

HERITAGE ASSESSMENT REPORT

NAME: Stable and Outbuilding, Middleton Mill **PLACE:** 26447

ADDRESS: Mill Terrace/Goolwa Road, Middleton, SA 5213

DESCRIPTION



Middleton Mill outbuildings. July 2017

Source:DEW

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

Building one, the outbuilding (pictured below), 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.



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



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



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

Building 2, the stables (pictured below), 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 quoin 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.



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



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



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



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

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.



West elevation. Note low stone wall built c2017 by the current owner. July 2017

Source: DEW

HISTORY

Traditional owners

The land from Cape Jervis, Victor Harbor and all the way to Kingston is the traditional home of the Ngarrindjeri people. There were eighteen territorial clans or lakalinyeri that constituted the Ngarrindjeri 'confederacy' or 'nation'. Although official European settlement on the Ngarrindjeri lands did not begin until 1836, it is thought that the Aboriginal people were affected by contact with Europeans prior to this. This included the spread of Smallpox, which killed many Aboriginal people, and experience with fire arms.¹

The Ngarrindjeri were the first South Australian Aboriginal people to work with Europeans. This included them working as farmers, whalers and labourers. It was reported that Aboriginal crews were working at the whaling station at Encounter Bay, and that some boats were worked entirely by Aboriginal crews, and the Ngarrindjeri were employed in the processing of whale oil in exchange for meat, gin and tobacco, and with some reporting they were treated as equals.² This relationship was short-lived, and by the 1840s, most of the Ngarrindjeri people were forced to leave their traditional lands due to the spread of European settlement. The death of the senior Ngarrindjeri elder, Albert Karloan (Karloan Ponggi) on 3 February 1943 marked the end the Ngarrindjeri people being recognised as owners of the Fleurieu Peninsula.³ More recently in 2002, custodianship of traditional Ngarrindjeri lands has been discussed through an agreement with the Ngarrindjeri Nation called the Kungun Ngarrindjeri Yunnan (KNY) Agreement.

European settlement

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.⁴

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.⁵

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 ocean plying vessels by constructing a railway from Port Elliot to Goolwa. The train 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.⁶ 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 1849.⁷ 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.⁸ 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.⁹

Middleton Mill



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Middleton Mill and Mill House c1869

Source: State Library of South Australia B5691

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.¹⁰ 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).¹¹

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.¹² 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.¹³

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.*'¹⁴

Due to its large interior spaces, the mill was also used for civic functions.¹⁵ 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 house 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 1863¹⁶ and four years later his son Archibald died suddenly at the age of 12, while in North Adelaide.¹⁷

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.¹⁸

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.¹⁹ During this period, the family continued to live in the Mill House, 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.²⁰ 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 House 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.²¹ 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.²² 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 House 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 House (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 house, which are the subject of this assessment. 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.*'²³ 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 House 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.

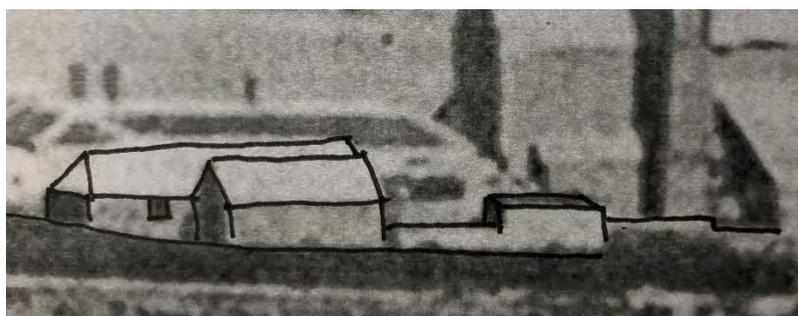
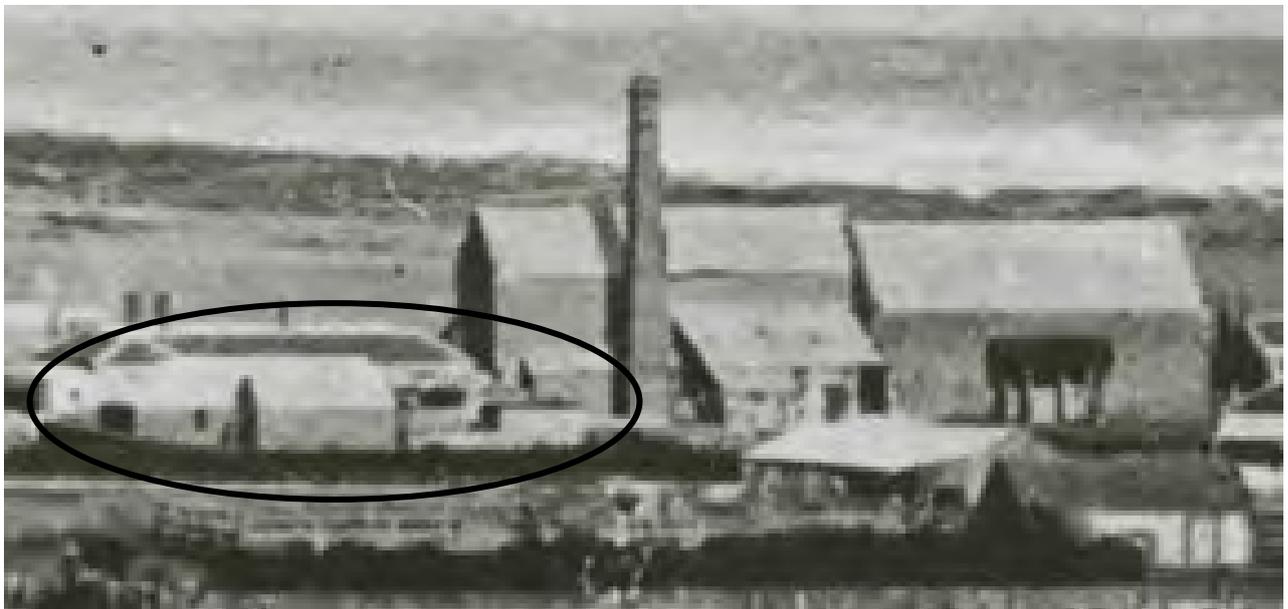


MIDDLETON, SOUTH AUSTRALIA.

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



B 23854

Middleton looking north-east c1910

Source: State Library of South Australia B23854



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

Source: State Library of South Australia B23854

Chronology

- 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.**
- 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 house 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 House (SHP 26418) was confirmed on the State Heritage Register.**

ASSESSMENT OF HERITAGE SIGNIFICANCE

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 a number of mills in Victor Harbor (1850), Goolwa (1855), and Middleton (1855) were soon built to process the grain. The success of the wheat industry also led to the construction of Australia's first public railway in 1854 (between Victor Harbor and Goolwa). The railway effectively opened up trade from the Murray River to Goolwa mills in Victor Harbor (1850), Goolwa (1855), and Middleton (1855), 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.

Identification of South Australian Historical Themes

3 Economic Production and working life

3.8 Developing manufacturing, engineering and construction industries

3.9 Developing trade and economic links outside of South Australia

4 Building Settlements, Towns and Cities

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

Comparability / Rarity / Representation:

Early Milling in South Australia

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 following years, grain production proved so successful that the colony was able to export grain to other Australian colonies and became known as 'the granary of Australia'.²⁴ 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 a more rural area 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, firstly in Mount Barker and then in Wilmington, Hawker, Quorn, Port Augusta and Port Adelaide. By 1856, South Australia had 60 mills operating throughout the colony.²⁵ This number peaked in 1880 at 117 mills in South Australia.²⁶

A sudden drop in the number of operational mills occurred in 1881 with 33 mills closing down. This was due to drought and a year of very low yield of wheat; a change in mill technology – roller mills replaced by stone mills; and improved rail transport that enabled larger mills to transport grain more widely, sometimes replacing the need for smaller mills.

Despite the steady increase in the tonnage of wheat being produced in South Australia, the efficiency of the mills was such that by federation in 1901, the number of operational mills had dropped to 65. By 1940 it had dropped again to 36. Regulation of the wheat industry occurred in 1939 when the Australian Wheat Board was formed. This meant that all wheat produced was acquired by the Commonwealth government and then milled by the various mills. By 1948, the Wheat Industry Stabilisation Act was introduced to provide guaranteed prices to growers; a home consumption price; a stabilisation fund; compulsory pooling and coordinated marketing; and powers to acquire all wheat produced in Australia and the sole rights to market that wheat in Australia and overseas. During this time, demand on wheat was high as flour was being sent to Europe for the war affected countries. By 1950, Europe had begun to recover from the war and mill numbers in South Australia dropped again, this time to 22. By 1980, no flour was being exported and the number of mills dropped to 10. Today only 4 mills are operating in South Australia.²⁷ Milling – an industry that helped to establish South Australia – has all but disappeared.

Of the 117 mills built since the early establishment of South Australia, 27 former flour mills, or places associated with flour milling or related processes are included in the South Australian Heritage Register. The following list includes these 27 in the order in which they were built:

1841-1850

- 1842, Former Nixon's Windmill, Mount Barker (SHP 10497)
- 1844, Eating House (former first flour Mill built by John Dunn), Mount Barker, (SHP11747) (includes mill house and mill)
- 1845, Former Athelstone (Dinham's) Flour Mill, Highbury, (SHP 25050) (listing only covers mill)
- 1846, Former Windmill Base (sometime Pioneer Mill Museum), Port Lincoln, (SHP 14219)
- 1849, Dwelling (former Leonard's Mill, sometime chaff and wattle bark Mill), Second Valley, (SHP 10347) (listing only covers the mill)

- 1849, Angas Mill (former Laucke's Mill), Strathalbyn, (SHP 11595) (listing only covers the mill)
- 1850, Former Ferguson's Flour Mill, Normanville, (SHP 10348) (listing only covers the mill)
- 1850, Dwelling (former Flour Mill), Victor Harbor (SHP 10352) (listing only covers the mill)

1851-1860

- c1850s, Former Currency Creek Mill, Currency Creek, (SHP 10351) (chimneystack and mill)
- 1850s, Former Adamson's Flour Mill, Smiths Creek, One Tree Hill, (SHP 11051) (covers ruin of two storey stone wall and evidence of other walls remain)
- c1852, National Motor Museum (former Birdwood Flour Mill only), Birdwood, (SHP 10517)(Listing only covers the mill)
- 1854, Flour Mill and 1942 extension (Laucke's Flour Mill), Stockwell, (SHP 12318) listing only covers mill)
- 1855, Office & Shops (former Gawler, former Union Mill) Gawler, (SHP10378) (listing only covers the mill)
- 1855, Former Hart's (later Adelaide Milling Co.) Flour Mill, Port Adelaide, (SHP 10928)(listing includes Flour Mill, including southern annexe and former Motor Room, Packing Shed (brick and iron facade only), Stone Wall to west of Hart's (1855) remnant southern masonry wall east)
- 1858, Dwelling (former Callington Flour Mill), Callington, (SHP 10628) (including three stories central section with single storey side wings (for carts and horses) and rear wing)
- 1858, Eating House (former Albert Mill), Nairne, (SHP 10820) (listing only covers mill)
- 1858, Former Flour Mill, Mintaro, (SHP 11644) (listing only covers mill) (listing only covers mill)
- 1859, Petaluma's Bridgewater Mill (former Dunn's Flour Mill), Bridgewater, (SHP 10589) (listing only covers the mill)

1861-1870

- 1867, Eating House (Old Oat Mill, former Commercial Mill), Mount Gambier (SHP 10959) (includes three separate buildings – storage room, Billiard room and oat mill)
- 1870, The Sheep's Back Museum (former Simpson's Flour Mill), Naracoorte, (SHP10250) (listing only covers mill)

1871-1880

- 1878, Former Jacka's Brewery and Yard Walls (former Marshall's Flour Mill), Melrose, (SHP 10178) (originally a flour mill but converted to a brewery in the 1890s, listing includes two main buildings and yard walls and cellars)

- 1878, Mallala & District Museum (former Flour Mill) and Wall, Mallala, (SHP 12981) (listing includes the mill and the boundary wall)
- 1879, Eating House (former Dunn's Flour Mill) Quorn, (SHP 10195) (listing includes the mill building and attached dwelling)

1881-1900

- 1885, Former Laucke's Flour Mill, Angaston, (SHP 12215) (listing only covers the stone mill building)
- c1889, Former Adelaide Milling Company Flour Mill, including southern annexe and former Motor Room, Packing Shed (brick and iron facade only), Stone Wall to west of Hart's (1855) Mill and remnant southern masonry wall east of Adelaide Milling Co Mill, Port Adelaide, (SHP 19934)

Twentieth Century /other

- 1903, Former Blue Lake Oatmeal Mill, Mount Gambier, (SHP13896) (listing only covers mill)

The comparatively large number of flour mills entered in the South Australian Heritage Register is due to the importance of grain growing and milling to South Australia's economic history. However, there are few entries of mill outbuildings and entire complexes or groups, including owners' / managers' residences or associated outbuildings. Rather, most of the existing listings are for individual mill buildings. This is largely due to the early heritage listing process in South Australia. Prior to 1993, listings often focused on the main building with a higher degree of architectural merit, rather than thinking about complexes as a whole. The social and cultural significance of a building was seen as lower significance. Therefore, many associated mill building haven't been protected and have been lost. Complexes which include the mill, mill house and outbuildings, as is the case at Middleton are unusual. The following are mill complexes which are on the State Heritage Register.

Of the list above, only five mills include the associated mill buildings such as stables, outbuildings and residence. These include:

- 1844, Eating House (former first flour Mill built by John Dunn), Mount Barker,
- 1858, Dwelling (former Callington Flour Mill), Callington, (SHP 10628)
- 1867, Eating House (Old Oat Mill, former Commercial Mill), Mount Gambier, (SHP 10959)
- 1855, Former Hart's (later Adelaide Milling Co.) Flour Mill, Port Adelaide, (SHP 10928)



Eating House (former first flour Mill built by John Dunn), Mount Barker, 1844 (SHP11747)(includes mill house and mill)
Source: DEW, c1980



Dwelling (former Callington Flour Mill), Callington, 1858 (SHP 10628) (including three-storied central section with single-storey side wings (for carts and horses) and rear wing)
Source: DEW, 1980



Eating House (Old Oat Mill, former Commercial Mill), Mount Gambier, 1867 (SHP 10959) (includes three separate buildings – storage room, Billiard room and oat mill)
Source: DEW, c1980



Former Hart's (later Adelaide Milling Co.) Flour Mill, Port Adelaide, 1855 (SHP 10928) (including flour mill, southern annexe and former Motor Room, Packing Shed (brick and iron facade only), Stone Wall to west of Hart's (1855) Mill and remnant southern masonry wall east of Adelaide Milling Company Mill.)
Source: DEW, 2005



Former Jacka's Brewery and Yard Walls (former Marshall's Flour Mill), Melrose, 1878 (SHP 10178) (originally a flour mill but converted to a brewery in the 1890s, listing includes two main buildings and yard walls and cellars)
Source: DEW, c2000

In addition to the above mills which are State Heritage Places, the following flour mills are local heritage places:

- Flour mill, Cummins
- Laucke's Flour mill and wheat store, Greenock
- former Mortlock Mill & Trees (2), McLaren Vale
- Former Charlick's Mill, Mile End South.
- Former Mill and Distillery, Mount Gambier
- Banner Hardware (former Flour Mill), Mount Gambier
- Flour Mill, Murray Bridge
- house, barns & fr mill, Nairne
- Flour Mill Ruins and Manager's Residence, Penwortham
- Former Jacketts Flour Mill (contributory), Port Adelaide
- Former Mill, Tanunda
- Former Flour Mill, Tea Tree Gully
- Butterworth's Mill Ruins, Whites Valley

Therefore, of the 117 mills built by 1880 in South Australia, at least 40 still exist today. 27 are State Heritage Places 12 are local heritage places and one is a contributory place.

Outbuildings

Nearly all farm and industrial buildings built in the early settlement of South Australia included a number of outbuildings. These outbuildings were essential to the effective operation of the place. The nominated stable and outbuilding are directly associated with an early industrial building. Therefore, comparisons between the nominated buildings and similar listed outbuildings will establish how many similar examples still exist.

There are many outbuildings listed on the South Australian Heritage Register. Some are connected with domestic dwellings and are not included in the comparison with the mill outbuildings. The following are State Heritage Places which include outbuildings associated with agricultural or industrial buildings and are therefore similar to the nominated Stable and Outbuilding, Middleton Mill.

- Homestead, Outbuildings, Stables, Shearing Shed and Water Tank, Booborowie, (SHP 19122)
- Outstation including Outbuilding, Aroona Valley, Flinders Rangers, (SHP 11764)
- Alexandrina Riverside Complex including House, Outbuildings, Woolshed, Stone Walls and Remains of Ferry Landing, Goolwa, (SHP13848)
- Kanmantoo Homestead and Winery Complex, including House, Outbuildings, David Unaipon's House and Stone Winery Buildings, Kanmantoo, (SHP 22796)
- Ketchowla Woolshed, Old Homestead & Outbuildings to Old Homestead, Ketchowla, (SHP 14874)
- Mount Farm (Dwelling & Farm Outbuilding), Lenswood (SHP 12362)
- Dwelling ('Sporn Farm'), including Blacksmithy, Wheat Barn, Buggy Shed, Stable, Original House, Bake Oven, Shelter Shed and Bunk House, Nuriootpa, (SHP 12240)
- Coriole Winery (Winery, Dwelling & Outbuilding), McLaren vale, (SHP 14503)

- Former Noolook Bark Mill Site (including house, office, weighbridge, engine bases, well, tank base, shed/way station, sheep dip and stable ruins), Mount Benson, c1890 (SHP 26327)
- Hamilton Homestead Complex including Homestead, Drafting Yards, Shearing Shed, Cemetery, Outbuildings, Mess Hut and Store (ruin), Mount Hope, (SHP 14107)
- Paringa Bangalore Fruit Block (including the house, garden, outbuildings and structures), Renmark, (SHP 13528)
- Chateau Tanunda (First Cellars, Distilling Tower, Spirit Bond Store, Galvanised Sheds & Brick Chimney), Tanunda, (SHP 10325)

The following are selected examples of outbuildings which retain their connection to the industrial or agricultural building they serviced.



Onkaparinga Olive Farm (Dwelling and Outbuildings), Huntfield Heights, (SHP 14508) (2014)
Source: DEW



Kanmantoo Homestead and Winery Complex, including House, Outbuildings, David Unaipon's House and Stone Winery Buildings, Kanmantoo, (SHP 22796) (2017)
Source: DEW



Dwelling ('Sporn Farm'), including Blacksmithy, Wheat Barn, Buggy Shed, Stable, Original House, Bake Oven, Shelter Shed and Bunk House, Nuriootpa, (SHP 12240)
Source: DEW, 1989



Former Noolook Bark Mill Site (including house, office, weighbridge, engine bases, well, tank base, shed/way station, sheep dip and stable ruins), Mount Benson, c1890 (SHP 26327)
Source: DEW, 2010

Assessment against Heritage 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.

The Middleton Mill complex, including the already-listed mill and house, and the stable and outbuildings that are the subject of this assessment, 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 assessment.

Being settled early in the establishment on the new colony, the Fleurieu Peninsula 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 House 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.

The significance of the Middleton Mill is reflected in its confirmation as a State heritage place in 1980. In addition, in 2013 the Middleton Mill house was confirmed on the Register as it satisfied criteria (a), (b) and (c) Under Section 16 of the Heritage Places Act 1993.

Given the significance of the Middleton mill and mill house, 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. Similarly, the survival of the Mill outbuildings along with other associated structures contributes to the context of the mill as an industrial complex and amplifies the significance of the mill itself. Because of the surviving stable and outbuildings, 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 house and outbuildings do not.

It is recommended that the Stable and Outbuilding, Middleton Mill **does** 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 the future.

The Stable and Outbuilding, Middleton Mill are located directly alongside the mill building and the mill house. Despite being separated onto individual titles, the stables close proximity to the Middleton Mill and the mill house demonstrates an intimate relationship between the industrial activity carried out within the mill complex - from grain storage to production of flour and transport to the ports - and the lifestyles of the millers who lived there.

At the peak of the milling industry in South Australia in the 1880s there were 117 mills in operation. Today, South Australia only has four mills in operation and the technology used in these mills is vastly different to milling processes during the time 19th century. Thus Middleton Mill represents an industrial process that is no longer practiced, and in particular, the surviving house, stable and outbuildings provides valuable insight into the operation of mills in the mid-1800s.

The stable and outbuilding have been considerably altered since their first construction. This includes the construction of full height walls over the 1m high walls which once formed low bays, new roofs, and extensive conservation works. Despite this, the original use of the buildings for storage and animals is still clearly demonstrated in the built fabric. Their relationship to the Mill and Mill house means their original use as ancillary buildings to the mill is still evident.

Although the Register contains numerous examples of flour mills, they are often listed in isolation from their context. There are only five examples of mills that also have their associated houses or outbuildings listed. However, there are a larger number of outbuildings which are State heritage places and 12 that are still associated with their main industrial or farming building. While mill complexes can be considered rare, outbuildings and stables are not rare. If considered in isolation the outbuilding and stable, Middleton Mill do not have rare, uncommon or endangered qualities.

It is recommended that the Stable and Outbuilding, Middleton Mill **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.

There is no physical fabric or documentary or oral history evidence relating to the stable and outbuilding at Middleton Mill to indicate that the place is likely to contain physical evidence not currently visible that will contribute meaningfully to the understanding of South Australia's history. The stables have been altered and developed significantly since their initial construction. Consequently, the likelihood of physical evidence with sufficient integrity or condition to yield information about the site not already known through other sources is highly unlikely.

It is recommended that the Stable and Outbuilding, Middleton Mill **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 stable and outbuilding at Middleton Mill fits into the class of place of industrial and/or domestic outbuildings. The structures are associated with an outstanding example of a large nineteenth century flour mill, whose heritage significance is already recognised by its inclusion in the South Australian Heritage Register.

The Mill was entered in the South Australian Heritage Register as a State Heritage Place (SHP 10356) in 1980. The listing applies only to the land parcel described in Certificate of Title (CT5258/809) on which the Mill stands.

While it could be said that the Mill might be an outstanding representative of its class, the outbuildings are less notable. They are similar to many other buildings of their class, and are not considered to be outstanding examples of a stable and outbuildings.

It is recommended that the Stable and Outbuilding, Middleton Mill **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 times. Breakthroughs in technology or new developments in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.

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

The stable and outbuildings at Middleton Mill are typical examples of rural, industrial vernacular buildings of the mid-nineteenth century. They do not show any qualities of innovation, formal design, or represent a new achievement for their time. They have been altered since their original construction, and while they still demonstrate the function for which they were built they are no longer an outstanding representative of the building techniques used.

It is recommended that the Stable and Outbuilding, Middleton Mill **does not** fulfil criterion (e).

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

With regard to this criterion, consideration has been given to *Guidelines for State 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 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.

The Middleton Mill complex has been one of Middleton's most prominent building groups since its construction in 1855. During its life it has been used as a flour mill and industrial complex, meeting hall, for functions, residence and outbuildings, and in recent years as a cellar door and café. Many of these uses have had links to the local community, but the mill outbuildings could not be said to have played an important part in the lives of the local community, or to hold any special cultural or spiritual connections with them. Also, any associations with this place would be considered to be significant at the local level.

It is recommended that the Stable and Outbuilding, Middleton Mill **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.

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

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

The Middleton Mill complex including the subject outbuildings was closely associated with pioneer settlers William and Alexander Bowman and Arthur Addison. However, although the Bowmans and Addison were important within the local district, and the fact that Addison later became a member of parliament, these important early settlers are not considered to be significant at the state level.

It is recommended that the Stable and Outbuilding, Middleton Mill **does not** fulfil criterion (g).

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.

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

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

SITE RECORD

NAME:	Middleton Mill Stable and Outbuilding	PLACE:	26493
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FORMER 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		
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:	CT5413/46	
	Lot No.:	Lot 152	
	Plan No.:	eg. deposited plan	
	Section:	2262	
	Hundred:	Goolwa	
MAP REFERENCE (GDAxx):	MGA Zone	52	
	Easting (X)	1381885.7614	
	Northing (Y)	6026990.4541	

SITE PLAN

NAME: Stable and Outbuilding, Middleton Mill PLACE: 26447



Middleton Mill Stables and Outbuildings

Legend

N↑

-  Outline of Stable and Outbuilding at Middleton Mill
-  Title outline CT5413/46
-  Adjoining title outline
-  Mill
-  Mill house

NAME: Middleton Mill Stable and Outbuilding

PLACE: 26447



Mill outbuilding showing low walls that were originally used as animal enclosures or storage. (2017)
Source: DEW

Mill outbuilding showing low walls that were originally used as animal enclosures or storage. (2017)
Source: DEW



Interior of mill outbuildings showing lime wash walls. (2017)
Source: DEW



Interior of mill outbuildings showing lime wash walls, exposed trusses and ceiling panelling. (2017)
Source: DEW



Additional outbuilding built using reclaimed materials
c1980s, not included in this assessment. (2017)
Source: DEW



Additional outbuilding built using reclaimed materials
c1980s, not included in this assessment. (2017)
Source: DEW

¹ Simons, M. (2003). *The Meeting of the Waters: The Hindmarsh Island Affair*. Sydney: Hodder Headline, p.

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

⁵ Marsden, Marsden, Dallwitz, Linn and Linn, (1988), *Heritage of the Fleurieu Peninsula*, (South Australian Department of Environment and Planning: Adelaide), p.18

⁶ Ridgway, Nigel, Mills, Millers and Mill Engines, p. 1, Donovan and Associates, (1992), *Railway Heritage of South Australia, Volume 1*, (commissioned by the National Trust), p. 14

⁷ Marsden, Marsden, Dallwitz, Linn and Linn, (1988), *Heritage of the Fleurieu Peninsula*, (South Australian Department of Environment and Planning: Adelaide)

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¹¹ Ridgway, Nigel, Mills, Millers and Mill Engines, p. 3

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¹³ Marsden, Marsden, Dallwitz, Linn and Linn, (1988), *Heritage of the Fleurieu Peninsula*, Item Identification sheet, (South Australian Department of Environment and Planning: Adelaide), Tolley, J. C. (1968) *South Coast Story*, p. 48.

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¹⁵ ENCOUNTER BAY DISTRICT, *South Australian Register*, Fri 23 Jan 1857, p. 3

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¹⁹ Ridgway, Nigel, Mills, Millers and Mill Engines, p. 3

²⁰ Ridgway, Nigel, Mills, Millers and Mill Engines, p. 3

²¹ Ridgway, Nigel, Mills, Millers and Mill Engines, p. 4

²² Family Notices *The Register*, Tue 28 Nov 1905, p. 4

²³ GOOLWA, *South Australian Register*, Fri 13 Feb 1863, p. 3

²⁴ <http://guides.slsa.sa.gov.au/c.php?g=410354&p=2794969>

²⁵ Davis, Elizabeth, (1988), *Flour Milling in South Australia, A History*, (Millers Produce Co: Adelaide), p. 6 & p. 10

²⁶ Government of South Australia, *Primary Industries and Regions, History of Agriculture in SA: Flour Milling* sourced from

http://www.pir.sa.gov.au/aghistory/industries/cereals__and__grains/wheat/flour_milling/flour_milling

²⁷ Government of South Australia, Primary Industries and Regions, History of Agriculture in SA: Flour Milling sourced from