

HERITAGE ASSESSMENT REPORT

NAME: Bungala House Yankalilla

PLACE: 26469

ADDRESS: 34 Main Road Yankalilla

HISTORY

At the time of South Australia's colonisation, the South Australian Company had a vision for the Colony's land and primary resources to be used to maximise profitability. Thus, while the area around Yankalilla was initially founded to support the whaling industry, the picturesque scenery and fertile land quickly attracted settlers who were intent on making their fortune through agricultural pursuits.

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 near Rapid Bay and the township of Yankalilla.¹

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 failed because the first farmers had not adapted the farming techniques bought from England to suit the Australian climate.² 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 early purchase of land first surveyed in 1838 was slow. This was because those holding land orders (the preliminary purchases), selected their land from the first government surveys. They had the right to select land from the whole province which caused delays in the release of land to the rest of the population. In order to support agricultural development, the Hundred of Yankalilla was further surveyed into sections in 1839 by M L Kentish, with sections offered for sale on 4 June 1840. A number of townships were established soon afterwards.³ The first recorded land sales in the Hundred of Yankalilla took place in 1842, with land grants awarded to settlers Henry Kemmis a wheat and maize farmer who built 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. All these selections were located on the north side of the Bungala water course.⁴

In 1845, Thomas Wilson laid out the township of Yankalilla on sections 1180 & 1181 in the Hundred of Yankalilla, and by 1850, 120 sections around Yankalilla had been purchased. This included the sections which would become the neighbouring township of Normanville.⁵

The success of the new settlement was marked with the erection of a Non-Conformist Bible Christian's chapel at Dairy Flat in 1854 and a Church of Christ chapel in Yankalilla in 1856. Between the years of 1855 and 1861, the Yankalilla district was '*humming with settlement and agricultural production*'.⁶ By 1860, 2,000 people lived in the area, and Yankalilla was one of five major towns in South Australia and boasted four blacksmiths, two breweries, three hotels, three flour mills and five churches.⁷ During this boom time, the township of Yankalilla prospered due to plentiful flour and meat. Most families successfully kept their own pigs for bacon, cows for milk, and grew their fruit and vegetables.⁸ Many farms also successfully provided the rest of South Australia with grain. From the 1860's, transport to the area improved, resulting in expansion of the townships. The construction of jetties along the coastline also added to the area's growth and prosperity.

In the 1860s, the crop yield for farms in the area began to decline and newspaper reports commented that the crops were not reaching expectations because the '*richness of the ground and moisture of the season caused the crops in many instances to run to straw while the ear was not large in proportion*'.⁹ The decline was due to land being successively cropped without replenishment of soil nutrients. By the 1870s, much of the land no longer supported such intensive farming of wheat; and by the 1880s people began to leave the area to look for more fertile land. Many Yankalilla farmers moved to the York Peninsula and the Mallee lands, where the lure of loans with very low deposits enabled by the *Strangways Act 1869* allowed farmers to establish farms on new land.¹⁰ At this time, farms in the Yankalilla area were abandoned or sold at low prices, and many schools and churches closed down. By 1882, the population of the Yankalilla area had dropped to 1,789.¹¹ Many of the people who remained in the area relied on grazing and production of livestock for income.

Although farming became less predominant, people continued to live in and visit the area due to its picturesque scenery. It became a holiday destination for people looking for a get-away from city life, and annual events such as the Yankalilla Show also drew people to the area. In addition, the Fleurieu Peninsula had some success with the mining of lead and copper, silver-lead-copper, gold and arsenic. However, the early success and growth of the Yankalilla area including most of the early stone buildings are largely attributed to the growth and milling of wheat.

Milling in Yankalilla

Like other necessities for the establishment of a new colony, flour was a vital commodity for South Australian settlers. In the early days, South Australia imported flour from the other Colonies; however, due to concerns regarding the lack of supply, the government recognised the need to establish a local source. The colonists planted their first 20 acres of wheat on the fertile Adelaide Plains in 1838 and in the years which followed, grain production proved so successful that the colony became known as '*the granary of Australia*' with flour being exported to other Australian colonies.¹² With the production of wheat came the need for mills so it could be processed for consumption.

The first South Australian flour mills were built in 1840 by Mr Ridley in Hindmarsh and Dr Kent, in Kent Town. These two colonists brought steam engines over from England with the forethought of setting up mills. By 1842, three more mills were operating in the Adelaide area in Hackney, Thebarton and Wright Street, Adelaide. By the following year, South Australia started to export flour to other colonies. The first mill to become operational in more rural areas of the colony was a horse driven mill built by Mr Hack in Echunga in 1841. This was followed by a number of mills built by Mr Dunn starting with one in Mount Barker he then built mills in Wilmington, Hawker, Quorn, Port Augusta and Port Adelaide. By 1856, South Australia had 60 mills operating throughout the colony.¹³

As previously discussed, Yankalilla's early growth was due to its success with wheat farming. In fact, the new settler's early crops of wheat were so plentiful that it led to a boom, which at its height produced 20-40 bushels per acre and flour that sold for £12 per bag.¹⁴ As a result, mills were among the first buildings built in the area, and two mills were built in 1849, one by John Dodd and William Fergusson in Normanville, and another in Second Valley by the Leonard Brothers.¹⁵ The success of the flour trade in the Normanville area can also be attributed to its location on the outlet of the Bungala River into Gulf St. Vincent. This provided easy access for shipping flour to both Adelaide and Melbourne. The Normanville Jetty, known as the Yankalilla Jetty, was constructed in 1856. Another Jetty was built at Port Willunga in 1853. However, this jetty was seen as being inefficient and unsatisfactory for receiving and sending goods out to sea. Therefore, Normanville was often the primary export port for the area.

By 1856, the wheat crop around Yankalilla surpassed the capacity of the existing mills, and as a result Eli and John Butterworth built flour mills at Yankalilla and in Normanville to cope with demand. The Butterworth brothers were sons of Joseph Butterworth, a miller from Yorkshire who came to South Australia on his own ship the Baboo with his wife, Alice Broadbent, and eight children in 1840.¹⁶ The name Butterworth was '*synonymous with successful milling*'¹⁷ in South Australia, with the family also owning a mill at Aldinga (built in 1848 and demolished in 1905), and in Burra (built in 1874, now Bed and Breakfast accommodation),¹⁸ with both towns naming streets after the Butterworths. In addition to their mill buildings, the Butterworths also built several other buildings in the Yankalilla area including two significant grain-receiving stores (now demolished) on Jetty Road in Normanville, and homes on properties adjoining their mills in both Normanville – now known as Yankalilla Bay Homestead¹⁹ and Yankalilla – now known as Bungala House.²⁰

The Butterworth Normanville and Yankalilla mills were widely reported in the papers as being very successful. One 1862 report stated '*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 Messer. Butterworth.*'²¹ By 1863, the success of the Butterworth milling enterprise was such that they purchased their own ship – the Centaur – enabling them to transport their flour directly to the city and surrounding coastal areas.²² In addition to their milling work, the Butterworths played an active role in the Yankalilla community as members of the district council.²³ They participated in and judged the Agricultural Society annual ploughing match and were

proactive in establishing better roads and government facilities for the area. When Eli died at Bungala House on 12 May 1886, John took over the Yankalilla mill.²⁴

With the end of the wheat boom in the 1880s and the migration of farmers to the north of the State, many mills closed down and wheat farmers and millers moved their businesses to new locations. The Leonard Brothers of Leonard's Mill in Second Valley moved in 1877, selling their mill to WH Roper and later the Butterworth mill in Yankalilla was sold to Richard Paltridge.²⁵ Some millers imported wheat from other areas in order to maintain operation of their mills, while others developed a new application for the Yankalilla mills - the milling of wattle bark for the tanning industry.

The land that once grew wheat regenerated itself with wattles. It was found that the wattle tree had high levels of tannin, which was suitable for tanning skins for leather. The wattle trees grew quickly and were tall with few limbs. The bark was easily stripped off the tree, and once the tree died it regerminated to create the next crop. The dried bark needed to be ground, similar to the process of milling wheat. This new industry helped supplement the struggling wheat milling industry in Yankalilla. The Butterworth mill at Yankalilla, then owned by Richard Paltridge, was converted to a bark mill. In 1910, a fire burnt down most of the original mill except for the chimney.²⁶ Despite this, the building was rebuilt in 1911 and continued to be used as a bark mill.²⁷ The Roper (previously Leonard's) Mill at Second Valley and the Butterworth Mill at Normanville also turned to grinding wattle to make a living.

In the 1950s the remaining mill chimney at the Butterworth Yankalilla mill was deemed unsafe and was demolished. The remaining Yankalilla mill building was later demolished and the land now accommodates a number of residential dwellings. Eli Butterworth's residence, Bungala House, still stands, however, with the loss of the mill building, its connection to the milling industry in Yankalilla is lost. Similarly, the Butterworth Mill in Normanville and the Butterworth grain stores have also been demolished.

Rural homesteads

Many of South Australia's early settlers came from European countries to establish a new life and take advantage of the sale of large properties at cheap prices. In many European countries, living in less industrial outer suburbs and rural areas was very popular due to the lifestyle, clean air and scenery it offered.²⁸ Similarly, when people came to settle in South Australia they often looked for land outside the city centre. However, for many, the stark contrast between the cool climate and lush green landscape they knew in Europe and the hot and dry landscape in Australia was difficult to come to terms with. In order to feel more at home, early settlers attempted to emulate the life they were familiar with at home, indeed the level of European standards and lifestyles achieved by the early settlers was used as a measure to determine how successful they were. Therefore, new South Australians were attracted to rural areas with higher rainfall, cooler climates and with a good water source.²⁹ They were largely responsible for designing and building their own homes using the stone and timber they quarried or harvested from their land. Some were already confident masons, or could employ masons to build permanent and solid homes, many of which still

stand today.³⁰ Stone was often quarried locally but if stone was not available then buildings might be constructed of local materials such as timber slabs, bricks or pug and pine. Due to the freedom the early settlers had in relation to the design and layout of their homes, early South Australian homesteads provide a valuable record of the personal requirements and values of the owner/s.³¹ They stand as a testament to the success of the first settlers, many of whom made their fortune from farming and/or the mining boom in 1850s and the wheat boom of the 1860s.

Bungala House

Bungala House and its outbuildings, located on section 1171 in the Hundred of Yankalilla, is an example of a rural homestead built during the early settlement of South Australia. It was first constructed by Henry Morris in the 1850s. The house's later additions increased the size and amenity of the house and illustrate improvements to the way of life of South Australia's successful early settlers.

Christian Pollack was granted Section 1171 in Yankalilla in 1853;³² he then immediately sold it to Henry Morris. During Morris's ownership, early construction took place of what would later be known as Bungala House. At that time it was a small two-roomed house and was described as a solid cottage.³³ In 1855 Henry Morris transferred a small section of land to Emma Alexander by direction of the Bible Christian Society, at which time it was to be used for religious purposes by the Bible Christians. In 1858, Mr WJB Morris, who may have been a relative of Henry Morris, put out a tender for the erection of a pound on Section 1170, adjacent to Section 1171. This suggests that the Morris family may have ran a pound in Yankalilla at this time.³⁴

In 1860, the land and two-roomed cottage was sold to brothers Eli and John Butterworth. As previously discussed, the Butterworth brothers were renowned South Australian millers. Eli Butterworth's Yankalilla mill was built on the land adjacent to Section 1171, part section 1182. A newspaper report published in 1866 states that Eli Butterworth was living in his 'new house' in Yankalilla,³⁵ which suggests that Eli had moved to Bungala House from this time and may have built on an additional room at the front of the house. In 1881, the Butterworth brothers purchased back the small section of land used by the church.

Bungala House was sold to Harry Robert Graham in 1886 when Eli Butterworth died and his brother John took over the Yankalilla mill. Harry Graham was the first son of JB Graham, one of the original directors of the Burra Burra Copper Mine and founder of the Canowie Pastoral Company.³⁶ JB Graham was known as one of the lucky few who were in a position to invest in the original Burra mine, from which he made a fortune. As a result he built Prospect House, also known as Graham's Castle, in Prospect. This house was a grand castle-like building which was a local landmark and testament to the success of the Graham family in the early settlement of South Australia. Graham's Castle was demolished in the 1900s.

In 1886, Harry Graham purchased Bungala House for his younger brother, Fred Malcolm Graham, known as Malcolm Graham. Malcolm Graham was John Butterworth's son in law.³⁷

In 1887, Malcolm Graham purchased section 1171 off his brother in addition to a 20 acre piece of the adjoining section 1168. The land was bisected by the Bungala River.

Fred Malcolm Graham was born in 1856 in Germany. In 1878, at the age of 22, he was bush ratted (sent to colonies where he lived on a remittance by his family).³⁸ Graham's first wife, daughter of John Butterworth, Annabella Stewart Graham, died in 1894, leaving one son.³⁹ After spending some time in the north of South Australia, he moved to Bungala House. After their marriage in 1896, Graham lived at Bungala with his second wife Marion Elizabeth Mayfield, daughter of James Mayfield. They had five children, Marion Louise (1897), Frederica Emma (1899), Harry Robert (1900), Gwendoline Maude (1902) and Lilian Florence (1905).⁴⁰

Graham was an eccentric man who lived a luxurious life at Bungala funded by his father and brother. Due to health issues which meant he spent much of his life in a wheelchair, he could not work so received £20,000/year from his father's estate and £27,000/year from his brother.⁴¹ He pursued a variety of hobbies including collecting flags, meteorology, photography and rifle-shooting. He had an interest in modern inventions and installed a telephone system in 1879 and acetylene gas lighting in 1897.⁴² In installing these forms of modern technology, Graham was considerably ahead of the times with telephone lines opening in Adelaide in 1872,⁴³ only seven years before its installation at Bungala, and domestic gas lighting making its way into Adelaide's domestic buildings in the 1890s, and not reaching buildings in Yankalilla on a broader scale until the 1900s.⁴⁴

During his time living in Bungala House, Graham Malcolm Graham built two new wings onto the original cottage, creating a grand house of 18 rooms surrounded by elaborate gardens reminiscent of the grand houses of his homeland. The new wings housed a billiard room with copper-plated ceiling and frieze, a ball room, photographic dark room, flag room, dining room which opened into a sun room, and a cellar.⁴⁵

In addition to the grand house, a number of outbuildings located at the rear of the property were built to support Graham's various interests and the running of Bungala. These included a three-storey barrel-roofed outbuilding – the top floor was used for storage, the middle or ground floor housed the laundry, and a cellar below was used for dairy equipment; a timber-framed servant's house; a livery stable; and a green house. The house employed a number of staff including a nanny and nursemaid, house maid, parlour maid, gardener, cook, laundry maid and a stable master.⁴⁶

Graham's eccentric personality was reflected in other features of the property including a ship's mast with crow's nest in the front garden (taken from a shipwreck and used for star gazing); a stained-glass family crest above the door (picturing a hand holding a pick as a reference to FM Graham's mining success); and two small cannons were placed at the entrance of the house.⁴⁷ Extensive gardens also surrounded the semi-circular driveway from the main road and included a tennis court to the east and croquet lawns to the west.

During Graham's time, Bungala House became a focal point for social activity in the Yankalilla area, and the Grahams were looked upon as the high society of the town. The Red Cross used the house and its grounds regularly for meetings, the most notable of which was when Lady Galway, the Governor's wife, opened the Red Cross fete in 1916.⁴⁸ Many patriotic World War I gatherings and meetings of The Ladies Branch of the Liberal Union also took place at Bungala.⁴⁹ Malcolm Graham played a very active role in the Yankalilla community and was the President of the Agricultural and Horticultural society in the Yankalilla district.⁵⁰

After Graham's death on 8 May 1911, his family returned to London and the house was leased to Frank Westall and Mary Rymill, who respectively were Graham's cousin and the president of the Ladies Branch.⁵¹ At this time, the house was converted to a guest house. In 1923 Bungala House was sold to ASE Leske. At the time, an advertisement for the sale of the house stated:

*We remind our readers of the sale at Yankalilla on Wednesday next when Bagots will offer "Bungala House." That fine old residence owned by Mrs ME Graham. The furniture is also for sale, and any desiring to secure really first class furniture can make up their minds that they can secure it at this sale. The articles are the best that money could buy, and few country homes can compare with it.*⁵²

In 1925, Bungala was bought by Edward Hurtle Mayfield (Marion Graham's cousin).⁵³ In 1946 R & B James bought the home. During this time Bungala continued to be used as a boarding house. Part of the land was sold in 1951, and a further portion was sold in 1958. By this time the house was unoccupied and suffering from neglect and vandalism. In 1971 LM Lines and B Treloar purchased the property and undertook to repair and restore the house. This included the construction of a verandah between the two wings. Lines and Treloar sold part of the land in 1975.

In 1979, the property was sold to artists Mark and Jill Pearse. The Pearses specialised in pottery. After initially having a studio at Uraidla, they established Pearse's Pottery at Bungala House.⁵⁴ During their time living on the property many alterations were made to the house and the outbuildings. These included the construction of a walled courtyard at the rear of the main house, the addition of a room on the side of the barrel-vaulted outbuilding, and the addition of a large room - which was once a transportable school room - adjacent to the servant's quarters. Bungala House continued to play an active role in local activities, with the Pearses running art workshops and retreats at the house.

In 1986 the Pearses subdivided the property to form four new titles. They did not sell off the land at this time. In 1996 they re-divided the property to form five new titles. Allotment 100 (on which Bungala house, the three-story barrel-roofed outbuilding, the servants' quarters and surrounding gardens are located), Allotment 101 (on which the livery stable is located), Allotment 102, Allotment 103 and Allotment 104 which were all vacant land. The Pearses retained allotment 100 and sold allotment 103 in 1996, allotment 104 in 1999, allotment 101 in 2005 and allotment 102 in 2009. In 2014, the current owners purchased allotment 100.

Bungala House has had an eventful past, starting as a simple cottage then becoming the home of one of the State's successful millers, then a grand home, guest house, derelict house and finally a bed and breakfast. Despite this, Bungala House has always been held in high regard by its community. In a survey undertaken in 2015, 125 local residents were asked what they believed to be the most historically significant place in the Yankalilla area. 32% of the people surveyed thought Bungala House was the most significant.⁵⁵ It is unlikely the same result would be achieved if the same question was asked of the entire population of South Australia, however, the survey indicates the place has great significance to the Yankalilla community.

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.
- 1842 First recorded land sale in the Yankalilla region.
- 1845 Thomas Wilson laid out the township of Yankalilla on portions 1180 & 1181 in the Hundred of Yankalilla.
- 1849 The first flour mills are built in Second Valley and Normanville.
- 1850 120 Sections around Yankalilla had been purchased.
- 1853 Land grant of section 1171 to C.H Pollack (Deed 18343).
- 1853 Transfer of land to H Morris and construction of two-room cottage (later to become Bungala House) (ref130-51).
- 1856 Eli and John Butterworth build a mill in Yankalilla and Normanville.
- Christ Church chapel built at Yankalilla.
- Yankalilla Jetty Opened.
- 1860 Transfer of property including two-roomed cottage to John & Eli Butterworth (CT355/161).
- 2,000 people lived within six miles of Normanville. Yankalilla was one of five major towns in South Australia and boasted four blacksmiths, two breweries, three hotels, three flour mills and five churches.
- Transport to the area improved.

- 1866 Existing 1853 Cottage is extended by Eli Butterworth.
- 1863 The Butterworth Brothers purchase their ship the *Centaur*.
- 1869 Strangways Act attracted farmers to the north of the State.
- 1870s Crop yields in Yankalilla area start to decline.
- 1877 Leonard's Mill is sold and converted to mill wattle bark.
- 1882 People begin to leave Yankalilla to look for more fertile land, the population dropped to 1,789.
- 1886 Eli Butterworth dies.
- 1886 Transfer of property to Harry Robert Graham (CT355/161).
- 1897 Property was transferred to Fred Malcolm Graham. Bungala was greatly extended and converted into a stately home. (CT624/110) Malcolm Graham purchases section 1168.
- 1910 Butterworth Mill in Yankalilla, now owned by Roper, burns down. Although the chimney stack still stands.
- 1911 Fred Malcolm Graham dies.
- Butterworth's Yankalilla mill is rebuilt after fire damage and mills wattle bark.
- 1912 Property was transferred to Marion Graham (CT624/110). During this year Marion took her family back to London to live and the house was leased to Frank Westall and Mary Rymill.
- 1923 Bungala was sold to ASE Leske (CT624/110).
- 1925 Bungala was sold to EH Mayfield (CT1804/188).
- 1946 Bungala was sold to R & B James (CT1804/188).
- 1950 Section 1168 was sold to H & G Nash (CT1804/188) (transfer1636599).
Yankalilla mill chimney is demolished.
- 1951 R & B James sold part of section 1171 (CT2167/157).
- 1958 R & B James sold part of section 1171 (CT2565/46).
- 1971 Bungala was sold to LM Lines and B Treloar (CT2565/46).
- 1975 LM Lines and B Treloar sell part of Section 1171 creating 2 new titles (CT404/426 on which Bungala stands) (CT404/425 located next to Bungala).
- 1979 CT404/426 including Bungala House sold to M & J Pearse.

- 1986 M & J Pearse subdivide CT404/426 to create 4 new titles (CT404/517, CT404/518, CT404/519, CT404/520). They do not sell any of the new titles.
- 1993 M & J Pearse purchase CT404/425 (Subdivision in 1975).
- 1996 M & J Pearse re-subdivide CT404/426 and CT404/425 to create 5 new titles. (CT5388/651 on which Bungala house, 3-storey outbuilding and servants quarters are located, which they retained (allotment 100), (CT5388/652 on which the livery stable is located, sold in 2005 (allotment 101), CT5388/653 sold in 2009 (allotment 102), CT5388/654 sold in 1996 (allotment 103), CT5388/655 sold in 1999 (allotment 104).
- 2014 Bungala House (CT5388/651) was sold to current owners.
- 2016 Livery stable adjacent to Bungala House (CT5388/652) sold.

DESCRIPTION

Bungala house is set back approximately 80 metres from the main road. The front boundary of the property is fenced with a dry-stone wall and is accessed via two openings leading into a semi-circular driveway fronting the house. Between the two driveways is a large palm tree. A number of established trees including palm trees, eucalypts and pepper corn trees surround the front driveway and are remnants of Graham's elaborate garden.

The main house is constructed in local random stone. The front has a recessed entrance and dates from the section of the building built by Eli Butterworth (c1866). This part of the building retains its original mortar containing grey aggregate including burnt lime. The stonework has been pointed with white painted lines. This 1866 section has a central front door surmounted by a stained-glass window featuring the Graham coat of arms above it, and with shuttered windows on either side. Gable-ended bays protrude on each side of the central section and were added by the Graham's (c1896). Each bay has central double windows on the front and a door on the side wall opening onto the recessed verandah. Quoins and dressings to openings are rendered. The verandah with wooden posts between the two bays was a later addition.

The sides of the house are also built from local stone and have rendered window and door surrounds. Each side has a number of doors and windows providing light and access to the side rooms of the house. A verandah runs along sections of both sides of the main house. On the north side wall there is a top plate attached to the top of the wall which may have been the location of the green house in which tropical plants were grown. There is also a pergola on this side of the house (later addition).

The entrance to the cellar is located on the south side of the house and was once filled in. The current owner is excavating the fill and has so far revealed arched arcaded dwarf walls constructed in red brick. This feature is unusual in a rural house and reveals the

workmanship and quality of the building. The rear of the house includes a walled courtyard and pergola built in the 1980s.

Like the floor plan of the house, the roof has been constructed at different times throughout the house's history. As a result, it is a complicated arrangement of roof forms with gables over the side bays and hip configuration over the rear of the house. There is a central box gutter. The roof is clad in corrugated galvanised iron.

Internally, the house features a central hallway leading off the front verandah. Arched-doors lead from the entrance hall through to a number of large rooms, each of which feature skylights, fireplaces and ornate cornices. The front part of the house has high ceilings and very thick walls. Leading off the front section is a hallway with large slate slabs on the floor. This leads through to the oldest part of the house, built in 1853 by H Morris. The rooms in this part of the house have narrow, low, arched-doors and lower ceilings than the newer additions to the house. This part of the house includes the kitchen, which also has skylights. In total, Bungala House has 18 rooms.

The property has a number of outbuildings. The first is a three-storey, random stone building which includes a basement room, partially set into the ground with ceiling height windows; a ground floor which features a sheet metal ceiling, a large laundry trough and a wood baking oven; and a first floor which includes a barrel-roof and a small balcony. An additional room (c1980s) was added to the side.

A stable is located to the south west of the main house and is a gable-ended limestone structure. A large addition to the stable has enabled its conversion into a separate residence.

Other outbuildings include the timber-framed servants' quarters, including three large rooms, a large fireplace and aga oven. The servants' quarters have been altered over time including modern redbrick additions that suggest the current building has lost much of its original integrity. In addition, attached to the back of the servants' quarters is a large timber-framed structure. This structure was a class room transported from Torrens Vale and erected by the Pearse family (c1980s). An open-sided shelter (c1980s) is located to the rear of the classroom and is constructed from PermaPine® logs and has a corrugated iron roof.

A small tennis 'house' is sited at the front of the Bungala House. It is a small single-roomed structure and was probably used for storing tennis equipment. There are also a number of walled pens and small sheds that may have been used for animals.

The main house and the outbuildings, with the exception of the servant's quarters, are generally in good condition with little sign of salt damp.

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance:

As Bungala House does not appear to meet any of the criteria for State Heritage listing, no Statement of Heritage Significance has been prepared.

Identification of South Australian Historical Themes:

The following relevant themes have been identified from the Draft Framework of Historical Themes for South Australia

2 Peopling Places and Landscapes

2.5 Establishing settlement

3 Developing Local, Regional and National Economies

3.3 Developing primary production

4 Building Settlement, Towns and Cities

4.3 Developing community/supporting institution

4.4 Marking significant phases in the development of settlements, towns and cities

8 Developing Social and Cultural Life

8.9 Living in the city and country

Comparability / Rarity / Representation:

Buildings associated with milling

Bungala House has an association with the early milling industry in the Fleurieu Peninsula. Mills and their associated buildings are well represented on the South Australian Heritage Register, with around 50 mill buildings listed as State Heritage Places. The following are buildings associated with milling that are in or near the Fleurieu Peninsula.

- Dwelling ('Athelstone House') (c1840), Lot 300 Historic Drive, Highbury, SHP10647. Athelstone House located next to the Athelston Mill was the house in which the miller lived in by the miller. It is important for its relationship with the surviving Athelstone Mill (1845), one of the first flour mills constructed in the Colony.
- Eating House (former first flour mill built by John Dunn) (c1844), 14 Cameron Street, Mount Barker, SHP11747. Eating House is important due to its physical evidence of the early milling industry and its development. It is associated with John Dunn, MP,

who established a large flour milling company, probably the oldest remaining steam mill in South Australia.

- Former Athelstone (Dinham's) Flour Mill (c1845), Off Historic Drive, Highbury, SHP25050. The Former Athelstone (Dinham's) Flour Mill had a short working life but is nevertheless of significance for its relationship to Athelstone House, dating from c.1840, and as one of the first generation of South Australian flour mills.
- Leonards Mill (former Flour Mill, sometime chaff and wattle bark mill) (c1849), South Road, Second Valley, SHP10347. Leonard's Mill is an important relic of the early South Australian agricultural industry which was the dominant industry of the Fleurieu Peninsula until about the 1870s. It was later used as a chaff mill and for grinding wattle bark.
- Former Ferguson's Flour Mill (c1849), Williss Drive, Normanville, SHP10348. This mill, built in 1849, was the first mill built in the Normanville area by William Ferguson to grind the abundant wheat grown in the area during the boom years for the settlement.
- Dwelling (former Flour Mill) (c1850), 16 Gibson Avenue, Victor Harbor, SHP10352. Constructed as a wind driven flour mill, this structure is important for its association with the early agricultural industry of the south coast and was the first mill to be constructed in the region.
- National Motor Museum (former Birdwood Flour Mill only) (c1854), Shannon Street, Birdwood, SHP10517. Originally built by J G Blumel, the mill is associated with the early development of the town of Birdwood (then Blumberg) and agricultural industry in the district. The mill was rebuilt in the 1880s by W B Randell and Sons after a fire destroyed most of the structure in 1867. The mill structure was updated by members of the Pflaum family and remained in continuous operation until the middle of the 20th century.
- The Mill (former Middleton Flour Mill) (c.1855), Mill Terrace, Middleton, SHP10356. This former steam-driven flour mill is of significance because of the manner in which it highlights features of the history of the Fleurieu Peninsula. It was founded soon after the construction of the railway from Goolwa to Port Elliot and flourished during that time when the area south of Adelaide was the chief grain-growing region of South Australia. The mill was the largest in the region and grain ground there was shipped up the Murray and overseas.
- Mill House (c1855), 5 Goolwa Road, Middleton, SHP26418. Mill House was built as part of the Middleton Flour Mill (State Heritage Place No 10356), known also as Bowman's Mill, the largest steam-driven flour mill on the Fleurieu Peninsula. As part of the former mill complex, Mill House is significant because of its association with the history of the region and the important role of grain and flour production in the early economic development of the colony of South Australia.
- Former Currency Creek Mill (c1857), off Myrtle Grove Road, Currency Creek, SHP10351. This interesting stone structure is one of the few surviving in South Australia which was built as a windmill. Its construction also reflects the development of the surrounding district as one of the State's early wheat-growing areas.
- Dwelling (former Callington Flour Mill), Bridge Street, Callington, SHP10628 (c1858). The building has a three-storey central section and single storey side wings. It is built

in random limestone rubble construction in pug mortar. The building is associated with milling in the Callington area during the 1860s.

- The Bridgewater Mill (former Dunn's Flour Mill) (c1860), Mount Barker Road, Bridgewater SHP10589. The township now known as Bridgewater was first settled in the early years of the Colony due to the plentiful supplies of water and timber available locally. Originally known as Cox's Creek Village, the settlement was located at the centre of what was then the foremost wheat growing district in South Australia.
- Dwelling ('Para Para')(c1862), Penrith Avenue, Gawler. SHP10057. This house was built for W Duffield, flour miller and designed by Daniel Garlick. It is a grand mansion associated with Gawler's prosperity and agricultural development.
- Dwelling (former Albert Mill) (c1864), 2 Junction Street, Nairne, SHP10820. The building is associated with the development of the flour milling operations of John Dunn, an important figure in the early settlement of the Mt Barker area, who purchased the building in 1864.
- Former Adelaide Milling Company Flour Mill, including southern annexe and former Motor Room, Packing Shed (brick and iron facade only) (c1889), Stone Wall to west of Hart's (c1855) Mill and remnant southern masonry wall east of Adelaide Milling Company Mill, Mundy Street, Port Adelaide, SHP19934. This substantial mill building is associated with the development of the wheat industry in South Australia in the latter part of the 19th century and specifically with the export of flour from the state through Port Adelaide.

Rural Homesteads

Homesteads that were built during the early settlement of the State are well represented on the South Australian Heritage Register, with around 80-90 homesteads or stately homes listed. The following is a summary of homesteads listed in the Yankalilla area:

- Original Poltalloch Homestead (c1840s), Poltalloch Road, Poltalloch, SHP14173.
- Kingston House (former Marino Homestead, former Dwelling and Marino Inn) (1840s), 48 Kingston Crescent, Kingston Park, SHP10617.
- Glenbarr Homestead (c1842), Paris Creek Road, Strathalbyn, SHP10599.
- Kanmantoo Homestead and Winery Complex, including House, Outbuildings, David Unaipon's Cottage and Stone Winery Buildings (c1850s), 25-30 Vineyard Road, Kanmantoo, SHP22796.
- Underground Tank & Barn (c1850), Glenheath Homestead, 15 Liston Road, Lonsdale, SHP12581.
- Magrath (sometimes McGrath) Flat Homestead, including Dwelling, Stables, Smithy, Shearers' Quarters and Woolshed (c1855), Princes Highway, Coorong, SHP12303.
- Yaaringiree Homestead Complex, including homestead with tunnel, two storey barn, stable, cool room, circular tank with peripheral trough, smithy and dry stone walling (c1856), Point Sturt Road, Point Sturt, SHP13807.
- Campbell Park Homestead (Dwelling, Outbuildings & Shearing Shed Ruins) (c1970s), Campbell Park Road, Narrung, SHP11190.

- Wakefield's Homestead (c1900s), 243 O'Sullivan Beach Road, Morphett Vale, SHP12575.
- Perry Homestead (c1922), 80 Murray Road, Port Noarlunga, SHP12582.

Notable buildings in Yankalilla

There are many residences still standing in Yankalilla today which were built in the mid to late 1800s and are testament to the success of the pastoral and horticultural pursuits in the Colony and the historical development of the first villages outside the City of Adelaide.

One of these houses is included on the State Heritage Register:

- The Olives, Hay Flat Road, Yankalilla. SHP 10349. This house was built in 1849-60 by William Sharrad, one of Yankalilla's first residents. The valley in which The Olives is built is known as Salt Creek which consisted of 11 acre allotments. Sharrad planted olive trees on the boundary of his allotment – hence the name of the house. The rear of the house was built first in 1849 in rubble and bricks which were ballast from a ship. In the 1860s the front of the house was added which included sandstone walls with red brick porch and window surrounds. Sharrad was a very successful farmer and by 1871, he had extended his holdings to 320 acres. In the late 1880s Sharrad and his wife sold the farm and moved to Norwood after which time the house was sold a number of times and became very run down. In 1979, the house was extensively restored back to its original appearance. Despite this, the house has not been extended or altered since its first construction and therefore, stands as an outstanding example of an early cottage built as result of the early wheat boom in Fleurieu Peninsula.

Other Yankalilla houses were recommended for State heritage listing in the 1985 survey of the Yankalilla district. Only some of these places were presented to the Heritage Council for consideration for State Heritage listing. Those buildings that were not listed at that time include:

- Manna Farm, Mary Street, Yankalilla. The front of the building was constructed c1858-59 in hard stone, possibly ballast from a ship, with red gum framing, the original roof was slate. The house was enlarged using lath and plaster construction. It was built by Henry Kemmiss for his daughter. This building is one of the earliest stone buildings in Yankalilla, built during the first period of land grants in South Australia.⁵⁶
- Appakaldree house, Hay Flat Road, Hay Flat. Built in 1877-78 from stones from the Big Gorge nearby. This is one of the larger homes in the area and is an *'outstanding example of how the economic boom of the 1870s provided funds for many pastoralists homes'*.⁵⁷ The building is unusual in appearance with skillful masonry work.
- Rockawella Farm Complex, Torrens Vale Road. Built by Richard Stone, a stone mason in 1877. Richard Stone constructed many buildings in the Yankalilla district from the 1850s. This house is an example of a South Australian colonial farm

complex. It was built in stone and designed with all the elements of an English farmyard. It indicates the degree of cultural transmission amongst British settlers in SA. It is further an indicator of the rural, social history of the last quarter of the 19th century.⁵⁸

- Houses and various buildings at Randalsea (Second Valley)- in the mid-1850s William Randall purchased a property from H. Jones and named the estate Randalsea. In 1857 the land was officially subdivided and a township was built. Buildings included a number of houses, a hotel, a post office, store, Leonards mill.⁵⁹
- Hunt House, Main Road Yankalilla. This house was constructed in 1878-79 and is connected to the Hunt family who were graziers in the Myponga area. It is one of the oldest surviving dwellings in Yankalilla and typifies how town families lived in rural towns.⁶⁰

Also considered for heritage listing in this survey were two of the Butterworth grain stores on Jetty Road in Normanville. Both of these buildings have since been demolished. The 1985 survey recommended them for State Heritage listing and included the following description:

In the 1950s the name of Butterworth was synonymous with milling. Joseph Butterworth and some sons operated a mill at Aldinga, Eli Butterworth one at Yankalilla, and John Butterworth at Normanville. The Fleurieu Peninsula was South Australia's grain bowl in the gold-rush decade, and such stores were greatly needed to hold grain..... A unique structure for its time and locality and a most important reminder of the predominance of South Australian agriculture in the 19th century.

Assessment against 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.

In regard to this criterion consideration has been given to Guidelines for State Heritage Places, that note:

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.

Bungala House is a good representative of the buildings built as a result of the wheat boom which enabled the Fleureau Peninsula to play a significant role in making South Australia a successful colony for agriculture and trade.

The Yankalilla area was established in the late-1840s as one of South Australia's first and most successful pastoral and agricultural districts. Bungala House started its life as a small two-roomed house built by Henry Morris in 1953 during a time when many new settlers were coming to the area to make their fortune in farming. Other early settler's cottages in the Yankalilla area which represent the early cottages built by the first settlers in the area include:

- Manna Farm, Mary Street, Yankalilla (c1858-59).
- Appakaldree house, Hay Flat Road, Hay Flat (c1877-78).
- Hunt House, Main Road Yankalilla (c1877).
- Houses and various buildings at Randalsea (c-1850)
- Rockawella Farm Complex, Torrens Vale Road (c1877).

These houses were recommended for State listing in the 1985 heritage survey of Yankalilla but were not listed at that time. The only local settler's cottage that has been State-listed is The Olives (c1849-60), Hay Flat Road, Yankalilla. (listed as SHP 10349 in 1980). Of the places mentioned above, the best preserved are the Olives, Manna Farm, the Randalsea buildings and Hunt House, all of which retain their original form and external appearance of a settler's cottage. In comparison to Bungala House, these examples better demonstrate the simple farm houses built in the early establishment of Yankalilla during the wheat boom of the mid-19th century.

Most of Yankalilla's early success was through the growing of wheat and milling of flour. Its first flour mills were in operation by 1849 (Ferguson's Flour Mill in Normanville (SHP10348) and Leonards Mill in Second Valley (SHP10347)). The areas success in

growing wheat led to a boom in the late 1850s, which attracted hundreds of early South Australian colonists to settle in the Yankalilla area. The rapid growth in population, and the burgeoning flour industry lead to the establishment of a number of bustling and successful towns - Yankalilla was one of the largest. The successful development of the wheat industry on the Fleureau Peninsula was of vital importance to the fledgling colony as it ensured not only food security for the colonists but also contributed to its economic viability by developing an export trade with the other Australian colonies. Later, when the success of wheat dwindled, the resourceful farmers found an alternative use for their mills - grinding wattle bark for tanning leather.

From 1866 until 1886, Morris' small house (now Bungala House) was modified to become the home of Eli Butterworth, whose family were one of the colonies most successful millers, therefore, the earliest section of Bungala House is an example of an early South Australian house used by a miller.

Other houses associated with South Australia's early milling industry include:

- Mill House (c1855), 5 Goolwa Road, Middleton, SHP26418.
- Dwelling ('Athelstone House') (c1840), Lot 300 Historic Drive, Highbury, SHP10647, c.1840.
- Dwelling ('Para Para') (c1862), Penrith Avenue, Gawler, SHP10057.
- Mill Cottage (former home of John and Ann Dunn), 16 Cameron Road, Mount Barker, SHP 14529

Like the c1866 sections of Bungala House, the above examples are dwellings which housed the owners or staff of early South Australian mills.

Despite Yankalilla being one of the first and most successful wheat areas in South Australia, only two buildings in the Yankalilla area associated with milling wheat are on the South Australian Heritage Register, namely:

- Former Ferguson's Flour Mill, Williss Drive, Normanville, SHP10348
- Leonards Mill, South Road, Second Valley, SHP10347.

In addition, there is only one other building, John Butterworth's house in Normanville, that remains as a testament to the Butterworth Brothers' success in the area. All other buildings associated with the Butterworth Brother's milling achievements in the Fleureau Peninsula, including the Yankalilla and Normanville mills and grain stores, have since been demolished. It is worth noting that although the Butterworth grain stores were identified as having State heritage significance in the 1985 *Survey of the Yankalilla District*, they were not registered at that time and are now gone. Therefore the c1853-1866 sections of Bungala House, being Eli Butterworth's residence, in addition to John Butterworth's residence in Normanville, are the only remaining

buildings closely associated with the important role the Butterworth brothers played in the agricultural and industrial development of the colony and the resulting formation of the first villages outside of the City of Adelaide. However, Bungala House was originally built as a small house, unrelated to the milling industry and was substantially extended and altered after Eli Butterworth's death, as a result its significance as a miller's house is tenuous. It no longer represents the simple dwelling in which Butterworth resided during his time as a miller in Yankalilla from 1866 until 1886 and since the full demolition of the Yankalilla mill in the 1980's, the house's connection to milling has been entirely lost.

Once the success of flour milling in the Fleurieu Peninsula dwindled in the late 1870s, the population of the area dropped. However, people continued to live in and visit the area due to its beautiful scenery and proximity to the sea. It was during this time that Bungala House was transferred to the Grahams. The Grahams were a highly regarded South Australian family. Mr JB Graham experienced great success during the Burra copper boom of the 1850s. Bungala House was originally bought for Graham's second son, Malcolm Graham, who then purchased it for himself. Malcolm Graham was provided with a generous income by his family which allowed him to extend the house making it a grand rural homestead where he lived a life of luxury in Yankalilla. He was known for his eccentric personality and interest in hunting, astronomy and modern technology. Bungala House was among the first in the State to have acetylene gas in 1897 and a telephone system in 1879. The extensions Malcolm Graham made to Bungala House between 1897 until 1912 reflect his interests and his family's wealth and resulted in Bungala becoming a grand home. During this time, Bungala was one of Yankalilla's most prestigious buildings and was the centre point for social events such as the Red Cross and the Liberal Union meetings. Consequently, Bungala is also associated with the ongoing development of rural areas due to the first colonists' early successes with mining and milling.

Many similar stately homes located to the south side of Adelaide remain and are on the State Heritage Register. These include:

- Original Poltalloch Homestead (c1840s), Poltalloch Road, Poltalloch, SHP14173.
- Kingston House (former Marino Homestead, former Dwelling and Marino Inn) (1840s), 48 Kingston Crescent, Kingston Park, SHP10617.
- Glenbarr Homestead (c1842), Paris Creek Road, Strathalbyn, SHP10599.
- Kanmantoo Homestead and Winery Complex, including House, Outbuildings, David Unaipon's Cottage and Stone Winery Buildings (c1850s), 25-30 Vineyard Road, Kanmantoo, SHP22796.
- Underground Tank & Barn (c1850), Glenheath Homestead, 15 Liston Road, Lonsdale, SHP12581.
- Magrath (sometimes McGrath) Flat Homestead, including Dwelling, Stables, Smithy, Shearers' Quarters and Woolshed (c1855), Princes Highway, Coorong, SHP12303.

- Yaaringiree Homestead Complex, including homestead with tunnel, two storey barn, stable, cool room, circular tank with peripheral trough, smithy and dry stone walling (c1856), Point Sturt Road, Point Sturt, SHP13807.
- Campbell Park Homestead (Dwelling, Outbuildings & Shearing Shed Ruins) (c1970s), Campbell Park Road, Narrung, SHP11190.
- Wakefield's Homestead (c1900s), 243 O'Sullivan Beach Road, Morphett Vale, SHP12575.
- Perry Homestead (c1922), 80 Murray Road, Port Noarlunga, SHP12582.

Rural homesteads are well represented on the State Heritage Register. Some were built earlier in the State's history and due to their continual use as homesteads provide a better understanding of the evolution of the State's history. Bungala House is a substantial and well-built building, however, it has undergone many changes after being owned by the Graham family. These changes have included its conversion to a guest house, substantial renovations and some additions, all of which have impacted on its ability to represent any particular period of significance in its history.

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.

In regard to this criterion consideration has been given to Guidelines for State Heritage Places, that note:

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 future.

From 1866 until 1886, Bungala House demonstrated a way of life and land use associated with the first flour millers in South Australia. The original cottage was built in 1853 for Henry Morris and was extended by Eli Butterworth in 1866. It was his residence while he ran his flour mill on the adjoining property from 1856 until his death in 1886. Therefore, Bungala House demonstrates the way of life and land use of the first flour millers in South Australia. Other houses which were built for millers and their families are listed in comparisons above.

While there are not many miller's houses on the Register and buildings associated with the Butterworths are rare, for the majority of its existence Bungala House has been a rural homestead. The current fabric of the house does not have strong associations with the period during which it was used as a miller's house.

In addition, Bungala House is an example of the homesteads built adjacent to a river in a rural area during the early settlement of South Australia. Like many other similar examples, Bungala House was built in stages to accommodate the changing needs of its various owners. It includes a number of outbuildings, and continues to be used as a private residence and guest accommodation. There are many other examples of rural homesteads included on the State Heritage Register and are listed in the comparison section above.

Consequently, homesteads such as Bungala House are not rare, nor are they endangered in South Australia. Although the only homesteads in the Yankalilla area on the Register is The Olives, (Hay Flat Road, Yankalilla SHP 10349) that rarity is of local rather than state significance.

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.

In regard to this criterion consideration has been given to Guidelines for State Heritage Places, that note:

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.

Since its construction in 1853, Bungala House has been used as a residence, then as a grand home, a guest house and more recently a bed a breakfast. While the fabric of Bungala may reveal information regarding these uses, they are typical of residential buildings and are unlikely to significantly contribute to an understanding of the State's history. In addition, it is unlikely the building will contain archaeological deposits which would provide new insights into the State's history.

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.

In regard to this criterion consideration has been given to Guidelines for State Heritage Places, that note:

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 mill was built on the land adjacent to Bungala House. From 1866 Bungala House was the home of Eli Butterworth who owned and ran the mill until his death in 1886. Therefore, Bungala House could represent the class of place built during the early settlement of South Australia which was then used as a flour miller's residence.

However, Bungala House was only used for this purpose for the 20 years Eli Butterworth resided there. Substantial changes made by Malcolm Graham means the characteristics of the house do not clearly typify the class of place known as a miller's residence and therefore it does not faithfully present this aspect of its historical message. In addition, it is difficult to put 'miller's residence' in its own class when assessing its significance on a State level. Miller's homes look and function just as any other dwelling built in the early settlement of South Australia and therefore have no distinguishing qualities to put them into a class of their own. Furthermore, with the demolition of the Yankalilla mill in the mid-20th century, the connection Bungala House has with South Australia's early milling industry was lost entirely.

In addition, Bungala House represents the rural homesteads built in the Yankalilla area during an era of early growth for the State. Malcolm Graham was a wealthy man who lived a life of leisure as a result of the wealth his family acquired from the copper mines in Burra. This enabled Malcolm Graham to extend Bungala House to include a billiard room and map room, install gas lights and telephone system, build a number of outbuildings and employ a sizable staff. Therefore, the scale and grandeur of the house in addition to the outbuildings, demonstrated how wealthy people lived in the late 1800s.

While Bungala House is an example of a rural homestead built during the nineteenth century, it has undergone many changes since Malcolm Graham's death in 1911. As a result there are many more notable examples in South Australia, with many already represented on the State Heritage Register. Therefore Bungala House is not an outstanding representative of its 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.

In regard to this criterion consideration has been given to Guidelines for State Heritage Places, that note:

The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its time. 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.

The early colonists built houses to meet their needs using the skills and materials they had at hand. They were also influenced by the available materials and the styles of the houses from their homelands. As a result, early South Australian houses provide a valuable record of the skills and way of life of its first European settlers. First built as a basic dwelling to satisfy the needs of Morris, then modestly extended by Butterworth, and significantly extended to become a grand homestead by Graham, Bungala House is an example of South Australian vernacular building techniques and the evolution of houses in South Australia. However, the construction techniques and design of Bungala does not demonstrate an innovation or departure, or formal design, or represent a new achievement of its time.

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

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

Heritage Places, that note:

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 only 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.

When owned by Malcolm Graham, Bungala House was an important local meeting place, with events such as the Red Cross fete and meetings of The Ladies Branch of the Liberal Union held at the house. In more recent times, the house was used as a guest house and artists Mark & Jill Pearse operated an art studio and ran art training, exhibitions and workshops from the property. As a result Bungala House has been a landmark and source of pride for the residents of Yankalilla since the 1890s. In recent times the house has been recognised by the local community as being one of the most historically significant places in the area.⁶¹ Therefore, Bungala House has been held in high regard for an extended period by its local community. However, this cultural association is isolated to the Yankalilla community and is not widely recognised by the rest of the State.

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.

In regard to this criterion consideration has been given to Guidelines for State Heritage Places, that note:

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 a 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.

Bungala House has associations with two South Australians, including Eli Butterworth and Malcolm Graham.

The Butterworth brothers were sons of Joseph Butterworth, a miller from Yorkshire who came to South Australia with his wife and children in 1840. The name Butterworth was '*synonymous with successful milling*' in South Australia. In addition to the mills in Yankalilla and Normanville, the family also owned mills in Aldinga (now demolished) and Burra (now a bed and breakfast). The Butterworths were also responsible for the construction of several other buildings in the Yankalilla area including two significant grain-receiving stores (now demolished) on Jetty Road in Normanville, and the homes built by the Butterworth brothers on the properties adjoining their mills in Normanville and Yankalilla known respectively as Yankalilla Bay Homestead and Bungala House. Other than the early sections of Bungala House, John Butterworths' house in Normanville, and the Burra Mill, there is no record of other buildings in South Australia which are associated with the Butterworth family. However, while sections of Bungala House were built and lived in by Eli Butterworth, the house has undergone significant changes since his death in 1886 and since the demolition of the Yankalilla mill, the house has lost its connection with the Butterworth's milling business. The buildings which provide a better representation of the role the Butterworths played in the history of South Australia would be buildings directly associated milling such as their mills and grain stores.

In addition, Bungala House is also associated with the Graham family. In 1886, Bungala House was sold to Harry Robert Graham. Harry Graham was the first son of JB Graham, one of the original directors of the Burra Burra Copper Mine and founder of the Canowie Pastoral Company. JB Graham was known as one of the lucky few who were in a position to invest in the original Burra mine, from which he made a fortune.

Harry Graham purchased the Bungala property for his younger brother Fred Malcolm Graham, known as Malcolm Graham whom then purchased it off his brother and undertook extensive additions. While the Graham family are important to the history of mining in South Australia, Malcolm Graham had no role in this part of the State's history. Rather, Malcolm Graham was an eccentric resident of Yankalilla who lived a life of leisure funded by his brother and father. He played an active role in the Yankalilla community as President of the Agricultural and Horticultural Society and host of numerous events. Bungala House was a place to raise his children and carry out his various interests. While Graham's role in Yankalilla is significant to the local area it is not of State significance.

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

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<http://www.austehc.unimelb.edu.au/tia/529.html#2181>

NAME: Bungala House

PLACE NO.: 26469

SITE RECORD:

FORMER NAME: Bungala House

DESCRIPTION OF PLACE: Rural estate including a main house built in local random stone, three-storey outbuilding with barrel-vaulted roof, and stable.

DATE OF COMPLETION: 1856-1980

REGISTER STATUS: **Description:** Nominated
Date: Date

CURRENT USE: **Description:** Bed and breakfast and residential accommodation
Dates: 2014- present

PREVIOUS USE(S): **Description:** Millers cottage (1866), Homestead (1897)

ARCHITECT: **Name:** unknown

BUILDER: **Name:** unknown

SUBJECT INDEXING: **Group:** Group(s)
Category: Category(s)

LOCAL GOVERNMENT AREA: **Description:** Yankalilla Council

LOCATION: **Street No.:** 34
Street Name: Main Road
Town/Suburb: Yankalilla
Post Code: 5203

LAND DESCRIPTION: **Title Type:** CT
Volume: 5388
Folio: 651
Lot No.: 100
Section: 1171
Hundred: Yankalilla

SITE PLAN

NAME: Bungala House

PLACE: 26469



N ↑

Bungala House and outbuildings

Legend

 Bungala House Parcel boundaries

 Adjoining property boundaries

 Bungala House and outbuildings

- A- Bungala house
- B- Barrel-vaulted roof outbuilding
- C- Servants' quarters
- D- Stable

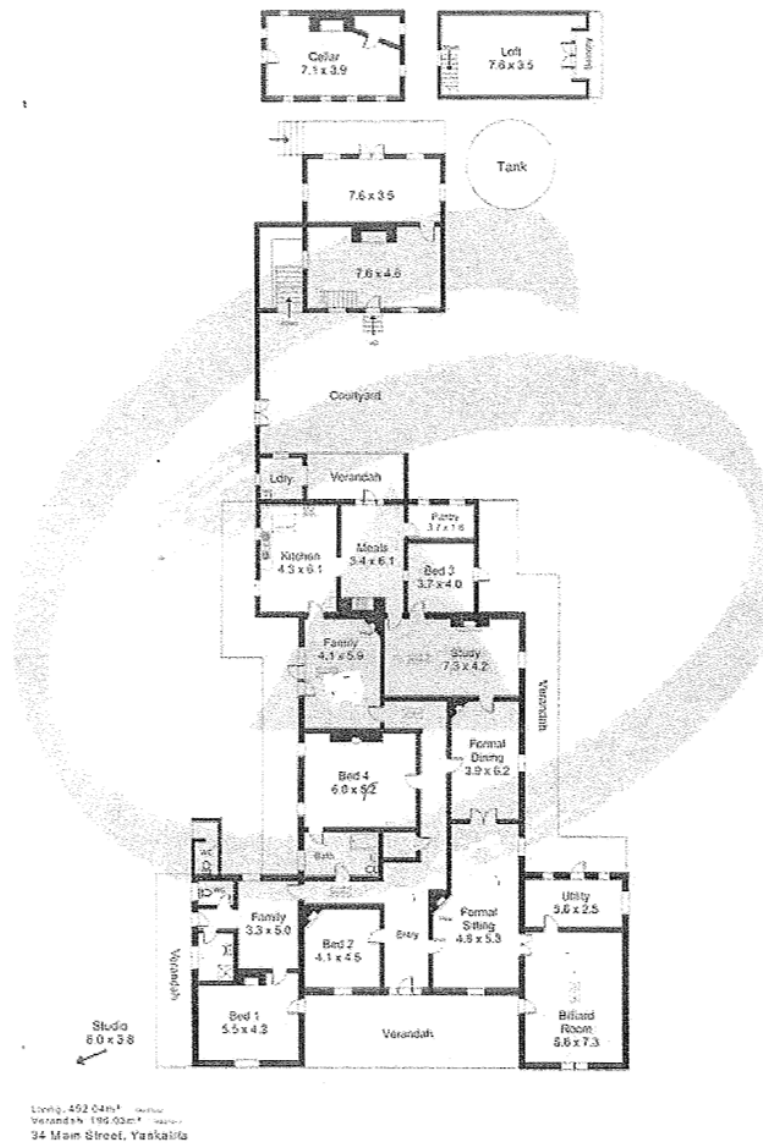


Bungala House roof plan

FLOOR PLAN

NAME: Bungala House floor plan

PLACE: 26469



Bungala House floor plan (NTS)
Source: current owners of Bungala House

PHOTOS

NAME: Archival Photos Bungala House

PLACE: 26469



Butterworth's Yankalilla Mill c1870 (now demolished).

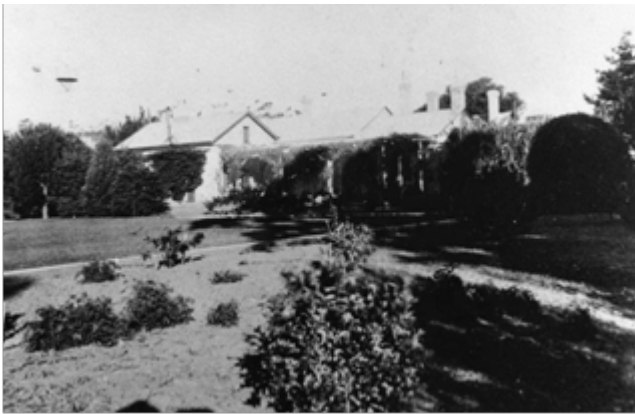
Source State Library of South Australia B12236



Yankalilla Main Street c1870

Note mill chimney stack in background

Source State Library of South Australia B 8588



Bungala House c1890. Note extensive gardens.

Source State Library South Australia B 69736



Bungala House c1890. Note extensive gardens.

Source State Library South Australia B 69737



Hot House at Bungala House, c1890
(now removed)

Source State Library South Australia B69738



Bungala House, c1860s during Butterworth's use.

Source Yankalilla Historical Society

PHOTOS

NAME: Bungala House

PLACE: 26469



Bungala House March 2017

Note sandstone walls, central recessed section with gable bays on each side
Source DEWNR



South side of Bungala House March 2017

Note small arched door of the original 1850s-60s house.
Source DEWNR



North side of Bungala House March 2017

Source DEWNR



Inside the 1850s section of the main house March 2017

Note small arched door.
Source DEWNR



Bedroom in Bungala House March 2017
Note grand fireplace
Source DEWNR



Front door of Bungala House March 2017
Note stained glass
Source DEWNR



Passage way at Bungala House March 2017
Note slate slabs on the floor
Source DEWNR



Kitchen in Bungala house March 2017
Note pressed-tin ceiling
Source DEWNR



Three-storey outbuilding March 2017
Note basement level windows
Source DEWNR



Three-storey outbuilding March 2017
Note barrel-vaulted roof and balcony
Source DEWNR



former Stables March 2017 now converted to a residence
Source DEWNR



Servant's quarters March 2017
Note closed-in verandah
Source DEWNR

PHOTOS

NAME: Dwellings associated with flour milling

PLACE: 26469



**Athelstone House, Highbury,
SHP10647, c1840**

Athelstone House was the house in which the miller lived in by the miller and is important for its relationship with the surviving Athelstone Mill (1845), one of the first flour mills constructed in the Colony.

Source DEWNR



**Mill House, 5 Goolwa Road,
Middleton SHP26418, c1855**

Mill House was built as part of and is located directly in front of the Middleton Flour Mill (State Heritage Place No 10356),

Source Street view



**Para Para, Gawler, SHP10057,
c1862**

This house was built for W Duffield, flour miller and designed by Daniel Garlick. It is a grand mansion associated with Gawler's prosperity and agricultural development.

Source DEWNR



**Eating House, Mount Barker,
SHP11747, c1844**

This house was built by John Dunn, one of South Australia's most successful millers, next to his Mount Barker Mill. It is important due to its physical evidence of the early milling industry and its development.

Source Street view

PHOTOS

NAME: Rural Homesteads

PLACE: 26469

Built at a similar time as Bungala House.



Campbell Park Homestead, Narrung,
SHP11190. c1870s
Source DEWNR



Kanmantoo Homestead, Kanmantoo, SHP22796.
c1850s.
Source DEWNR



Magrath (sometimes McGrath) Flat
Homestead, Coorong, SHP12303. c1855
Source DEWNR



Yaaringiree Homestead Complex, Point Sturt,
SHP13807. c1856.
Source DEWNR

PHOTOS

NAME: Photos of homesteads in Yankalilla area

PLACE: 26469



The Olives, Hay Flat Road.
SHP10349, c1859-60.

Source DEWNR



Hunt House, 119 Main Road,
Yankalilla. c1878-79.

Source DEWNR



Manna Farm, Mary Street,
Yankalilla, c1842-1859.

Source DEWNR



Randalsea, Second Valley, c mid-
1850s.

Source DEWNR



Rockwella Farm, Torrens Vale
Road, c1877.

Source DEWNR



John Butterworth's House, Jetty
Road, Normanville. c1850s.

Source DEWNR

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