

SA Heritage Register

Nomination form

South Australian HERITAGE COUNCIL

To help your nomination be successful, please fill out this form with as much information as possible.
Feel free to expand the answer fields as much as you require or append information to the form.

Please note that places which have been nominated during past three years will not be reconsidered by the South Australian Heritage Council unless you can provide significant new information not provided through the previous nomination and assessment.

For assistance with this form you may contact:

Your local historical society or heritage adviser may be of assistance OR you may telephone an assessment officer in Heritage South Australia on (08) 8124 4960.

A. Nominated Place

| 1. Name | |
|---|--------------------------|
| Name of Place / Object: | Yankalilla Bay Homestead |
| Any other or former name(s): | Butterworth Beach House |
| Is the place already on another heritage list? | No |

| 2. Location | | | | | |
|--|--------------------------------|-----------------|------------------|------------------------------------|------------|
| Street Address: | 39 Jetty Rd | | | | |
| | Suburb / Town: Normanville | | | Post Code: 5204 | |
| Local Council Name: | District Council of Yankalilla | | | | |
| Land Description: (if known) | CT | Volume: 5381 | Folio: 437 | Parcel Type: | Parcel No: |
| | Plan Type: | Plan No: | Section: 1014 | Hundred: Yankalilla | |
| GPS Location/s: (if known) | Longitude / Easting / X | | | Latitude / Northing / Y (Datum =) | |

| 3. Ownership | |
|--|--|
| Name of Owner(s): | [REDACTED] |
| Contact person: (if different from owner explain relationship) | [REDACTED] |
| Postal Address: | [REDACTED] |
| Phone Number: | [REDACTED] |
| Ownership History: | The land was originally owned by Robert Norman, founder of Normanville township (1840). Subsequent owners were Levi Lovelock (1856), Eli & John Butterworth (1863), George MacMillan (1893), James Malthouse (1907), Charles Hay (1912), John Henry Tonkin (1913), Catherine Malthouse (1916), James John James (1919), John Rapid Croser and Arthur W Croser (1925), Juanita Parkinson (1970), Grant William Cooper (1983) and Staffton Agencies Pty Ltd (1984). |

| 4. Nominator (your details) |
|-----------------------------|
|-----------------------------|

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| | |
|------------------------|-------------------------------------|
| Your Name/s: | [REDACTED] |
| Organisation/Position: | [REDACTED] |
| Daytime Phone: | [REDACTED] |
| Fax: | |
| Postal Address: | [REDACTED] [REDACTED] [REDACTED] |
| Email Address: | [REDACTED] |

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B. Description

| 5. Description of nominated place or object | |
|--|---|
| Description of the nominated place or object and its current condition: | A stone building with brick quoining, with a complex hip roof with four chimneys. It is in good condition. |
| Are you aware of any modifications or additions to the place or object? Can you provide dates for these changes? | It began as a small stone cottage owned by Levi Lovelock. The Butterworth brothers substantially enlarged it about 1864. Rooms in the house were modified about 1984 so that it could be used as a B&B. |
| Do you believe there may be historical items under the ground? Should an archaeological investigation be considered? | No |
| Date you inspected the place or object: | A number of times between 1916 and 2020. |
| Have you had any contact with the Owner? | No |
| Current use of the place or object: | B & B |
| Original or former use(s): | Home of John Butterworth. |
| Are there any current or long term threats to the nominated place or object? | Yes. The new owner plans to demolish it. |
| Name of Builder: | Probably the Roads family and Johann Klopp. |
| Any other information: | |
| | |

C. History

| 6. Origins and history | |
|---|--|
| Years of Construction: | Start: 1860 Finish: c1864 |
| Name of Designer / Architect: | |
| History of the nominated place or object: | The building started out as a small stone cottage but was enlarged by John Butterworth. The original part of the building now forms the kitchen area. Next door to the house was the Butterworth grain store, where flour from the Butterworth mill in Yankalilla came to be stored before being shipped out from Normanville to Adelaide or Melbourne in the Butterworth's boat the <i>Centaur</i> . John Butterworth and his family lived in the house until 1893, when he sold it to his son-in-law, George Harris MacMillan. The house changed hands a number of times until it was bought in 1984 by Ken and Margaret Hutt (Staffton Agencies Pty Ltd) who lived there and ran it as a B&B. |
| Historical sources used to support your nomination: Please attach copies of pages from publications or newspaper articles as appropriate. | Report written by Dr Margaret Morgan in 2015. |

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D. Heritage Significance

7. Statement of State Significance - Why is the place or object important to South Australia?

It is of State heritage significance because of its connection with the flour milling industry in the early years of the colony, when the Fleurieu Peninsula played an important role in this industry. The house was owned by the Butterworth brothers who in 1856 built a flour mill in Yankalilla and a grain store in Normanville. They both built imposing houses next to these two structures, Bungala House (Eli Butterworth) and the Beach House (John Butterworth).

8. Significance Criteria

The South Australian *Heritage Places Act 1993* lists seven criteria by which places are assessed as 'State significant.' Please tick the criteria you feel the place demonstrates and explain your reasons.

It demonstrates important aspects of the evolution or pattern of the State's history.

In the early years of the state's history the Fleurieu Peninsula played an important role in the wheat industry, supplying the fledgling colony (as well as the eastern states) with flour. John and Eli Butterworth were millers in the Yankalilla district and their business success enabled them to build substantial homes for their families. Their mill was on the block next to Bungala House and their grain store next to the Beach House. They were also able to purchase their own ketch, the *Centaur*, to transport their flour to Adelaide and Melbourne. Normanville was an important port at that time, with its own harbourmaster. The wheat growing years were a boom time for the area and this prosperity had an effect on the towns of Yankalilla and Normanville. This change was noted in the *Register* newspaper in 1857, in which the writer commented on "the signs of rapid progress everywhere visible". Another report in 1862 stated that "the wheat is coming in freely to the mills just now. On Saturday not fewer than 23 drays were standing at one time at the mill of Messrs. Butterworth". Sadly, the boom time did not last. However, the Beach House remains and is an important witness to the wheat growing period in the district, before the mid-North took over the industry.

It has rare, uncommon or endangered qualities that are of cultural significance.

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

It is an outstanding representative of a particular class of places of cultural significance.

It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction


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| techniques or design characteristics. |
| <input type="checkbox"/> It has strong cultural or spiritual associations for the community or a group within it. |
| <input type="checkbox"/> It has a special association with the life or work of a person or organisation or an event of historical importance. |

E. Additional Information

| |
|--|
| 9. Images/Maps/Diagrams/Site Plans |
| A full range of images including maps, site plans, and photographs will help your nomination. Please provide: <ul style="list-style-type: none">• a clear outline of the place or object being nominated within any maps or plans provided• high quality images of the place or object (please list the total number of images being provided)• the subject of each image• the date each image was created• the author of each image, and• the copyright holder of each image (if known) Paste images here:  |

The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released.

I/we, Susan Speck and the Yankalilla District Historical Society nominate Yankalilla Bay Homestead 39 Jetty Rd Normanville to be heritage listed.

The information I/we have provided is correct to our knowledge

Your Signature/s:



Nomination Form Checklist

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Please check that your nomination includes:

- A clear indication of the location of the place or object (including map/s). Where a number of features are nominated, show the location of each and/or a boundary surrounding the significant elements of the site.
- A history of the place or object explaining important aspects relevant to the nomination.
This should generally help support arguments of cultural significance.
- A clear description of the nominated place or object/s.
- A statement of significance and indication on how the place or object satisfies one or more of the significance criteria.
- Have you taken the opportunity to discuss the nomination with a heritage assessment officer? It is strongly advised you to do so prior to submitting this nomination.

Email: DEWHeritage@sa.gov.au

Post: Executive Officer, South Australian Heritage Council
Department for Environment and Water
GPO Box 1047, Adelaide SA 5001



**39 Jetty Road, Normanville, part lot 108, section 1014.
(Butterworth Beach House)**

Researched by Margaret Morgan PhD in 2015

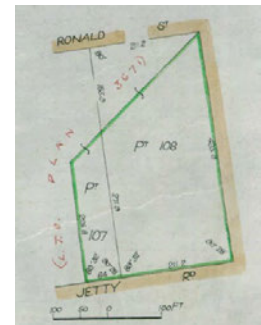
LAND OWNERSHIP

Robert Norman took up the land grant for section 1014 on 15 February 1840 while he was still living in England. After arriving in South Australia in 1844 he set up his dentistry business in Adelaide but also bought more land in the Yankalilla district, and by the early 1850s he owned approximately 800 acres in the area. In the early 1850s he had section 1014 surveyed into township blocks, and this was officially deposited in the Registry office.ⁱ

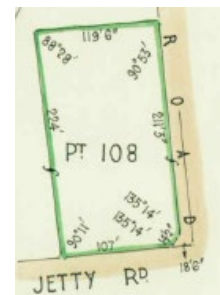
On 14 November 1856 Robert Norman sold allotment 108 to Levi Lovelock for £80. On the same day Levi Lovelock sold the western portion of the allotment (1/2 acre) to John and Eli Butterworth for £25. It was on this land the John and Eli built their grain store. Then in November 1863 Lovelock applied to bring the eastern portion of the allotment under the Real Property of 1861 and sold this land to the Butterworth brothersⁱⁱ, thus making them the owners of the whole of allotment 108ⁱⁱⁱ.

Eli Butterworth died in 1886, and allotment 108 passed to John Butterworth as sole owner. In 1893 he sold it to his son-in-law, George Harris MacMillan. John Butterworth died on 20 November 1900, at Normanville, aged 76 years. Subsequent transfers were to James Malthouse (1907), Charles Hay (1912), John Henry Tonkin (1913), Catherine Malthouse (1916), James John James (1919), and brothers John Rapid Croser and Arthur W Croser (1925)^{iv}.

In 1927 allotment 108 and the adjoining allotment 107 were reorganised and two new certificates of title were issued^v. One of these titles (folio 103), consisting of most of allotment 107 and a triangular portion of allotment 108 (at the back of the block), was issued to Alfred Augustus Scarfe and James Hugh Paterson Davis, Adelaide Company Directors. The other certificate of title (folio 104) consisted of most of allotment 108 and part of allotment 107 (see plan shown at right). This was issued in the name of the Croser brothers.^{vi}



In 1970 this parcel of land was again divided and part of allotment 108 was sold to Juanita Parkinson and a new certificate of title was issued for this land.^{vii} Subsequent conveyances were to Grant William Cooper (1983) and to Staffton Agencies Pty Ltd (1984).



THE HOUSE

The history of the house is more difficult to discover and necessarily involves educated guess work.

When was the earliest part of the house built?

It would appear that the first part of the house was probably built before the property was sold to the Butterworths in 1863, probably about 1860, as the Council rate assessment books show that a James Bennetts was living in a cottage owned by Levi Lovelock on section 1014 by 1861^{viii}. James Bennett was probably Levi Lovelock's brother-in-law. Levi Lovelock married Peggy Bennetts in 1849, and James Hosea Bennetts was married in 1857 at the residence of Mr Lovelock at Yankalilla.

When did John Butterworth move into the house?

It would appear that John Butterworth lived at Salt Creek before moving into the house at Normanville. The rate assessment books show that he was occupying section 1168 at Salt Creek in 1862^{ix}. Also, the Register of Births reveals that John Butterworth's fifth child, Stewart, was born on 12 January 1863 at Salt Creek. The rate assessment books indicate that John moved from Salt Creek to Normanville in 1864^x. His obituary states that "in 1863 Mr Butterworth sold his farm at Aldinga and removed to Normanville, where he resided until his death".^{xi} By 1865 he was definitely living at Normanville, as his sixth child, Robert, was born at Normanville on 14 October 1865, and in 1866 there is a newspaper reference to him living in a house near the beach^{xii}.

When did John Butterworth extend the house?

The rate assessment books show a jump in the assessment rate for the property (from £8 when occupied by Bennetts, to £20 or £25 when occupied by Butterworth in 1864/5.) This would suggest that the house was substantially enlarged at this time. John Butterworth probably did so before moving in, and he would indeed have been in a position to enlarge it, as the Butterworth's business was booming.

Register 21-2-1862 – "The wheat is coming in freely to the mills just now. On Saturday not fewer than 23 days were standing at one time at the mill of Messrs. Butterworth"

His brother Eli Butterworth enlarged his home Bungala House in 1866. Like the extension to Bungala House, the new addition to the original cottage at Normanville would have been the much more imposing front part of the house.

Who were the builders?

If, as has been suggested, the style of brickwork above the doors and the windows indicate a German builder, could this be Johann Klopp? He worked with the Roads family in their building business^{xiii}. Perhaps Klopp and Roads worked together on the extension of the house. George Roads was involved in extension of Bungala House, and this adds to the likelihood that the Roads family were involved in Beach House as well. If Klopp was involved in the building it would have been before mid 1881, as Klopp died 22-7-1881. He was definitely in Yankalilla area by 1864^{xiv}, probably by 1861^{xv}. This would be consistent with the house being extended about 1863/1864.

ⁱ Mem 320/55 of 1853 says that the plan of the township of Normanville was in the possession of Robert Norman. Mem 53/65 says that the plan was in the Registry office. The official plan (plan 306 of 1857) of the township is dated 7th August 1857.

ⁱⁱ Application 4574 & CTs 47 folios 39 & 40

ⁱⁱⁱ At least this was the intention. In fact, mistakes were made in the measurements of the land, and these mistakes had to be rectified by a new application in 1874 (Application 13388) and new certificates of title (vol. 198 folios 101 & 102).

^{iv} CT 508 folio 43. From 1907 the adjoining allotment 107 was owned by the owner of allotment 108 (see CT 433 folio 139).

^v CT 1471 folios 103 & 104.

^{vi} This CT included other land on other sections as well as the land on section 1014.

^{vii} CT 3732 folio 123.

^{viii} See Y 1860_4 B and Y 1860_14 L

^{ix} See Y 1862_3 B, "100 acres and house (late Morris)".

^x See Y 1863_2 B: sect 1161 is crossed out and sect 1014, ½ acre allot and house, pencilled in.

^{xi} *Register* 24-11-1900.

^{xii} The *Register* 17-3-1866: Captain Jones "has found an asylum at Mr. John Butterworth's, near the beach, ..."

^{xiii} See *Road Across the Ocean*, page 275. The *Register* newspaper (8-5-1871) reports that the roof and fittings of St James Delamere were by Klopp & Roads.

^{xiv} The first mention I could find of Klopp in the rate assessment books was Y 1864_13 J: written in pencil. The following year the entry is: Y 1865_14 K: Klopp occupier, Septimane Herbert owner, 1 acre allotment & house on pt 1175.

^{xv} See *Register* 23-3-1861, where it is reported that Pierce and Kloppe had given up their contract to repair the jetty.