# South Australian
# HERITAGE COUNCIL

# SUMMARY OF STATE HERITAGE PLACE

## REGISTER ENTRY

**Entry in the South Australian Heritage Register in accordance with the *Heritage Places Act, 1993***

**NAME:** Stable and Outbuilding, Middleton Mill     **PLACE NO:** 26447

**ADDRESS:** Lot 152, Goolwa Road, Middleton, CT5413/46

## STATEMENT OF HERITAGE SIGNIFICANCE

The Middleton Mill complex, including the mill, mill cottage, and the stable and outbuildings has important associations with the early agricultural and industrial development of South Australia.



Wheat growing and milling played a pivotal role in the early South Australian colony. It was not only an important staple of early settlers but also a significant export commodity, with South Australia becoming known as the granary of Australia. The Fleurieu Peninsula proved an ideal place to grow wheat, and mills in Victor Harbor (1850), Goolwa (1855), and Middleton (1855) were soon built to process the grain. Australia's first public railway with iron rails was opened in 1854, linking the new Murray River trade at Goolwa with Port Elliot - the gateway to overseas markets. The Middleton Mill was built next to the line taking advantage of its connection to bakers both upstream and in Europe. The railway effectively opened up trade from the River Murray to Goolwa, and led to the establishment of the township of Middleton in 1856.

The survival of the stable and outbuildings at Middleton Mill, along with the original mill cottage, contributes to the context of the mill as an industrial complex and amplifies the significance of the mill itself. The mill complex demonstrates aspects of the evolution of the State's history in a way that other examples that have lost their cottage and outbuildings do not.

**RELEVANT CRITERIA (under section 16 of the *Heritage Places Act 1993*)**

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

The Middleton Mill complex, including the already-listed mill and cottage, and the stable and outbuildings, has important associations with the early agricultural and industrial development of South Australia. Wheat growing and the production of flour made a significant contribution to the early physical and economic landscape of South Australia. Large numbers of flour mills were erected all over the Colony to service their local areas, and later to export flour and grain to other parts of Australia. Of the 117 flour mills constructed, around 40 are known to survive, with 27 being State-listed. However, very few of the listed mills have additional buildings included in the listing. Middleton mill is one such example, having been listed in 1980 without the associated house and outbuildings. The house was subsequently listed in 2013, and the stables and outbuildings (on a separate adjacent lot) are the subject of this listing.

Being settled early in the establishment on the new colony, the Fleurieu Pensinsula played a prominent role in the agricultural development of South Australia. Early settlers established farms here from the late 1830s, with several townships being established in the 1850s, including Goolwa, Port Eliot and Middleton. Due to the success of wheat growing in particular, Australia's first public railway was constructed between Victor Harbor and Goolwa in 1854, and several mills were constructed in the area to produce flour for export in Victor Harbor (1850), Goolwa (1855), and the largest of the three at Middleton (1855). All three of these mills are State-listed. However, they do not include any outbuildings. The original Mill Cottage at Middleton has been listed. Other buildings often found in mill complexes included domestic buildings, boiler houses, stables and outbuildings for animals and grain storage. Mill complexes which include the mill and its associated structures serve as an accurate demonstration of the importance of milling to the State's history and the way in which they functioned. Of the 27 mills which are State Heritage Places, only five include the associated outbuildings and dwellings. Therefore milling complexes which have been retained intact are uncommon.

Given the significance of the already State heritage listed Middleton mill and mill cottage, and the fact that there are relatively few mill complexes listed in the South Australian Heritage Register – particularly any that include a residence and outbuildings as well as the mill building – the stable and outbuildings can be seen to represent an important South Australian historical theme – namely the early industrial development of South Australia. In its entirety, the Middleton mill complex has the capacity to demonstrate aspects of the evolution of the State's history in a way that other examples that have lost their cottage and outbuildings do not.

# SITE PLAN

## Stable and Outbuilding, Middleton Mill
## Lot 152, Goolwa Road, Middleton  CT5413/46

Middleton Mill Stables and Outbuildings

**Legend**

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| | |
|---|---|
| 🟧 | Outline of Stable and Outbuilding at Middleton Mill |
| 🟥 | Title outline for Stable and Outbuilding State Heritage Place |
| 🟪 | Boundaries of adjoining titles |
| 🟩 | Footprint of former Middleton Flour Mill (SHP 10356) |
| 🟦 | Footprint of Mill House (SHP 26418) |

Summary of State Heritage Place: 26447

# COMMENTARY ON THE LISTING

**Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with the *Heritage Places Act 1993***

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## Physical Description

The Stable and Outbuilding, Middleton Mill are located to the rear of the Middleton Mill (SHP 10356) and to the side of the Mill Cottage (SHP 26418). The stables and outbuilding comprise two separate but related structures.

Building one, the outbuilding, is a two-roomed structure that has been divided into three separate rooms. The southern end of the building has a double-gabled roof, while the northern end has a gable roof on one side and hipped roof on the other. The walls are built of random bluestone coursework with handmade red-brick quoins. The gable end on the south-west corner of the building is clad with back timber panelling.

The roof is clad in new corrugated galvanised iron with 'half round' profile gutters and round downpipes. Internally, the raked ceilings are clad in new timber panelling with exposed roof trusses. The interior walls have been painted in a breathable paint or lime wash. The outbuilding has no flooring – the natural ground exposed.

Building 2, the stables, is a small single-roomed structure. Originally, the building may have been a series of low-walled bays used for housing animals of storage. It is likely the walls were later connected and converted into the structure that can be seen today. The north end of the structure is an open to one side and closed on the other. The rectangular building has a gable roof at the northern end with a hip roof at the southern end. The walls are constructed in a combination of random limestone and bluestone course-work with hand-made red-brick quoins on the southern end and door surrounds on the east side. The stone walls on the east and west side of the building are built to the height of approximately 1m with black timber panelling and windows above contemporary to the stone wall. The wall on the southern end is rendered to a height of around 1m with bluestone above. It is possible the lower part of the wall was constructed before the top of the wall was built. Butting into the wall is a garden wall at the same height of 1m.

The roof is clad in new galvanised corrugated iron with 'D' profile gutters and round downpipes. Internally, the raked ceilings are clad in new timber panelling with exposed roof trusses. This roof structure has been recently added. Photos from 2016 show the building with no roof or ceiling cladding. The interior walls have been painted in a breathable paint or lime wash. There is no flooring in this building with just the natural ground exposed.

The grounds to the west side of the first structure are surrounded with a 1m curved-top sandstone wall. This was constructed by the current owner using salvaged stone. Approval has been granted for a swimming pool to be constructed in this area.

**Elements of Significance:**

Elements of heritage significance include:
- Outbuilding- two-roomed structure, with southern double-gabled roof and northern gable and hip roof.
- Stable- small single-roomed structure, north end with gable roof southern end hip roof.
- 1m-high stone walls adjoining the stable.

Elements excluded from listing are:
- Reconstructed studio building to south of stable
- Reconstructed walls to west of outbuilding.

**History of the Place**

The earliest European inhabitants of the Fleurieu Peninsula were connected to the whaling industry in Encounter Bay; however, once South Australia was formally settled in 1836, settlers soon recognised the agricultural potential of such a picturesque and fertile land region. Settlement was promoted by the South Australian Company, with their vision to make the most of South Australia's land and primary resources. Land surveys were quickly undertaken to open up farming land, and by 1838, areas around Adelaide, Kangaroo Island, Rapid Bay, the Onkaparinga River and Victor Harbour had been surveyed.

Early farming activities were impeded by limited access to labour for building and lack of government financial support to assist with the establishment of farms. In addition, early attempts to grow wheat in the newly-surveyed areas often failed because the first farmers struggled to adapt traditional European farming techniques to suit the Australian climate. By 1839, farmers had made some headway dealing with the foreign Australian climate and began to experience some success with their crops. From this point forward, people flocked to the Fleurieu Peninsula to establish farms to feed the colony.

The first farming settlement in the Victor Harbor and Middleton area was in Encounter Bay at a place called Yilki – the Aboriginal word for 'a place by the sea'. Yilki was established by the Rev. Ridgway Newland who came to Encounter Bay in 1839 with a group of Congregationalists. Shortly after their arrival, the new settlers had established a productive farm with a dairy, malting house and stockyard. By the early 1850s the town also included a school, customs house and the first mill built in the area.

Further along the coast, the town of Port Elliot was surveyed in 1852, and in the following year Goolwa was established – becoming Australia's first inland port.

Apart from the mining activities at Kapunda and Burra in the north, the opportunity to expand the colony's trade prospects presented itself at the mouth of the River Murray to the south of Adelaide. Although Port Adelaide was a convenient port for the capital, it was then far from satisfactory as a major harbour. Governor Young visited Encounter Bay with the Harbor master, Captain Thomas Lipson, in 1850 and decided that although the mouth of the Murray was unnavigable, trade on the river could be opened up to the ocean plying vessels by constructing a railway from Port Elliot to Goolwa. The proposed train system meant that paddle steamers and other vessels could bring wool and other produce from anywhere along the river to Goolwa, then South Australia's main river port, as the commercial outlet for shipment directly overseas or through Port Adelaide. Therefore, in 1854, Australia's first public railway was constructed between Port Elliot and Goolwa. This horse-powered train system was a significant industrial and agricultural development for the State, and the fact that it was established in the Fleurieu indicates the increasing agricultural productiveness of the area and the need to transport produce to the ports.

Shortly after the first train started running, the small township of Middleton was established between Port Elliot and Goolwa. Middleton was officially laid out in 1856 on part section 2262, Hundred of Goolwa, on land bought by Thomas Walter Higgins of Currency Creek in 1849. The first buildings recorded in Middleton were Limbert's Store (opened in 1854), W. and A. Bowman's mill – to which the nominated stable and outbuilding belong (1855) and the School (1856). Therefore, many of Middleton's buildings were already constructed prior to the official settlement of the township. At the time of settlement Middleton also comprised eight houses, and a railway siding and station alongside the double track where horse drawn carriages of the Goolwa to Port Elliot Railway were able to pass. In 1857 Middleton saw its first hotel licensed. In addition Middleton had a brewery and brick works. When the tramline was extended to Victor Harbor in 1864, and a second line constructed which went to Strathalbyn in 1869, Middleton gained further importance as the junction between the two lines, passengers would change here to travel to either Victor Harbor or Strathalbyn.

In 1855, Messrs. W. and A. Bowman constructed a three-storey steam-powered flour mill on Allotments 97, 98, 99 and 100 of section 2262 in the hundred of Goolwa. The Bowmans were early settlers who had farmed in the area for some years previously. William Bowman (1812-1894) was the older of the two brothers and arrived in South Australia aboard the Glenswilly in 1839. The younger brother was Alexander (1817-1896).

The Bowman's located their Mill near the train station to provide easy access to the river port of Goolwa or the jetty at Port Elliot. From the port the flour was transported from Goolwa by paddle steamer to River Murray towns, and from Port Elliot to national

and international destinations.  The Mill was close to the original ford across the creek, later replaced by the Mill Terrace Bridge, which was the main thoroughfare from the Mill and Railway Station and Batson's Brickyard, and beyond to the beach.

The chimney, which has since been demolished, was built of bluestone and bricks from the nearby Batson's Brickyard. The mill plant was driven by a 12 horsepower steam engine with a tubular type boiler. The engine was assembled by Messrs. Tuxford and installed by Josiah Oldfield. The Mill processed large quantities of grain from nearby farms and despatched flour all over the country.

On 15 December 1855, The Observer reported that 'The large and commodious Steam Flour Mill at Middleton is now completed, and has added much to the appearance and importance of this rising township. The engine is an elegant piece of workmanship, manufactured by Messers Tuxford, and is the first, I believe to be erected in the colony upon the new expansive principle.'

Due to its large interior spaces, the mill was also used for civic functions.  On 23 April 1869 when the railway line from Middleton to Strathalbyn was opened, the town's residents celebrated with a luncheon held in the mill's storeroom. By this time the operations of the mill were quite extensive and included a number of outbuildings used for grain storage and animals.

In addition to the mill building, the Bowman Brothers built a mill cottage next to the mill that faced the main road towards Goolwa. It is likely that the house was built in stages commencing at the same time or soon after the mill, between 1855 and 1860. It is thought that William lived in the house during this time with his ten children. As was common during this time, he lost two children. His seventh daughter Jane then aged four years died of scarlatina in 1863 and four years later his son Archibald died suddenly at the age of 12, while in North Adelaide.

The Bowman brothers both shared the running of the mill for the next few years, during which time they introduced several technical innovations and additions to the business, including a silk dressing apparatus and a bone-crushing apparatus, both run from the mill machinery.

After Alexander returned to farming in 1870, William continued to run the mill in partnership with his son-in-law Arthur Richman Addison as William Bowman and Co. During this period, the family continued to live in the Mill Cottage, which was extended to accommodate William's growing family. In addition, William was a leading citizen of the south coast district, serving as a Justice of the Peace and the first president of the Southern Agricultural Society, as well as being active in many local causes including the extension of the railways and road improvements.  He continued to have an active interest in machinery, and put considerable money and effort into developing improvements for the Ridley reaper in his later years.

In 1880 the mill property was sold to Frederick Ellis for £1,000. Henry Miller Shand, the town's doctor, occupied Mill Cottage for a period prior to 1889. In that year, Frederick Ellis was killed when working at the mill, when he was run over by a railway truck on the loop which ran under the mill verandah.  His son Henry Ivan Ellis continued the business, and was living in Mill House in November 1905 when the Register reported that his wife was delivered of a stillborn son.  Henry Ellis continued to operate the mill until 1914, when it closed due to drought and shortage of manpower during World War One. Its machinery was sold off and the mill stones donated to one of South Australia's few remaining operational mills – Laucke's.

In later years, the mill buildings were used for retailing stock feed and farm supplies and equipment, with successive mill owners occupying Mill Cottage up until 1972, when the house was separated from the mill property and sold.  The outbuildings were also separated onto a separate title from the Mill in 1976. The Mill was entered in the South Australian Heritage Register as a State Heritage Place (SHP 10356) in 1980 (CT5258/809), while the Mill Cottage (SHP 26418) was confirmed on the State Heritage Register in 2013 (CT 5791/33). It is the outbuildings and stable (CT5413/46) located to the rear of the mill building and the side of the cottage, which are the subject of this listing. These include two stone buildings once used as stables and storage with pens also built in stone. There is also an art studio located to the rear of the mill which was built in the late twentieth century using reclaimed materials.

### Stable and Outbuilding, Middleton Mill

The Stable and Outbuilding, Middleton Mill are located to the north-west of the mill building and are now on a separate title. It is difficult to establish when the buildings were constructed and what their actual use was. However, the operation of the mill would require a lot of storage space, horses and farm equipment. Therefore, the outbuilding would have been important ancillary buildings to the effective operation of the mill.

In February 1863 the Register reported that the quantity of wheat expected to be harvested in the area was expected to be 'immense', and that 'Large quantities are being stored at the Middleton Mill, the spirited proprietors of which, in order to give every accommodation to the settlers, are building a very large and substantial storehouse adjoining the mill. It will be open in about a fortnight, and will be ready for the reception of grain.'  It is uncertain if this refers to the nominated outbuildings, or was a different structure.

Photos of the area, taken in 1910, show a number of buildings surrounding the mill. The structures which are most likely the nominated outbuildings are clearly visible in the photo. In the photo building one, as described in the description section above, appears to be similar to the way it appears today. Building two however, appears to be a flat roof structure with low walls joining the two buildings. This suggests the form of

the building as it appears today was not as it was built and appeared in 1910. Originally, the structure was a simple arrangement of walls, perhaps used as animal pens. The gable roof was a later addition.

The construction techniques used in the out building indicates it was built c1860s. Therefore, the nominated outbuildings were likely built in mid-19th to late-19th century and certainly before 1910. Building one was always a gable/hip roofed two-room structure; building two was a series of low 1m high walls and a small flat roof structure.

In total, the Middleton Mill complex comprises the mill, the Mill Cottage and the nominated outbuildings. In its entirety, in addition to its location so close to the railway which is still operational, the complex provides an insight to the lifestyles of the Bowman brothers. The operation of a large boiler and heavy machinery such as that used in a steam-flour mill, together with the loading and unloading of drays and railway trucks within metres of a house in which ten children were living seems unthinkable in modern times, but was unremarkable in the nineteenth century.

**Chronology**

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|---|---|
| **1837** | South Australian Company officially established a whaling station at Rosetta Harbor, with Mr. Samuel Stephens as its first manager. |
| **1838** | Adelaide, Kangaroo Island, Rapid Bay, the Onkaparinga River and Victor Harbour had been surveyed. |
| **1939** | Rev. Ridgway Newland arrives/settles in Encounter Bay with a group of Congregationalists. Shortly after their arrival the town of Yilki was established. |
| **1840** | First flour mills built by Mr Ridley in Hindmarsh and Dr Kent in Kent Town |
| **1841** | Horse-driven mill built by Mr Hack in Echunga |
| **1842** | Mills operating in Hackney, Thebarton and Wright Street, Adelaide |
| **1843** | South Australia started to export flour to other Australia colonies |
| **1849** | **Section 2262, Hundred of Goolwa is purchased by Thomas Walter Higgins of Currency Creek** |
| **1852** | The town of Port Elliot was surveyed. |
| **1853** | Goolwa was established becoming Australia's first inland port. |
| **1854** | The first public railway in Australia was constructed between Port Elliot and Goolwa railway. |
| | **Limbert's Store opened on section 2262, later known as Middleton.** |
| **1855** | **Construction of W. and A. Bowman's mill in Middleton.** |
| **1856** | **Middleton was officially laid out on part section 2262, Hundred of Goolwa.** |

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|---|---|
| **1856** | Opening of Middleton School. |
| **1857** | Licencing of Middleton Hotel. |
| **1864** | Railway line extended to Victor Harbor. |
| **1869** | **Railway line is extended to Strathalbyn. Middleton gains further importance as the junction between the two lines, where passengers had to change trains.** |
| | **The town's residents celebrated with a luncheon held in the mill's storeroom.** |
| **1870** | Alexander Bowman left the mill and returned to farming. |
| **1880** | **The mill property was sold to Frederick Ellis for £1,000.** |
| **1889** | Frederick Ellis was killed when working at the mill. His son Henry Ivan Ellis continues to run the mill. |
| **1914** | **The Middleton Mill closed due to drought and shortage of manpower during World War One. Its machinery was sold off, with the mill stones donated to Laucke's Mil.** |
| **1972** | The mill cottage was separated from the mill property and sold. |
| **1976** | The mill outbuildings were separated onto a separate title from the Mill. |
| **1980** | **Middleton Mill was entered in the South Australian Heritage Register as a State Heritage Place (SHP 10356).** |
| **2013** | **Middleton Mill Cottage (SHP 26418) was confirmed on the State Heritage Register.** |

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Marsden, Marsden, Dallwitz, Linn and Linn, (1988), *Heritage of the Fleurieu Peninsula*, (South Australian Department of Environment and Planning: Adelaide), p.18

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**Web sites**

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**Newspaper articles**

MAP OF ENCOUNTER BAY. *South Australian Gazette and Colonial Register*, Sat 13 Oct 1838, p. 4

NOTES OF A HOLIDAY RAMBLE TO THE SOUTH. *South Australian Register*, Wed 9 Jan 1856, p. 2

Port Elliot, *Adelaide Observer*, Sat 15 Dec 1855, p. 8

ENCOUNTER BAY DISTRICT, *South Australian Register*, Fri 23 Jan 1857, p. 3

Family Notices, *SA Advertiser*, 23 October 1863, p. 2

Family Notices, *SA Register*, 30 April 1867, p. 2

Port Elliot, *SA Advertiser*, 24 January 1862, p. 3 & 8 November 1869

Family Notices, *The Register*, Tue 28 Nov 1905, p. 4

GOOLWA, *South Australian Register*, Fri 13 Feb 1863, p. 3

# SITE DETAILS

**Stable and Outbuilding, Middleton Mill**

**Lot 152, Goolwa Road, Middleton  CT5413/46**　　　　**PLACE NO: 26447**

| | | |
|---|---|---|
| **NAME:** | Stables and Outbuildings at Middleton Mill | |
| **DESCRIPTION OF PLACE:** | Two random-stone and redbrick buildings with attached low walls. | |
| **DATE OF COMPLETION:** | c1855 | |
| **REGISTER STATUS:** | Nominated 2016. Provisionally entered 23/08/18. | |
| | Associated with SHP 10356 & SHP 26418 | |
| **CURRENT USE:** | Currently vacant – being converted to bed and breakfast accommodation | |
| **PREVIOUS USE(S):** | Stables, outbuildings, animal pen | |
| | Date/s used 1855-present | |
| **BUILDER:** | Bowman Brothers | |
| | Date c1855 | |
| **SUBJECT INDEXING:** | **Group:** | Industry |
| | **Category:** | Mill |
| **LOCAL GOVERNMENT AREA:** | Victor Harbor | |
| **LOCATION:** | **Street No.:** | Lot 152 |
| | **Street Name:** | Goolwa Road |
| | **Town/Suburb:** | Alexandrina |
| | **Post Code:** | 5213 |
| **LAND DESCRIPTION:** | **Title Reference:** | CT 5413/46 |
| | **Lot No.:** | 152 |
| | **Plan No.:** | Filed Plan 166526 |
| | **Hundred:** | Goolwa |
| **MAP REFERENCE (GDA94):** | **MGA Zone** | 54 |
| | **Easting (X)** | 292283.2099 |
| | **Northing (Y)** | 6068225.7690 |

**Stable and Outbuilding, Middleton Mill**                    **PLACE NO: 26447**



Building 1. West elevation. Note double gable ends of the south side of the building with timber infill and bluestone cladding. July 2017
Source:DEW



Building 1. North elevation. Note gable end with random bluestone stonework with redbrick quoins.
July 2017
Source: DEW



Building 1. North elevation. Note hipped roof.
July 2017
Source: DEW

Building 2. West elevation of Building 2 (stable). Note limestone panel with open end kitchen area and half-height bluestone walls. July 2017.
Source: DEW



Building 2. East elevation of Building 2. Note half-height walls with windows and timber panelling above.
July 2017
Source: DEW



Building 2. South elevation. Note bluestone and redbrick construction at the top of the wall with render below. July 2017.
Source: DEW



Building 2. Open-ended kitchen area. July 2017
Source: DEW



Middleton Mill and Mill House c1869

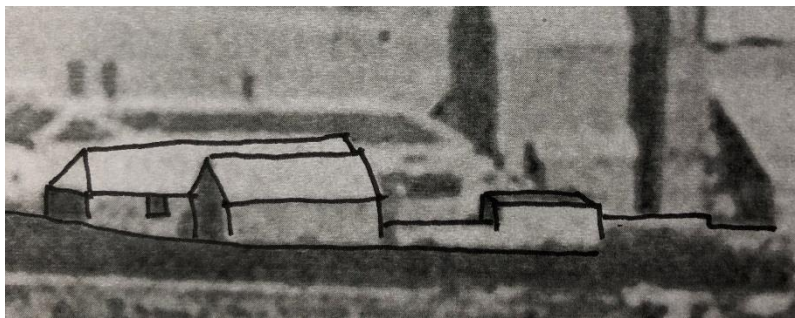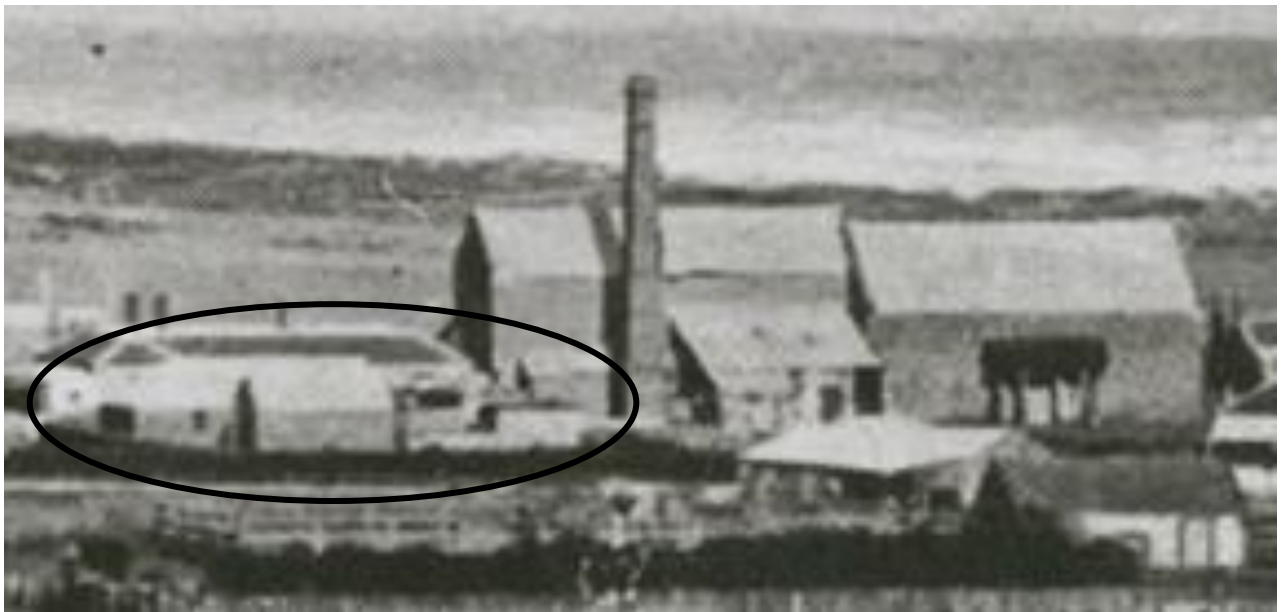Source: State Library of South Australia B5691

MIDDLETON, SOUTH AUSTRALIA.

Ernest Gall, Photo-Type, Adelaide.

Middleton looking east towards Goolwa c1910

Source: State Library of South Australia B17106





A section of the above photo showing the mill, mill house and surrounding outbuildings.

Source: State Library of South Australia B17106