended period. This must be much stronger than people's normal attachment to their surroundings. The association may in some instances be in folklore rather than in reality.

Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.

Yankalilla Bay Homestead (former Butterworth Beach House) holds importance to some members of the Normanville community who appreciate the contribution of the house to the streetscape and history of Normanville, as well as the contribution of John Butterworth to the development of Normanville. While the house is undoubtedly important to these members of the Normanville community, those individuals are unlikely to be recognised as a community or cultural group that resonates with the broader South Australian community. Yankalilla Bay Homestead is also one of several places with which this group has the same or very similar associations with, such as the former Normanville Police Station (SHP 26470), former Ferguson's Flour Mill (SHP 10348), and the Normanville Wesleyan Cemetery (SHP 26433). Consequently, the Yankalilla Bay Homestead is not considered to meet criterion (f).

It is recommended that the nominated place **does not fulfil** criterion (f).

(g) it has a special association with the life or work of a person or organisation or an event of historical importance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative person, or the workplace of a person whose contribution was in industry, would be more closely associated with the person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.

Places will not generally be considered under this criterion if they have only brief, incidental or distant association, or if they are associated with persons or groups of little significance, or if they are associated with an event which has left no trace, or if a similar association could be claimed for many places, or if the association cannot be demonstrated. Generally the home or the grave of a notable person will not be entered in the Register unless it has

some distinctive attribute, or there is no other physical evidence of the person's life or career in existence.

The Yankalilla Bay Homestead (former Butterworth Beach House) is associated with the Butterworth family and in particular John Butterworth, who with his brother Eli established themselves in partnership as flour millers. John migrated to South Australia in 1840, then aged 15 years old, with his family. With his parents Joseph and Alice Butterworth, he moved to Aldinga where the family farmed before establishing a flour mill in 1848 (Butterworth's Mill Ruins LHP). John established his own farm and then in 1856, in partnership with his brother Eli, set up as a flour miller. The brothers' holdings included two flour mills, one in Yankalilla (1856) and another at Burra (1874) (located in the Burra State Heritage Area), grain and flour stores at Normanville (1856) (demolished), the brig *Centaur* (c.1856) and also Bungala House at Yankalilla (1856) and Yankalilla Bay Homestead at Normanville (1863) (subject of this assessment).

Yankalilla Bay Homestead was John's family home from c.1863 until he died in 1900. The Butterworth family and John were highly regarded as flour millers in the nineteenth century. However, it is the remaining places directly associated with milling with which John Butterworth is considered to have a special association, namely Butterworth's Mill in Burra, not his family home. It is for this reason that the Yankalilla Bay Homestead is not considered to meet criterion (g).

It is recommended that the nominated place **does not fulfil** criterion (g).

PHYSICAL DESCRIPTION

Yankalilla Bay Homestead (former Butterworth Beach House) is a bluestone villa, featuring red-brick surrounds to doors and windows. The house has a Zinalume® (most likely) clad, hipped, 'M'-roof. The verandah features a painted masonry wall, with piers at regular intervals and a small gable feature to its roof at the front entrance to the house. There is a cellar below an 1860s addition, accessed from an external staircase.

The interior of the house appears to have been completely refurbished, as a result of modification to divide it into three self-contained apartment-style accommodations, two as guest accommodations and one as a residence.

NOTE: Permission for a site visit was not granted and the above description has been created from images taken in c.2022 and posted on-line as a part of the advertising for the sale of the house.

HISTORY

Normanville is located on the southern Fleurieu Peninsula, which forms a part of the traditional lands of the Kaurna people. The Kaurna people have lived on the Adelaide Plains and Fleurieu Peninsula for thousands of years and according to cultural knowledge the landforms of the southern Fleurieu were created by the grieving Tjilbruke while carrying the body of his nephew from Sturt River to Cape Jervis.⁵

Flour Milling

Flour was viewed by some in the fledgling colony of South Australia as 'the first necessity of life'.⁶ Initial attempts to grow wheat in South Australia were often fraught as crops failed while settlers learned to adapt their farming techniques to the South Australian seasons and climate.⁷ In the first years of the colony most flour was imported at great expense from the other Australian colonies, while early successfully grown crops were exported for milling. Although small quantities of grain could be milled by hand, calls to establish powered mills in South Australia emerged quickly to secure constant access to reasonably priced flour. These calls were first answered by John Ridley who in late 1840 converted his timber mill, located at Hindmarsh and powered by a Watt's beam steam engine, to mill flour.⁸

While the South Australian Company had brought milling equipment from Britain, their machinery was still on Kangaroo Island at the time. By 1841 Dr Kent had established his mill at Hackney and other mills followed soon after, including a mill established in 1843 by the South Australian Company on land it owned on the Banks of the Torrens approximately 1.5km north-east of the city and also run by Ridley.⁹

The early flour mills were of vital importance to the fledgling Colony's economy as they enabled South Australia to become self-sufficient in the production of flour, while also heralding the beginnings of what became a significant export industry. By 1884 over 84,000 tons of flour was sold per annum to the other Australian colonies as well as overseas markets,¹⁰ with Smith stating that 'South Australia dominated the Australian industry'¹¹ between 1850 and 1890.

Table 1 – Acreage under cultivation with wheat in South Australia 1836-1875

Year	Population	Acres of Wheat
1836	546	0
1840	14,600	1059
1845	21,759	18,838
1850	63,700	41,807
1855	96,982	90,000
1860	124,112	273,672
1865	156,605	410,608
1870	183,979	604,761
1875	210,442	898,820

Source: Davies, p.21

In order to make land for farming accessible, early Government land surveys were undertaken, and by 1838, areas around Adelaide, Kangaroo Island, Rapid Bay, the Onkaparinga River and Yankalilla had been surveyed. Soon after these surveys were completed in 1838, 69 sections were selected as a part of the preliminary land orders taken on the southern Fleurieu Peninsula near Rapid Bay and where the townships of Normanville and Yankalilla would later be established.¹² The area had been described as 'plentifully supplied with fresh water ... [and possessing] ... fine soil' when visited by

Colonel William Light and members of the survey party in September 1836, during their search for a suitable location for the colony's capital.¹³

Normanville

In 1840, Robert Hastings Norman selected sections 1014 and 1012 from Special Survey District D, while still living in England. The two sections are adjoining, divided by the Bungala River and abutting the coast at the river mouth.¹⁴ Other early land purchases in the wider Normanville-Yankalilla area took place in 1842, with land acquired by Henry Kemmis, a wheat and maize farmer who established Manna Farm; Septimane Herbert, who is said to have built the first stone building south of Willunga; and George Worthington, who returned to England shortly afterwards. In 1845, about 115 acres was under cultivation with wheat in the area around the nascent township of Yankalilla, inland of Normanville, which Thomas Wilson laid out on sections 1180 and 1181 in that same year.¹⁵

The growth of the area necessitated the proclamation of the Hundred of Yankalilla in 1846 to facilitate the regulation and occupation of the land.¹⁶ The successful cultivation of wheat enabled milling to be established and John Dodd built a mill near what became Normanville while the Leonard Brothers constructed a mill (SHP 10347) at Second Valley. Both mills were built in 1849, and their flour was exported from the local ports.¹⁷

Although Norman arrived in South Australia on the *Taglioni* in February 1844, he resided in Adelaide where he practiced as the colony's first dentist.¹⁸ In 1849, he purchased section 1031 and in the following years acquired a number of other sections in the area, eventually owning approximately 800 acres. However, the township of Normanville was surveyed around 1850 on section 1014, on one of the first sections of land he purchased in 1840.¹⁹ Clay from the banks of the Bungala River was used to make bricks and the township's first buildings included a blacksmith, hotel and church were constructed.²⁰

Meanwhile in 1840, Joseph and Alice Butterworth and their children, including John Butterworth then aged about 15, arrived in South Australia. In the 1840s, John took up land and began farming at Aldinga²¹, while in 1848, Joseph and Alice established a flour mill at Aldinga (Butterworth's Mill Ruins (LHP)).²² On 31 October 1850, John married Isabella Macmillan and the couple had seven children, Joseph (1851), Annabella (1853), George (1856), John (1859), Stewart (1863), Robert (1865), and Alice Kate (1869).²³

Between c.1850 and c.1868 the southern Fleurieu Peninsula, and in particular, the area encompassing Normanville and Yankalilla, underwent a boom period due to successful wheat production.²⁴ The growth of the area resulted in the establishment of the District Council of Yankalilla on 5 April 1854, with the first Council elected on 11 April 1854 at the Normanville hotel. The District Council would meet in various buildings until 1864, when Thomas Wilson donated land for the first Council Chambers, which were built in that same year.²⁵

The construction of a jetty at Normanville meant that flour, grain and later bark could be shipped easily to other ports and/or markets. In all, three jetties were constructed at Normanville, the first, commenced in 1853 and completed in 1856, was washed away in a flood soon after opening and had to be immediately reconstructed.²⁶

The prospect of the jetty opening may have encouraged the establishment of further flour mills and grain and flour stores in Yankalilla and Normanville, where they could be shipped directly to market. In addition to the mills built by J Dodd at Normanville and Leonard Brothers in Second Valley in 1849, William Ferguson opened a mill (SHP 10348) in 1856 at Yankalilla, also building a grain and flour store at the mouth of the Bungala River in Normanville.²⁷ It was also in 1856, that John Butterworth and his brother Eli established their first mill.

The brothers initially built a mill (since demolished) at Yankalilla adjacent to Eli's home Bungala House. They also purchased half an acre of allotment 108 at Normanville from Levi Lovelock for £25 where they constructed a grain and flour store (since demolished) not far from the Normanville jetty.²⁸ In 1859, £1000 pounds was granted to construct a tramway from the jetty, through the sandhills and into the newly built storage sheds. However, it was not until 1861 that John and Eli were granted permission to extend the tramway to their grain and flour store.²⁹

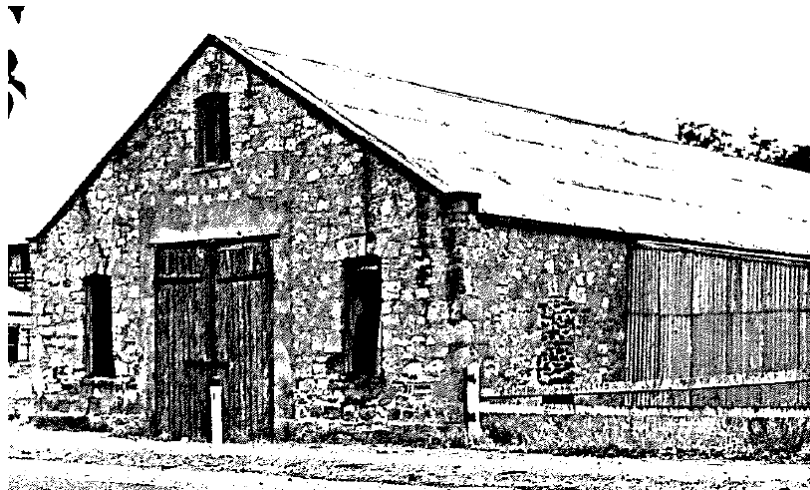


John and Eli Butterworth's Mill, Yankalilla, c.1870.

Source: SLSA B 12236

In 1863, John and Eli purchased the remaining portion of allotment 108 from Lovelock, which included a four-room cottage, reputedly built by Lovelock between 1856 and 1863. It is this cottage, later enlarged, that became the nucleus of Yankalilla Bay

Homestead, also known as the Butterworth Beach House (subject of this assessment). John relocated his family to the property from Aldinga around this time. It was also in about 1863-1864 that the Butterworth brothers acquired the brig *Centaur* enabling them, along with others, to ship flour, grain and produce directly from Normanville to Melbourne and Sydney.³⁰ John was also elected to the Yankalilla Council in 1865³¹ and would go on to play an 'active role in community affairs'.³²



Butterworth Store (demolished), 1856, located adjacent to Butterworth beach House, c.1984.

By the mid-1860s there were three flour mills operating in Normanville and Yankalilla. The population of the area had surged to 2,000 people and about 150,000 bushels of wheat was being produced annually (this is the equivalent of about 4050 tons). In 1864, 2,400 tons of flour, grain and farm produce was shipped from the Normanville jetty.³³

The late 1860s brought a reversal of the area's fortunes, as declining soil fertility and in particular a lack of phosphate impacted yields. The small size of the farms meant it was not possible to leave the land fallow between cropping while diseases also affected harvests. By the 1870s, wheat yields fell to the point where the crop harvested no longer provided enough income to support the farmer and their family.³⁴ New opportunities in the mid-north of the State made possible by the *Strangways Act 1869*, which encouraged closer settlement for agricultural expansion, as well as emerging opportunities in the Wimmera in Western Victoria drew people away. By 1882, the local population had dropped to 1,789.³⁵

Many of the people who remained in the area relied on grazing and production of livestock for income, while others turned to collecting wattle bark to produce tannin for the tanning (leather) industry. The switch to animal grazing enabled the natural regrowth of wattle trees previously cleared for grain crops, while others grew new wattle plantations from seed. At harvest time, primarily from October to January, the bark was stripped from the trunks of the trees, causing them to die but also enabling young trees to grow in the space left behind.³⁶

The emergence of the wattle bark industry assisted the mills in Normanville and Yankalilla to remain viable, with both flour and bark milled. For the Butterworth

brothers, the changing economic situation combined with new agricultural expansion in the mid-north led them to Burra, where in 1874 they built their second flour mill. While still milling flour, they also took up milling of wattle bark at Yankalilla to supplement their income.³⁷ When Eli died in 1886, John assumed responsibility for the brothers' mills located at Yankalilla and Burra.³⁸

The entirety of the brothers' holdings were offered for sale in four lots in 1886, to close the partnership accounts. This included Lot 1 and Lot 2, respectively, the steam flour mills at Aberdeen (Burra) and Yankalilla, Lot 3, Eli's home at Yankalilla, and Lot 4, consisting of 2 acres at Normanville containing John's house (subject of this assessment), garden and outbuildings and a large stone store 100 x30 ft, which the brothers used to store grain, flour and bark prior to shipping to market.³⁹

John and Isabella Butterworth remained in Normanville at Butterworth Beach House. Living with the couple were their youngest daughter Alice Kate and her husband (and cousin) George Harris Macmillan. After John's death on 20 November 1900, Isabella seems to have moved to Adelaide with Alice Kate and George.⁴⁰ Between Eli's death in 1886 and his own in 1900, John appears to have retained control of the mills in Yankalilla and Burra, although it seems with the assistance of one or more of his sons.⁴¹ Bungala House was purchased by Harry Graham in 1886 for his brother Fred Malcom Graham (known as Malcolm), who was John's son-in-law having married John and Isabella's eldest daughter Annabella in 1887. Malcolm purchased the property from his brother the following year.⁴² It seems that the Butterworth family's connection with the Yankalilla Bay Beach House former Butterworth Beach House (subject of this assessment) and the two mills ceased with the death of John.

Yankalilla Bay Homestead (Butterworth Beach House) was only a four roomed cottage when purchased by John and Eli in 1863. In 1886 when the Butterworth brother's holdings were advertised for sale, the Normanville property was described as a 'House, Garden and two acres of land' with the house constructed from brick and stone, with eight rooms, an underground cellar and other conveniences. Also on the allotment were the grain/flour/mill store, a four-stall stables, coach house, harness room and other 'usual outbuildings'. In all the property was considered to be 'A Capital Seaside Residence, situated at the end of the Jetty Tramway'.⁴³

Yankalilla Bay Homestead (Butterworth Beach House) has been home to a number of people throughout the twentieth and twenty-first centuries. In 1984, it was acquired by Straffton Agencies Pty Ltd and modified to become both a residence and two luxury bed and breakfast apartment-style accommodations. The property was operated as the Yankalilla Bay Homestead Bed and Breakfast until c.2020.

Chronology

- 1838 First land surveys take place in South Australia with 96 sections made available near Yankalilla and Rapid Bay.
- 1839 Yankalilla is further surveyed by KL Kentish.
- 1840 First sections in Yankalilla offered for sale.**
John Ridley converts his timber mill to grain and operates South Australia's first flour mill.
Robert Hastings Norman selects sections 1012 and 1014 from Special Survey District D.
Joseph and Alice Butterworth and children, including John then aged 15, arrive in South Australia, taking up land in Aldinga where they begin farming.
- 1841 Dr Kent begins operating a flour mill at Hackney.
- 1842 Henry Kemmis begins wheat and maize farming, establishing Manna Farm near Yankalilla.
- 1843 South Australian Company mill begins operating in the Torrens River.
- 1844 Norman arrives in South Australia on the *Taglioni* and establishes a home on North Terrace, Adelaide becoming the colony's first dentist.**
- 1845 Thomas Wilson lays out the township of Yankalilla on portions 1180 and 1181 in the Hundred of Yankalilla.
About 115 acres in the vicinity of Normanville and Yankalilla is under cultivation with wheat.
- 1846 Hundred of Yankalilla proclaimed to facilitate the regulation and occupation of land.
- 1848 Joseph and Alice Butterworth establish a flour mill at Aldinga.
- 1849 The first flour mills in the area are built by Leonard Brothers in Second Valley and John Dodd at Normanville.**
Norman begins to acquire further sections in the Normanville area, adding section 1031 to his existing holdings, eventually owning approx. 800 acres.
- 1850 120 Sections around Yankalilla/Normanville had been purchased.
John Butterworth marries Isabella Macmillan.
- 1851 John and Isabella Butterworth's first child Joseph is born.
- c.1850 Norman has section 1014 surveyed into the township of Normanville.**
- 1853 Work commences on building a jetty at Normanville.**
Transfer of land to H. Morris and construction of two-room cottage (later to become Bungala House owned by John and Eli Butterworth and Eli's home).
John and Isabella Butterworth's second child Annabella is born.

- 1854 District Council of Yankalilla proclaimed 5 April, the first Councillors are elected 11 April and initially meet at the Normanville Hotel.
- 1856 Eli and John Butterworth build a mill in Yankalilla adjacent to Bungala House and grain/wheat stores on half of Lot 108 at Normanville that they purchased from Levi Lovelock.**
Normanville Jetty opened, is washed away in a flood, and is rebuilt.
 John and Isabella Butterworth's third child George is born.
- 1859 £1000 pounds is granted to construct a tramway from the Normanville jetty to the nearby storage sheds.**
 John and Isabella Butterworth's fourth child John is born.
- 1860 Transfer of property including two-roomed cottage to John & Eli Butterworth (the cottage is later extended to become Bungala House).
 2,000 people live within six miles of Normanville. Yankalilla is one of five major towns in South Australia and boasts four blacksmiths, two breweries, three hotels, three flour mills and five churches.
 Transport to the area improves.
- 1861 John and Eli given approval to extend the tramway to their storage sheds.**
- 1863 John and Eli Butterworth purchase the remaining portion of Lot 108, Normanville. John enlarges the four-roomed cottage on the allotment making a home for his family and relocates to Normanville (subject of this assessment).**
John and Eli purchase the brig Centaur enabling them to directly export grain and flour into the intercolonial markets in Sydney and Melbourne.
 John and Isabella Butterworth's fifth child Stewart is born.
- 1864 Thomas Wilson donates land for District Council Chambers, which are built and opened that same year.
 2,400 tons of flour, grain and produce is shipped from the Normanville jetty.
- 1865 John Butterworth is elected to the District Council of Yankalilla, going on to serve many terms.
 John and Isabella Butterworth's sixth child Robert is born.
- Mid-1860s Three flour mills are operating in Normanville/Yankalilla, with the population of the area reaching 2000 and approx. 150,000 bushels of wheat are produced annually.
- 1866 Existing 1853 Cottage is extended by Eli Butterworth (Bungala House).
- 1869 Strangways Act attracts farmers to the north of the State.
 John and Isabella Butterworth's seventh child Alice Kate is born.
- 1870s Crop yields in Normanville/Yankalilla area begin to decline.
- 1874 John and Eli Butterworth build a mill at Aberdeen (Burra).

- The Butterworth Mill at Yankalilla starts milling wattlebark in addition to flour.
- 1877 Leonard's Mill is sold and converted to mill wattle bark.
- 1882 People begin to leave Yankalilla to look for more fertile land and the population drops to 1,789.
- 1886 Eli Butterworth dies.
John and Eli Butterworth's holdings are offered for sale to finalise the partnership. Bungala House (Eli's home) is purchased by Harry Robert Graham.
John Butterworth retains control of the mills at Yankalilla and Burra with assistance from his sons.
- 1892 Boiler accident Butterworth's Burra Mill requiring new machinery to be imported.
New machinery fitted to the Butterworth Burra mill enabling it to continue to operate.
- 1900 John Butterworth dies.
- 1900s Cornish Mill passed to Dixons who cease grinding wattlebark to concentrate on milling flour.
- 1908 Isabella Butterworth dies. Residing in Adelaide at the time of her death it is likely she relocated with her youngest daughter Alice Kate and her family to Buxton Street, North Adelaide after the death of John in 1900.
- 1910 Butterworth Mill in Yankalilla, now owned by Roper, burns down, leaving only the chimney stack standing. Paltridge later sets up another mill on that site to mill wattlebark.
- 1950 Section 1168 is sold to H & G Nash.
Yankalilla Mill chimney is demolished.
- 1984 Straffton Agencies Pty Ltd acquire Butterworth Beach House (subject of this assessment) and modify the house to become Yankalilla Bay Homestead Bed and Breakfast. The business operates until c.2020.**

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SITE RECORD

NAME:	Yankalilla Bay Homestead (former Butterworth Beach House)	PLACE NO.:	26558
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FORMER NAME:	Butterworth Beach House
DESCRIPTION OF PLACE:	Mid-nineteenth century symmetrical bluestone villa, with interwar style verandah, converted into three apartment-style accommodations. One used as a residence and two for bed and breakfast accommodation.
DATE OF CONSTRUCTION:	c.mid-1850s, enlarged c.mid-1860s and converted c.1985
REGISTER STATUS:	Nominated 7 February 2023 Provisionally Entered 9 February 2023
LOCAL HERITAGE STATUS:	Not Listed
CURRENT USE:	Vacant 2023
PREVIOUS USE(S):	Bread and Breakfast accommodation c1984-c.2020, Residence mid-1850s-c.1984
LOCAL GOVERNMENT AREA:	District Council of Yankalilla
LOCATION:	Street No.: 39 Street Name: Jetty Road Town/Suburb: Normanville Post Code: 5204
LAND DESCRIPTION:	Title CT 5381/437 F203978 A91 Reference: Hundred: Yankalilla

PHOTOS

NAME: Yankalilla Bay Homestead (former
Butterworth Beach House)

PLACE NO.: 26588

Note: All images hereafter are from the property listing on realestate.com.au 2023



Aerial of Yankalilla Bay Homestead, showing the roof form.



View to the front of the house.

PHOTOS

NAME: Yankalilla Bay Homestead (former
Butterworth Beach House)

PLACE NO.: 26588



View to the rear of the house.



View of the verandah.

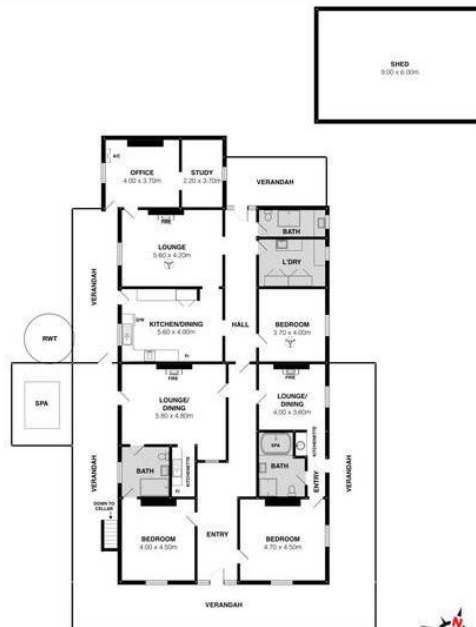
PHOTOS

NAME: Yankalilla Bay Homestead (former Butterworth Beach House)

PLACE NO.: 26588



View of the verandah showing the staircase to the cellar.



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



Floorplan.

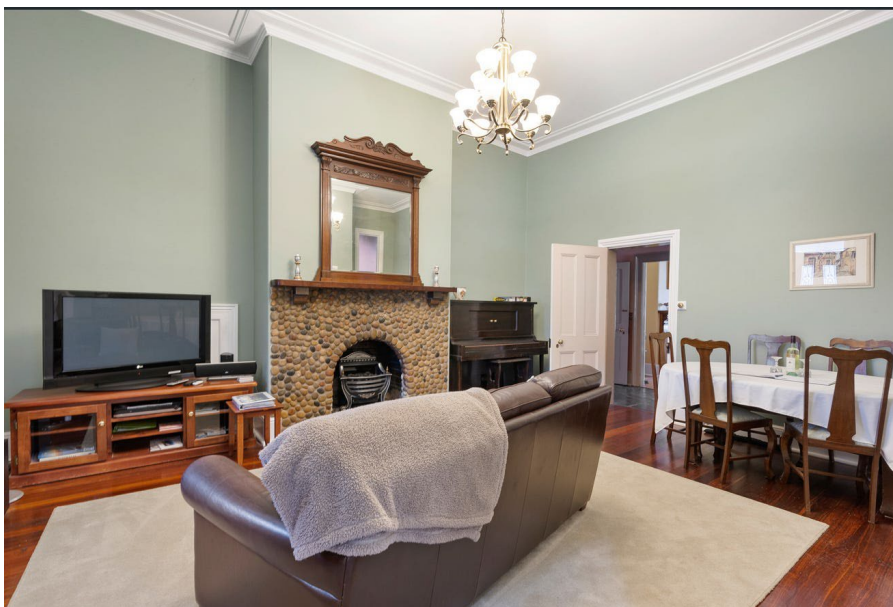
PHOTOS

NAME: Yankalilla Bay Homestead (former
Butterworth Beach House)

PLACE NO.: 26588



View of the central corridor mid-1860s addition to mid-1850s cottage, showing the division of the house into two apartment-style accommodations.



View of living area in one of the B&B suites.

PHOTOS

NAME: Yankalilla Bay Homestead (former
Butterworth Beach House)

PLACE NO.: 26588



Kitchen in the “residence” to rear of house or the original mid-1850s cottage.



Living area in the “residence”, rear portion of the house or mid-1850s cottage.

SITE PLAN



NAME: Yankalilla Bay Homestead (former Butterworth Beach House)

PLACE NO.: 26558



N ↑

LEGEND

-  Parcel boundaries (Indicates extent of place considered)
-  Yankalilla Bay Homestead (former Butterworth Beach House)

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- ⁷ RF Williams (1986), *To Find the Way Yankalilla and District 1836-1986*, (Yankalilla: Yankalilla and District Historical Society), p.30.
- ⁸ Davis pp.1-6.
- ⁹ HJ Finnis, 'Ridley, John (1806-1877)', *Australian Dictionary of Biography*, National Centre of Biography, ANU, <http://adb.anu.edu.au/biography/ridley-john-2590/text3553> [accessed 20 December 2017]. 'First Flour Mill Established in the Province', *Southern Australian* 14 August 1840, p.3. Ronald Parsons (1974), *Hindmarsh Town*, (Adelaide: Corporation of the Town of Hindmarsh), pp.20-22. 'Statistics of South Australia [no. 7] The South Australian Company's Mill', *Southern Australian* 14 April 1843, p.2.
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- ¹⁴ Morgan, p.2-3
- ¹⁵ Williams, p. 31
- ¹⁶ 'Proclamation', *Observer* 31 October 1846, p.3.
- ¹⁷ Williams, p.33.
- ¹⁸ Newspaper articles from the 1840s-1880s suggest that Norman's primary residence was on North Terrace in Adelaide, after his death in 1883 his body was transferred to Normanville so that he could be buried with other family members. 'Deaths', *Evening Journal* 1 November 1883, p.2.
- ¹⁹ 'Local Intelligence', *Register* 2 June 1849, p.2.
- ²⁰ Morgan, p.3
- ²¹ 'Normanville', *Observer* 1 December 1900, p.13.
- ²² <https://www.onkaparingacity.com/Services/History-and-heritage/Built-heritage/Heritage-properties/FP-164027-Butterworths-Mill> [Accessed April 2023].
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- ²⁵ Williams, pp.37, 40.
- ²⁶ Williams, p.35.
- ²⁷ Williams, p.35.
- ²⁸ Morgan, p.7.
- ²⁹ Williams, p.35. 'Yankalilla', *Advertiser* 16 February 1861, p.3.
- ³⁰ Williams, p.71. 'Normanville April 10', *Advertiser* 12 April 1867, p.3.
- ³¹ 'Yankalilla', *Register* 17 July 1865, p.3.
- ³² Morgan, p.7.
- ³³ Williams, pp.41-42.
- ³⁴ Williams, p.92.
- ³⁵ Williams, pp. 93, 102. SA History Hub <https://sahistoryhub.history.sa.gov.au/subjects/agriculture> [Accessed April 2023].
- ³⁶ Williams, p.105.
- ³⁷ Butterworth's Burra Mill, Pers Com. Barbara Button, 11 April 2023. Williams, p.106.

³⁸ Burra Pers Com.

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⁴⁰ 'Normanville', *Observer* 1 December 1900, p.13. 'Mrs John Butterworth', *Observer* 6 June 1908, p.38. 'Mrs AK Macmillan', *Observer* 29 September 1923, p.39.

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⁴² Bungala House Assessment Report pp.5-6.

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