

Statement of Heritage Impact

Modification: Minor extension of existing rear deck

Bungania



Type and Name of Item: Residential Cottage, “Bungania”.

(Also known as “Bungonia”)

Listing Number: 2270017 Pittwater LEP 2014

Address: 77 Myola Road Newport NSW 2106

LGA: Pittwater, Lot 1 DP 538888

Background

A heritage report was submitted to council as part of DA N0390/11, which related to additions and alterations to the stone cottage known as Bungania. A copy of that report, in which the broad heritage significance of the place is described on pages 17 – 18, is attached at Appendix 1. (Note that this original report was prepared by the present owners of Bungania, residents of Newport for over 40 years, with guidance and advice on matters of heritage from William Ashton, B.Arch.,UNSW.)

More recently, a statement of heritage impact of a proposed secondary dwelling at 77 Myola Road (DA 2018/0449) also references the heritage report cited above. A summary of the description of the site, its current use and its historical, social, aesthetic and technical significance of Bungania, (based on NSW Heritage Council Policy No 2 guidelines), is as follows:

Bungania - Description

The stone and corrugated iron roofed cottage is sited just below the ridge on Bungan Head, and is screened from view, being some 70 metres from the street. As the heritage report referred to above states, the house itself is set into a cutting below the ridge. It was built to consciously avoid the southerly winds, and could almost be said to hug the downward slope. The roof itself is the only part of the house that protrudes above the ridgeline. For a further description of the genesis of the cottage, see the accompanying report pages 14-17

Current use of Bungania

The cottage was uninhabitable when the current owners purchased Bungania. Basic services had to be replaced and some rationale and definition needed to be applied to the land. Restoration has been taking place, with all services now connected to the main cottage from the street. There has been some restoration of gardens and stone walls constructed which has resulted in the amelioration of the slope and the increased usability of the block. The work is ongoing and carried out as funds permit to result in a home for the current owners

Social significance:

There is much social relevance in the cottage and its evolution has much in the story of its owner as a late 19th and early 20th century citizen and owner builder. Yewen's story is about the type of character who evolved in response to the conditions prevailing at that time. Hard working and aspirational and perhaps exceptional in that he was in many ways a rounded person with interests in politics, the arts and literature. We can say then that Bungania primarily has a modest to high, local social significance.

Historical significance:

The site provides an understanding of the nature of the development of the early 1900's northern beaches area of Sydney. Refer to the original report describing phase II of this development referred to as "The influence of Real Estate Ventures, a resort for the Wealthy" (page 6). Bungania has a modest significance in terms of the natural and cultural history of the local area.

Aesthetic significance:

There was the desire to create something of aesthetic value in building the rustic cottage, even though a high level of sophistication was not reached due to the harsh circumstances under which the home was built. However, the beauty of the area, and the Yewen family's embrace of their surroundings, the natural aesthetic of the place and the rusticity of the cottage suggests a modest significance in this regard.

Technical significance:

There is also a modest technical significance in the way Yewen created Bungania, in his eccentric DIY approach, in his personal monumental effort in hewing stone from the rock face on site, driven by his fierce will to succeed.

Proposal to extend the rear deck of Bungania cottage

As explained in the Statement of Environmental Effects, the installation of a 5,000 litre detention tank at the rear of Bungania, due to the requirements of DA 2018/0449, has resulted in a visual aberration on Bungania's north eastern side.

In this proposal, the heritage impact of extending an adjacent concrete deck by approximately 8 square metres to cover the new water tank is explained.

The existing deck

Because Bungania was built in an organic, DIY fashion, the rock shelf on the north eastern side of the cottage presented an ideal place to create an outdoor space. With the rock shelf as a base, approximately 21 square metres of concrete was laid along with some additional stonework using existing stone on site. This stonework forms a garden behind the deck.

An informal, non-load bearing stone rockery was built up against the bedrock beneath the concrete platform using irregular rock pieces, no doubt emanating from the building of the cottage itself. The present plan envisages re-instating this rockery to the point where the detention tank is installed.

This will be an important linking element in the deck design, with the remainder of the structure fitting seamlessly into the rear outline of the cottage without in any sense dominating it.

Since we have no documentation (if indeed there was any) as to the railing of the existing deck, a railing appropriate and sympathetic to the overall character and quality of Bungania cottage is proposed.

Heritage impact of the new deck

The aim of the design of the new deck is not to detract from or alter the character, style or significance of Bungania. Even though this is a rear area of the site, it is essential that the new work sits lightly and comfortably with the complete existing structure. Of course this will be discerned as an addition, but by blending materials, colours and design, it is intended that Bungania would be enhanced as a living heritage item, and that its significance would remain intact.

A strong integrating element will be the re-instated rockery. The new timber component of the deck will sit just above the rockery and will be visible when you round the north-west corner of the building as you make your way towards the rear of the house.

Underneath the deck, facing directly north and east, there will be broad paling fence slating to integrate with the existing adjacent fencing. The railing will echo prior, older styles but will still be identified as current.

It is hoped that with these elements in place, Bungania will gain a new amenity for quiet enjoyment by its occupants. The position of the deck is surrounded by trees and foliage so this will be a private place for contemplation

But above all, it is intended that the significance Bungania will be protected and its curtilage complemented by this proposal.

Appendix 1

February 2011

History and Heritage assessment of Bungania

77 Myola Road

Newport

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Introduction

“Bungania”

77 Myola Road Newport

This history has been prepared by the present owners of Bungania, residents of Newport for 37 years, with guidance and advice on matters of heritage from William Ashton, B.Arch., UNSW. Interviews with residents who have been connected with Bungania over the years have been helpful in providing a local perspective. Recorded in 1997, the following Newport people took part in the interviews:

1. Patricia Smith, born 1916, (mother of previous owner Wendy Bale who was the granddaughter of the original owner and builder).
2. Don and Hazel Lovering, longterm residents of Newport, friends of the Yewen family. Don's father was Horace Lovering, a wealthy landowner near Bungania.
3. Jessie Aldridge, descendant of Robert Porter who, in 1884, was given the contract for repair of roads from Narrabeen to Palm Beach. She lived in Newport from 1918 to 1996

Wherever possible, use has been made of local sources as follows:

1. Maureen Smith, librarian. Local Studies, Manly Library
2. Local history librarian. Dee Why Library
3. Virginia Macleod, Local History Resource Unit, Nelson Heather Centre, Warriewood
4. Family photographs, personal research and documents by Christopher Britton, great grandson of the first owner, Alfred Yewen

Bungania was identified in the Heritage Study prepared by McDonald McPhee Pty Ltd Craig Burton in 1989 as a "rambling single storey house, weatherboard and iron roof, being of local heritage significance with high associations of cultural significance with regard to Phase 11 (1880-1920) defined as 'The Influence of the Real Estate Ventures - a resort for the wealthy' (p.20. Vol 1).

Published References

1. *The Newport Story* by Guy Jennings, 1987
2. *Barrenjoey Peninsula & Pittwater Heritage Study*, Vols 1 and 3, by McDonald McPhee Pty Ltd and Craig Burton, 1989
3. *Report on the Heritage Significance of "The Eyrie" at 32 Bungan Head Road, Newport* by Penelope Pike and Robert Moore for Pittwater Council 1995
4. *Dee Why to Barrenjoey and Pittwater* by Charles Swancott, 1967
5. *Pittwater Paradise* by Joan Lawrence 1994
6. *Sydney's Century: a history* by Peter Spearritt 1999
7. *Pictorial Memories: Manly to Palm Beach* by Alan Sharpe 1993 & 1998
8. Land Titles Office for a history of the ownership of the property

General Historical Perspective

In this generalised evaluation the periods used here refer to those defined in the Heritage Study by McDonald et al as follows:

Phase 1 - Settlement and Consolidation, 1788 – 1880

Governor Arthur Phillip landed at Manly on 21 January 1788 and later that year sighted and named Pittwater (in honour of William Pitt the English Prime Minister) during his continued efforts to find suitable land for cultivation as the community were in danger of starving. During one expedition in August 1788 Phillip camped in present day Warriewood, known in early times as Sheep Station Hill. The following day he travelled further north to camp, and climbed a nearby hill, most probably Bushrangers Hill, which afforded a view of Pittwater. (Jennings p. 9)

In 1814 Surveyor Meehan surveyed a farm of 700 acres for Robert Campbell, in the area of Mona Vale which included half of Newport, ending at a line near Gladstone Street with adjoining grants to John Farrell (60 acres granted in 1843) and Martin Burke (50 acres granted in 1833). Campbell was granted his 700 acres in August 1819.

Jennings states that *"by 1841 the whole area was well known and very desirable"* for in 1832 the NSW Calendar and General Post Office Directory described Newport as *"equal to any lake scenery: there are many romantic spots with good land on its banks, which only require suitable inhabitants to resemble Arcadia"* (Jennings P. 10)

The area evolved. McDonald comments:

"the pioneering quality of the settlement at Pittwater was gradually replaced by a growing sense of community as the tiny settlements began to consolidate the gains of the first half of the century".

However, it was sparsely settled, difficult to reach and an object of curiosity by outsiders. They were viewed with equal suspicion by the inhabitants, as witnessed by the 1867 Handbook of Sydney, which stated:

"A clergyman penetrating into the district a few years ago found many grown up people who had never visited the city and are, in a measure, uncivilised" (Quoted by Swancott)

Prior to 1880, Swancott observes that "*Pittwater was undisturbed by and aloof from influences of the metropolis*" (p.103). Nevertheless, there was a boarding house built by Jeannerett which started in a modest way. Later the family began running steamers to Windsor in 1879.

And so Newport became the main traffic avenue to Barrenjoey, Brisbane Waters and the Tuggerah Lakes from a newly constructed pier in Newport on the Pittwater side. Four steamers a week arrived with passengers and cargo, particularly shell lime and firewood, along with the north coast mail. (Swancott p 103).

Travel by land became possible when Barrenjoey Road and Pittwater Road from Mona Vale to Church Point and Newport were surveyed in 1877. (Gledhill quoted by McDonald p.25)

Phase 11 - The Influence of the Real Estate Ventures, a resort for the wealthy, 1880-1920

The growing attention and activity by real estate agents reflected both the interest in the area and the economic fluctuations of the time. The 1880 boom in land prices and the subsequent loss of value during the 1890s depression were evident in Newport. But by 1900 land subdivision and speculation were rife, with many estates offered between Mona Vale and Avalon. Plots could be obtained on five pounds deposit and 6% interest.

The beginning of the twentieth century heralded a new era of one day or weekend tourism. Visitors arrived for picnics or stayed for short periods at a boarding house. Only the wealthy could afford the luxury of that newly acquired Australian status symbol: "the weekender" - a secondary home for holidays and investment (McDonald p.29). Between 1914 and 1920 the less well off purchased small fibro cottages near the tram terminus at Narrabeen (Pike and Moore p. 5)

Newport also became popular, along with other coastal communities when, in the first decade of the century, the prohibition of daylight bathing was relaxed and the health giving properties of the ocean outweighed the sea's connotations of danger and immorality. A sales brochure of the time (1911-12, A Rickard & Co, Auctioneers & Realty specialists, quoted by McDonald p.31) reflected these new attributes, claiming their subdivision "*one of the finest weekend estates ever offered in Sydney - a property well worth investigation by every man and woman who enjoys boating, fishing and bathing at their best*".

In the 1880s the old weatherboard Newport Hotel was kept by William Boulton whose family ran coaches to Manly, carried the mail, and owned the one and only bullock team in the district (Swancott p. 104). The land was sold from the Jeanneretts to the Boultons in September 1887 but the building was replaced by a brick design in 1919 by the new owners, Resch's Ltd. Close by, Minnie Scott ran a successful boarding house from 1901-1914, catering for the growing visitors until war was declared.

The growth of land purchase and visitors could also be attributed to the "Universal Saturday Half Holiday" which gave workers more leisure, referred to in another real estate brochure of the time which stated:

"The demand for weekend lots by the water is growing wonderfully. It, the enforcing of the universal Saturday Half Holiday in Sydney, is going to make this the greatest 'weekend year' the city has ever known" (A Rickard & Co. Auctioneers and Realty Specialists, Church Point).

But of actual residents there were few. By 1905, Newport's population had barely reached 100 souls. (Joan Lawrence, "Pittwater Paradise", p.48).

Phase 111- Holiday and Recreation, 1920-1950

The post war housing boom and desire for owning one's own home can be seen in Warringah in real estate activity in the twenties. Spearitt, in his study "Sydney Since the Twenties", states *"Warringah had more subdivided land than occupied land thanks to real estate speculators"* (McDonald p.33). Quick profits were the order of the day and developers had no responsibility for the provision of utility services, roads or kerb and guttering (Spearitt p.46).

Newport saw rapid development in the early 20's in the beach area, which outstripped the development on the shores of Pittwater for the first time, but still only 60% of the houses were occupied during the week (Alan Sharp, "Pictorial Memories - Manly to Palm Beach, p. 108)

The Depression changed this situation. Land ceased to be desirable speculation although the peninsula slowly became *"a broader social spectrum holiday area"* (McDonald, p.34) due to the electric tram service and improved bus services. In 1938 the Palm Beach/Wynyard bus service allowed direct access to the city. (McDonald p.36). Electric light came to Newport in 1930 but progress was slow due to the financial downturn of the period (Sharp P.8).

The growing permanent population in the 30s required the establishment of churches, an automatic telephone exchange, more businesses and recreational facilities. The Newport Bowling Club was formed in 1938; the Newport Surf Club was built in 1933; The Royal Motor Yacht Club's clubhouse opened in 1928 and the Royal Prince Alfred Yacht Club's clubhouse and slipway were built in 1937, although the club itself had its origins some 70 years earlier (Jennings, pp 78-83)

Phase IV - A Commuter Suburb - Exclusivity, 1950 onwards

"The complete suburbanisation of the district and its role as a dormitory suburb of Sydney ... largely due to the improved transportation system" occurred during this phase of development. (McDonald, pp 37). The post war economic boom and the resulting full employment allowed many to realise the dream of owning their own home. (T. Kass,

"Cheaper Than Rent: Aspects of the Growth of Owner-Occupation in Sydney 1911-1966" quoted by McDonald, p.38). Newport's population had increased to 1200 by 1949, and in seasonal periods escalated to 3000.

Yet the area was still perceived to be a place for the wealthy. Spearritt made the *distinction*: "*The rich tend to go to the northern beaches -Newport, Avalon, Whale Beach ... Palm Beach, while the workers throng the yellow sands of Bondi, Coogee and Maroubra; but you cannot tell a man's income in a pair of swimming trunks and the Pacific surf is a mighty leveller*".

The growth in population increased the demand and expansion of local industry, the retail sector and urban utilities such as schools, churches, post offices and leisure activities along with rapid development. "*Homes were built in every type of allotment as well as a large number of home units on the beach front and nearby areas*" (McDonald, p.40), in such large numbers that the then Warringah Shire Council were extremely concerned for the environment and the heritage of the peninsula.

Alfred Gregory Yewen

Yewen was something of an eccentric character, to say the least. Born in England in 1867, he suffered from tuberculosis and arrived in Australia in 1888 "*penniless and with the remnant of a lung*" at the age of 21. He held strong socialist views, having been in the company of William Morris and George Bernard Shaw and a member of the Fabian Society before reaching Australia

Because of his physical condition, Yewen settled in Queensland and was soon active in the Australian Socialist League, working as a journalist on the Brisbane "*Boomerang*" and William Lane's *Worker*.

Later in Sydney, Yewen linked up with Billy Hughes, editing a publication called the *New Order*, a diverse left wing rag in opposition to Lane's *Worker*.

Hughes observed that Yewen "*was never known to smile. He never went out. He had no recreations and only one shirt*" (Edmund Campion, Australian Dictionary of Biography, appendix 4)

In the 1894 election, Hughes gained a seat but in Yewen's eyes, failed to live up to the socialist ideology they had espoused in the *New Order*.

Yewen, by nature a rigid, uncompromising and obsessional character, developed a lively hatred of Hughes from this time, screaming out "you rat" whenever Yewen encountered Hughes in the street. It seems Yewen was so disillusioned, he renounced his strict socialist views and turned his attention to matters relating to the land.

He became sub editor on the *Stock and Station Journal*, and in 1899 obtained a stock and farm reporting job on the *Sydney Morning Herald*.

Obviously not without drive and ambition, he published *Yewen's Directory of the Land Owners of NSW* in 1900 and later in 1901 he launched his own periodical, *AAA. All About Australians*. He remained with the *Sydney Morning Herald* until his retirement in 1921.

Such was the improvement in his material position and aspirations that on 22 March 1906, he purchased 15 acres at Bungan from a large subdivision issued by the Mona Vale Land Company.

There is little doubt that the trappings of success, his more mature years, his more prestigious employment, surrounded by the more gracious homes of Mosman (The Sands Directory records his residence in 1904 as Shadforth Street Mosman) had their effect on Yewen's outlook, a very real change from his previous asceticism. This is not to say, however, that Yewen was particularly wealthy when he started building the cottage, as his modus operandi in its construction clearly shows. It was not until much later that Hughes, now alienated from Yewen, was to bitterly remark: *"I lived to see him sleek and opulent, arrayed in the favourite livery of capitalism – bell topper and frock coat and stiff collar"*



The Yewen family at Bungania. Alfred is seated on the right.

Yet this is not quite the impression we get of the man at Bungania. In this rugged but quite beautiful environment, Yewen, drawing on skills acquired during a short period when he worked as a stone mason in England, began building the stone cottage "by his own unaided labour".

Reports reveal that Yewen would travel "by pushbike" to Newport at weekends to work on Bungania. His obituary, published in the Sydney Morning Herald, dated 13 June 1923, (Appendix 7) quotes:

Sometimes a whole Saturday and Sunday would be occupied by the shifting of a single huge stone. His friends said that he must have the heart of a lion. Still, little by little, hindered sometimes by sickness, sometimes by foul weather, he pegged away, and and eventually starting with an angle in the living rock of an old quarry for the first two walls of his sitting room, he laid the foundations of a house that was destined to be as rugged externally, and internally as hospitable as its owner.

Either because of a lack of skill, a lack of finance in these early years, or a sense that this place should be part of the landscape – the house does fit into the side of the hill – the house assumed a naturalistic, rustic and homely style.

However, combined with this rustic quality, there are certain architectural elements of an English nature to be found in Bungania. Its high pitched cathedral ceilings and fine multi paned windows, of which there are only a few remaining, testify to Yewen's ambition for more refinement and more elegance in the finished structure.

We conclude Bungania was not intended to be a humble rustic dwelling inhabited by a recluse but an imaginative expression of Yewen's personality. The contrast between Hughes quoted description above of a restrained and constricted character in the early days with the obituary quoted above ...*"as rugged externally, and internally as hospitable as its owner"* sums up the changes in Yewen over the years.

The construction of Bungania was an all-consuming passion but just how much of the house was built by Yewen is impossible to say. . The image of this wiry individual, not always in the best of health, riding his bike from Mosman to Newport to work on his house, cutting large blocks of stone from the site that he lifted into place often unaided, is indeed extraordinary. No particular builder or person has been identified who may have helped Yewen in his travail.

It appears Yewen had taken up residence by 1906. The Sands Directory of that year lists A.G. Yewen as the editor of the Yewen Publishing Company, Mosman, with his private address at Newport (appendix 6).

Over the years more rooms were constructed and followed the contours of the hill, from stone quarried on the site so that the house *"nestles into the quarry face"* having a *"vernacular quality"* (Appendix 3, National Trust report on Bungania, 1978). Notwithstanding this "vernacular quality" the house is quite church like with gothic style ceilings and fireplaces. . The whole structure has a definite serendipity about it, a quirky individualism not following any particular architectural style.

Mention should be made of the siting of the house. The National Trust visitors remarked on the *"magnificent views of Newport and Bilgola beaches, and of Pittwater ... to the north,*

while to the south is the whole panorama of Sydney's northern beaches" (Appendix 3). Equally, back in 1923, the writer of Yewen's obituary noted:

"the landscape northwards from the adjacent veranda is probably the most extensive and beautiful to be obtained from any headland on the coast of New South Wales". (SMH Obituary, appendix 7)

It would seem that many early local people were almost self sufficient, with chickens, fishing, vegetable gardens and *"a nearby orchard and the family cow which allowed home made cheese, butter and ice cream"* (C. Britton, school project, 1985). Apparently, during a meat strike in 1917, the herds of wild goats which used to roam the area were almost eliminated when visitors hunted them (The Manly Daily, 13.12.73)

The home contained a treasure trove of *"a particularly fine collection of oils and water colours from the studios of the best-known local artists"* (SMH Obituary appendix 7). Indeed, one famous painting, "The Westwind" by Sydney Long, was acquired when Yewen obtained it from Adolph Albers in return, local folklore has it, for a parcel of land, where Bungan Castle was built in 1919 (Jennings. p.25)



Reading and taking tea at Bungania, circa 1920

Yewen's connections with "artists, writers, philosophers and political

thinkers" made Bungania an intellectual hideaway where many famous people such as Norman Lindsay, Syd Long, Christopher Brennan, Le Gay Brereton, visited and painted (C.

Britton, school project). Musical afternoons featured the new "sound invention", an old wind up gramophone, where neighbours and friends were invited to listen to classical music on 78 LP records.

Collections of letters, documents, prints and photographs were recommended by the National Trust for cataloguing and documentation, but were rejected by the Mitchell Library when offered by Wendy Bale in 1988 (Manly Daily, Northsider, 12 November 1988).



Description of the house:

Siting

Known as Bungania, the house is sited just below the ridge on Bungan Head, and is screened from view, being sited some 70 metres from the street. The house is set into the rock face on the northern side of the ridge. The cutting accommodating the house is quite deep, exposing some 2.5 metres of rock face. It has been suggested that this cutting could have been an early district quarry, though just as easily could have been a naturally formed lower platform just below the ridge. The south side of the house is effectively 2 metres below natural ground level as a result of building into this deep cutting. Unfortunately, the raw face of the cutting is an internal wall, without any drainage for these southern walls whatsoever.

There is little doubt that the stone for the house came from the site, some of the stones being quite large, requiring very little transport to their final destination in the designated walls.

The house is very protected from the southerly winds which on this part of the headland can be quite fierce. The roof itself is the only part of the house that protrudes above the ridgeline. In its position, the house originally enjoyed extensive views to the north to Newport Beach and the northern headland and to the west, across to Pittwater. Those views are now largely obscured by modern day vegetation.

General form of the house

As the accompanying sketches in Appendix 1 show, individual rooms have been added to the primary or central room to the east, west and north. The rooms appear to have been added almost randomly. There is no hall as such. The small room on the east of the house is reached through a bedroom and the dining room. To the north, the room known as "the dungeon" has been built adjacent to a rocky outcrop to the west. Access to this lower room is via a timber staircase off the principal living area.

There are two fireplaces in the cottage, one positioned in "the dungeon", the other a dual fireplace serving the dining room and the main bedroom.

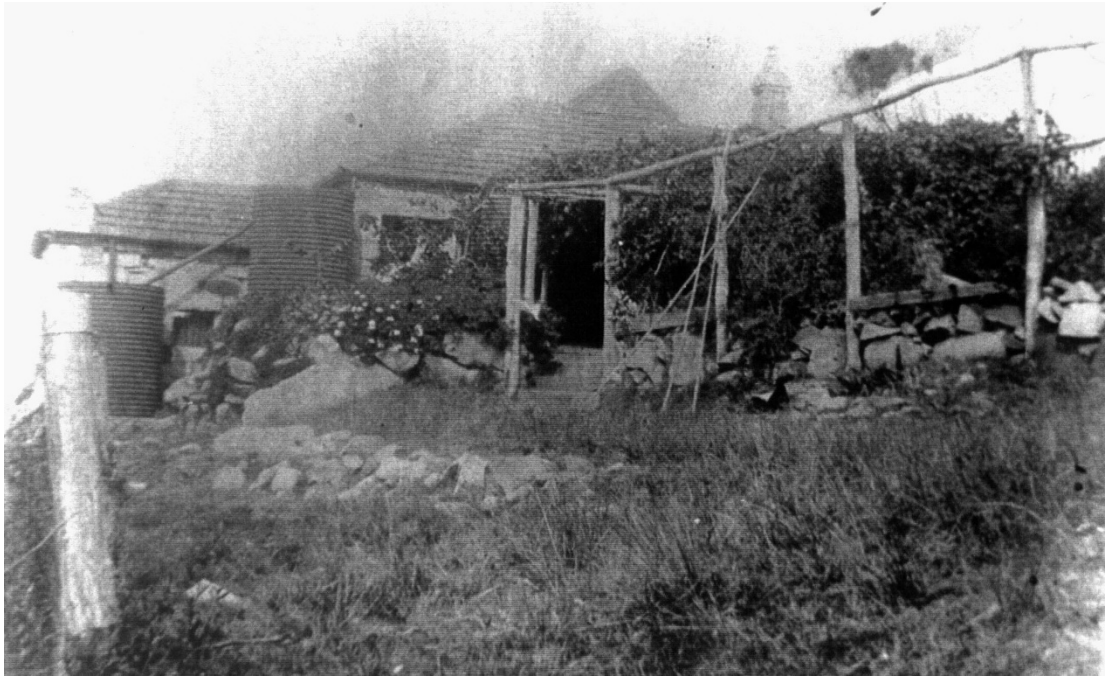
To the northwest, the veranda that features in early photographs has been enclosed, linked into the dining room and the principal living area. From this room there is an opening onto a patio like area supported by a rough stone wall.

Construction of Bungania

We have no surviving drawings of the plan of the house, There simply were none. The place grew organically, subject to Alfred's physical capacity and whimsy. Without plans or any other descriptive account of the construction of the house, most of our knowledge comes from the existing building

The only comment we have is by Ms Pat Smith in an interview in 1997, then in her 80's, in which she said that once the raw rock face to the south had been squared off, the first room completed was the living room, known as "the refectory" The lower bedroom, known as the "Dungeon" was next to be built followed by the dining room, known as the "Cathedral"(high ceiling) room, again hewn from the living face of the escarpment.

As for the entrance, the low stone wall on the west side indicates the perimeter outline to the porch/veranda and entrance The exact form of this is hard to discern today since some additions were made in later years. To the north of the entrance and west of "the dungeon" there was a water tank, partially masking this lower bedroom itself when viewed from the west entrance. Leading to the front door, early photographs show a charming and inviting trellis made of natural timber logs as supports possibly covered with climbing roses. There is an old climbing rose still to be found near the entrance. Two Strelitzias were planted on either side of this pagoda trellis and are still there today, now grown so large there is barely room between them.



The trellis entrance to Bungania on the west side.

One way or another, the house assumed a fairly discordant form. Nevertheless, Alfred had incorporated touches of English refinement - the gothic high pitched ceilings, the fine paned windows and much later, the walkway covered by creeper covered trellis leading to the entrance. All these elements show Yewen was struggling for a degree of graciousness in the finished cottage.

When Alfred began construction there was no electricity, no skilled labour and very poor availability of materials. This was definitely not an undertaking for the faint hearted. Of course, where some desired materials were not available, any used building materials that were to hand would do. Note that in the room known as the refectory, (the living room) the windows facing the sunroom to the north might have been of greater quality if finance had permitted, but very plain second hand windows had to suffice.

The house that emerged certainly had its own idiosyncratic quality – gothic Englishness mixed with down to earth rusticity resulting in a quirky, curious sort of place. Unfortunately, it was rather badly planned and suffered from an early version of DIYism. Alfred may have disguised these faults in construction with the art and eccentric trappings with which he furnished his house, but basically this was not a fine house meticulously designed by an architect and built by a first class builder. Note that the National Trust listing, invited in 1971 by Wendy Bales, Alfred Yewen's granddaughter, was accepted not so much on the nature of the building, but because of the artefacts the house contained.

A comparison with Napier Thompson's nearby house, 'The Eyrie', is interesting at this point. The assessment made of 'The Eyrie' by Mr Robert Moore and Ms Penny Pike shows us that 'The Eyrie' did not quite evolve in the manner of Bungania. We would have to say Bungania was rather more naturalistic in style and much more subject to Alfred's own version of doing things his own way. It was simply a rougher and more amateur construction.

Early photos show that the land was not heavily wooded when Alfred became the owner. A cursory wander over his new estate would have revealed the presence of strong southerly winds at times and it is understandable that he decided to site his house in a tiny suntrap facing north, protected from the South by the ridge of the headland some three metres above. And perhaps, even though this was obviously a mistake, Alfred, by necessity, realised he would save money using this location, because the rock face of the old quarry site would serve as interior walls.

In similar fashion, "The Eyrie" shelters from south easterly winds just below the Bungan Head ridge with magnificent views north over Newport Beach. However, "The Eyrie" stands a little more tall than Bungania. Mr Yewen's house is more burrow-like, as it nestles into the side of the hill, tiering down a gentle slope with a number of small roof forms.

We could speculate that someone less eccentric, perhaps more wealthy and more part of the everyday world at the time, might well have chosen a more commanding position on the 15 acres available.

A carving in an in situ sandstone boulder gracefully inscribed "1909" tells us that construction was perhaps substantially complete five years after the Yewens purchased their land.

Later History and changes to the house

Communications followed where people forged a new way of life. By 1914 the telephone had arrived in Newport, bringing a connection with the outside world. Swancott (p.12) listed the only four telephone subscribers in Newport at that time, one of which was "4 Bungania". The other three were "6 Hotel" Newport and Mrs Greig at " 1 K. Kamp" Mr Kleemo, Bushrangers Hill.

Yewen's 15 acre holding, covering a generous area of Bungan Head right to the high water mark, was largely intact until 1920, with only two blocks and the "Bungan Castle" land sold before then. Boxing Day 1920 saw the sale of the "Bungan Head Estate" with the agent touting "magnificent views and closeness to the beach". The establishment of the estate meant, however, that the curtilage of the original house was now reduced to less than one acre. (Appendix 2)

The subdivision brought about the creation of Bungan Head Road and its extension, Little Reef Parade, a name subsequently dropped as the whole street simply became known as Bungan Head Rd.

Local knowledge has it that finally, in the 1960's Stan's neighbour, a Mr Palmer, suggested a right of way and further encroachment on the last remaining Yewen land. Having obtained a verbal agreement from Stan, Palmer then proceeded to install a concrete driveway and concrete retaining walls along a new boundary that skirted the old cottage within a few metres of its walls. It seems that most of this was done while Stan was away on holiday. It had been easy for Palmer: he ran a concrete business.

The land now having been reduced to its present size, the house underwent a number of temporary additions and makeshift repairs. The inherent fault of using the sheer rock face of the hillside on the south side as inside walls meant the house was beset with damp and rot. In bad weather, these walls became a series of small fountains, as water literally bled through the rock from the ground above.

Later photographs show twin gables affixed to the front of the house where the veranda or porch entrance once stood. It is believed this timber framed front section was cobbled to the west side of Bungania in the early 60's for the purpose of providing a bathroom and porch extension. An aluminium window was used for the bathroom to the west and cladding was Hardy's fibrous cement "Hardiplank", a very common building material at the time. Due to damp and neglect, this section became subject to rot and excessive dampness and has since been removed.

The look and character of the house are best appreciated from the north, which is of course the natural outlook for the place. There was an open veranda on this side that was covered in by Stan Yewen some time before the second world war, thought to be about 1930.

Heritage significance of Bungania

The house itself and its manner of construction have heritage significance as testimony to the spirit and improvisation of early settlers to Newport and the Northern Beaches during the period from 1880 to 1920, described above as "Phase II: The Influence of the Real Estate Ventures, a resort for the Wealthy"

The depression of 1890, followed by active subdivision and sale of land in the Newport/Pittwater area was a time of great difficulty followed by one of optimism and hope. Alfred Yewen was an expression of that hope, the aspirational idealist, struggling under extremely hard conditions, who longed for something better and responded to the natural beauty of the headlands and beaches to Sydney's north.

The house assumed a special place in Pittwater because of its location, its manner of construction and the visitors Alfred attracted to Bungania. Alfred Yewen was not a hermit. His view was holistic, encouraging friends and acquaintances from all walks of life but especially artists, painters and political figures of the day. Alfred may well have seen Bungania as a Utopian artists colony, perhaps along the lines of the artists camp headed by Arthur Streeton and his followers of the Heidelberg school.

While Alfred Yewen was no doubt much more of an eccentric than many of his fellow Pittwater settlers, there are many aspects of his journey that are typical.

There was the holiday aspect - to make a sheltered spot away from the city where you could relax and holiday. There was the element of sustainability – that a house could be constructed from surrounding materials. There was the determination to create something worthwhile within limited means, against all odds, that was beautiful in itself and was in harmony with nature.

We can conclude then that the story of Bungania says much about the way Newport evolved at the turn of the century after the economy emerged from the depression of the 1890's and about the way of life in the early part of the twentieth century.

Restoring Bungania

In its present configuration and manner of construction, the building would not be suitable for modern habitation in itself. The problems created by building into the rock face have already been noted. This present proposal to restore Bungania is not to alter the footprint, to enlarge or to make any substantial alterations so that the idiosyncratic and charming nature of the place is retained.

Due to the budget restrictions of the present owners, (similar to those that afflicted Alfred Yewen!) the emphasis will be on the sympathetic restoration of the present structure as a small one or two bedroom cottage. Detail of work to be carried out is as follows:

- 1 Restoration of the veranda over the west entrance. This should take the form of a veranda or porch, but the exact original form this took is not known. In the interests of carrying through the theme of gothic Englishness that pervades the house, a gable will be constructed above the entrance.
- 2 The western stone wall and entrance has been substantially altered over the years and it is proposed to reinstate an entrance that will open to the veranda and the garden.
- 3 The tiny dressing room to the east of the main bedroom to become an ensuite with shower by lowering the floor level approx 300mm (which in all probability was its original level) and building a small dormer window (currently a skylight) on the north side.
- 4 A simple kitchen is to be installed in the dining room. To enable the kitchen to link up with the sunroom, it is proposed the opening between the sunroom and the kitchen be enlarged.

Restoration Materials

Wherever possible, the rich texture of the stone surface of interior walls will remain exposed. Since it is not possible to waterproof the natural rock faces that make up a few interior walls, these walls will be provided with a drain at their base, with a simple stud wall sheeted in painted tongue and grooved boarding standing proud of the wall. Measures will be taken to ensure this drainage system is adequate in wet weather.

Ceilings will be clad in painted tongue and grooved boarding to reflect the ambiance and style of the original building.

Window openings have in many cases been a curious sliding system on the inside of the rock walls. This system was one of the more bizarre methods Mr Yewen used to affect a window covering and have not stood the test of time. Nor would they provide the weatherproofing needed. It is proposed that the stone window openings be squared up and made to measure timber windows fitted, in the multi paned style of the few remaining windows left on the site.

Treatment of the Grounds surrounding Bungania

Because of miscellaneous trees and vines have become overgrown between the house and Myola Road, at a later date, when budget permits, there needs to be some clearing and landscaping of this area. Then, the timbered covered walkway will be reinstated, with the two strelitzias marking the entrance to the pergola trellis to be thinned out to resume their former position and function as standard bearers .

The area on either side of the entrance trellis would be terraced, finished in gravel with garden walls/ornamentation/shade trees etc.

Some terracing of the rest of the block is envisaged, with the north boundary being built up by a low stone wall, although the gentle slope of the land will be retained. In some places a further step back may also be necessary to gain further height for effective terracing.

The use of timbered walkways and grapevines over timber providing quiet restful spots - this is the picture one imagines of days gone by at Bungania. The aim is to ensure that Bungania, with all its foibles, remain intact as a living element of Pittwater history

Interviews with local people

INTERVIEW WITH PAT SMITH ON 19.11.97 IN THE PRESENCE OF HER GRANDSON, CHRISTOPHER BRITTON

THE FAMILY

Patricia Smith is the mother of Wendy Bale (deceased) whose grandfather, Alfred Yewen, purchased the land and built "Bungania" himself at the turn of the century. Wendy was very proud of her heritage and at her instigation the house was listed with the National Trust in 1978 (Appendix 3)

Alfred married Alice, secretary to Sir Henry Parkes, and they had two sons, both born at Bungania - Stan in 1901 and Roberts in 1903. Alfred was born in England and first settled in Queensland where he was part of the developing Labour party. Alfred died in 1923, and due to his connections with the Fabian Society, and political and influential contacts, had a long obituary in the Sydney Morning Herald.

Stan married Eileen and they adopted Wendy, Stan inhabiting Bungania until shortly before his death in 1984. Eileen was not a very good housekeeper and to assist her a lady was employed to help her in the house, and look after the ailing Mrs Yewen (senior) whom Eileen rejected. Stan contracted TB but never went to hospital, and with a healthy lifestyle he became an excellent swimmer and sportsman and overcame the disease. Stan was a quiet unassuming character who worried that the house did not conform to the council regulations of the time and therefore did not oppose the driveway built without his permission by the neighbour who had gained a right of way across the land. He returned to live at Bungania when his mother was elderly and in poor health, and took up the occupation of driving the local buses. Pat believes his routes were Manly to Palm Beach, Manly to Narrabeen, and Manly to Chatswood.

THE LOCALITY

Patricia remembers first visiting Bungania in 1940, travelling by tram to Narrabeen, and then by bus to Newport. She says it was still very rural with a cowshed and stables to the east of Bungania, on top of the crest of the hill.

She explained that the outline of the old swimming pool, whose foundations can be identified several metres south of the current pool at Newport beach, was in fact the original pool built by Alfred for all to use. There was a goat track which ran down the hill from Bungania leading directly to the pool, for the family's convenience.

The stone house in Melaleuca Street was also built by the Yewens for "Nana Piper" who was Wendy's grandmother on Eileen's side possibly in the 1940's.

Pat also remembers Nipper Brennan, son of the poet Christopher Brennan, who lived in what was known locally as the shell house in Oceana Crescent. Nipper was a character who refused to bow to convention and fished and sold his produce at the Newport Arms to survive.

BUNGANIA

Firstly Pat corrected us on the pronunciation of the home. It is pronounced "Bungania" (probably one would assume in line with Alfred's English accent where "a" is often pronounced "ar").

Pat was unsure of the exact date of Bungania's completion but believed it was completed around about the time of the birth of Alfred and Alice's first son, Stan.

The first room constructed was the kitchen and then the lower room (known to the family as "the dungeon" because it was so low down) which even in 1940 had the distinct crack it has today, helped perhaps by the ficus growing over the exterior wall and into the room inside. The sitting room was called the "Cathedral room" and the bedroom with the small dressing room adjoining, was known as the attic and had a roller shutter door which operated vertically where Stan and Roberts slept as children.

The roof was a metal one, which she believes was in place since the 1920's and painted with green lead paint which was replaced by Ted Bale, Wendy's third husband in 1984.

Pat believes however, that there has been little change since 1900. The interior of the walls of the cathedral room were covered with cement render to try to fix the damp problem but it was never successful. Similarly the kitchen had damp problems, which they occasionally tried to resolve with a retaining wall or guttering, although being part of the actual rock of the hillside she thinks there will always be water present. After substantial rain the "Palmer cascades" would appear which came down the steps to the west of the house and then found their way into a gutter in the floor of the dungeon especially constructed to direct the water down the hill. The sewer line was actually above the level of the dungeon so no sink could be put there. The water pressure was always poor and Pat remembers Stan going to the Mona Vale golf club for a round of golf and more importantly a shower afterwards!

She identified sea-grass matting was used on the floor of the top bedroom and the sunroom, with square carpets on top. The interior of the house was crowded with lots of furniture and pictures. "The West Wind" by Sid Long came into the family when the subsequent owner and builder of Bungan Castle bartered the painting for the land where the current castle stands. Over the years paintings were sold for economic reasons. "The Swans" painted at Bungania with Mrs Alice Yewen for Sid Long, was sold by Wendy. She rejected a large offer by an unknown visitor from Melbourne in the early 80's - only to be advised later that she had in fact rejected Holmes a Court who later acquired the painting from the Double Bay dealer who purchased it from Wendy (at half the price).

As for wildlife Pat remembers a family of bandicoots who survived in the vicinity of 108 Bungan Head Road until she moved from the house several months ago. There were many

possums and very friendly magpies who would walk into the kitchen at Bungania and wait near the fridge to be fed.

Stan had a cottage garden, and had flowers on different levels and also a thriving vegetable garden. He also planted roses and daisies.

INTERVIEW WITH DON AND HAZEL LOVERING

ON 26.11.97

Don is a long-time resident of Newport, having "visited for three weeks in 1937 and stayed ever since". At that stage he said there were only six houses in the immediate vicinity in Newport, and one general store called Bulfins.

Don's father, Horace Lovering, was a farsighted businessman whose many business interests included Newport's first open air theatre, built about 1948-49, a garage rented to the Shaw brothers, a bakery at Palm Beach and a large block of land in Newport, north of the Yewen estate, subsequently subdivided and called Lovering Place. At one stage Horace even had to pay rates on Newport Reef, Don laughed and debated how he could use the land!

Returning from the war Don lived in a rented property in Beaconsfield Street until his father's house was available, at 39 Myola Road where he still lives today with his wife Hazel, a former graduate of the Melbourne Conservatorium.

BUNGANIA AND STAN YEWEN

Don knew Stan Yewen in the late 40s and early 50s where he would often partner Hazel or Don for a round of golf at the Mona Vale Golf Club.

Yewen was the 1927 club champion. They remember Stan as a very reserved loner who rarely joined in the social events, apart from local golf tournaments. Stan's wife was an invalid and when not driving the buses he would be shopping and looking after the household.

Hazel rarely visited Bungania but on the few occasions she did she remembers a very dark and dim interior, with a kitchen which had a sort of cellar off it, very much in the old English style with no modern conveniences. It was not the sort of place Hazel could ever imagine living in. In fact Hazel always remembered her own grandmother's property in rural Melbourne when thinking about Bungania.

INTERVIEW JESSIE ALDRIDGE ON 24.11.97

Jessie was born in 1918, attended Newport Primary School, and left school in 1933. Her grandmother, Grandmother Porter, knew Alfred Yewen in the early days.

NEWPORT AND BUNGAN

She remembers a rural community where there were few stores and cows were often bogged in the easement which ran from Newport Primary School to the beach. 38 The Avenue was built after the First World War where she lived until recently. Initially in the street there were only four families - the Stricklands, the Miles, the Perrys and her own family, the Harvey s(Porters). People would chop their own wood, boil a copper, using "candle bark" to get the fire going, and to a large extent you could be self-sufficient growing your own vegetables, and keeping chooks and shooting rabbits before there was any question of disease. She loved fishing and using only roe bait would accompany her grandfather to Bungan for flathead, rainbow fish, whiting or leather jacket when they could go out in a boat on the bay. On the rocks oysters and periwinkles were in great supply as were the delicious and abundant blackberries which flourished right on the dunes at Bungan, which would be collected by many visitors in Kerosene tins for baking pies.

She would visit Bushrangers Hill as a child to explore and climb the huge rocks to look out to Manly. She vividly recalls the Phizackerley family who lived near Bungan and who imported the first cars to Australia, and for whom her Uncle Stan did the repairs. He or his neighbour the Thompsons had a "native" gardener who tended the land when the owners were not in residence. The Brennans were also well known and Mrs Brennan was an eccentric who would clamber out on to the rocks to fish for crayfish. There were few "native bears" towards Bungania, and the beach, they preferred the trees near the Avenue where it was more densely forested.

Travel was time consuming and not very easy, as one had to take get to the tram in Narrabeen which would either take you to Manly or to the Spit, where you would disembark, walk across the bridge, and then get another tram into Sydney.

STAN YEWEN

Jessie remembers Stan being a quiet, thin man who never seemed that robust, possibly suffering from diabetes. In the country town atmosphere of Newport in the 1920's and 30's people kept to themselves, and everyone seemed equal, although the Yewens owned a lot of land. She remembers Robert, Stan's brother, very distantly and feels he must have gone into town, unlike Stan whose life focussed on Newport. Stan looked after his neurotic wife

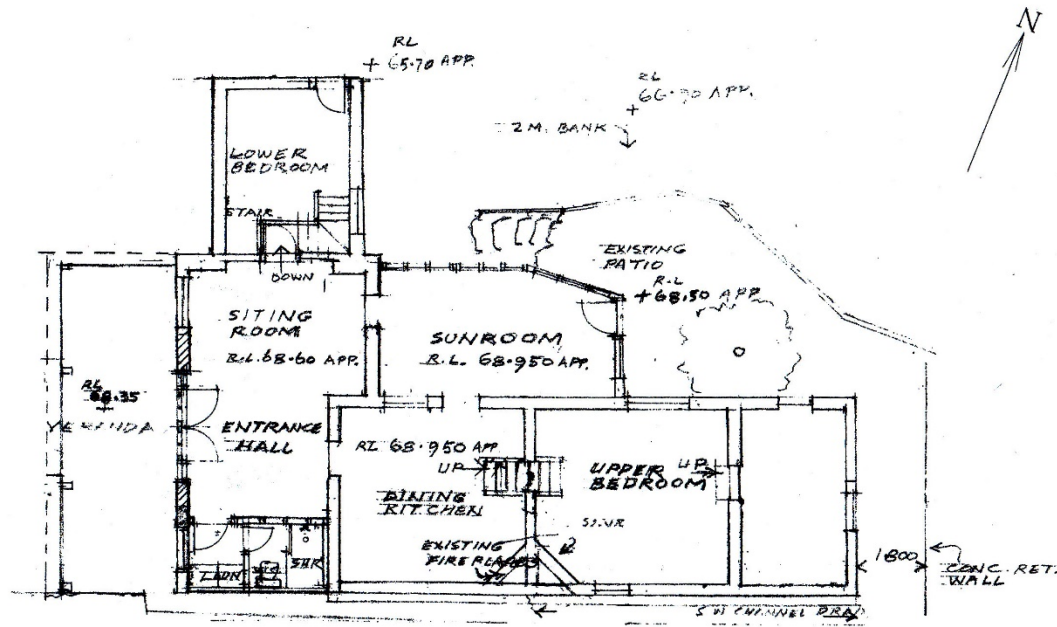
who rarely left Bungania, and he was greatly admired for his patience. Stan loved cricket and always joined in the local matches on the oval near the school.

Jessie has a memory of visiting the Yewens collecting for Empire Day and the family were generous giving a shilling or even five shillings on occasions. At that time she recalls the garden being quite beautiful with terraced gardens with many flowers including geraniums, the large aloe vera type plants with red flowers and a wisteria bower.

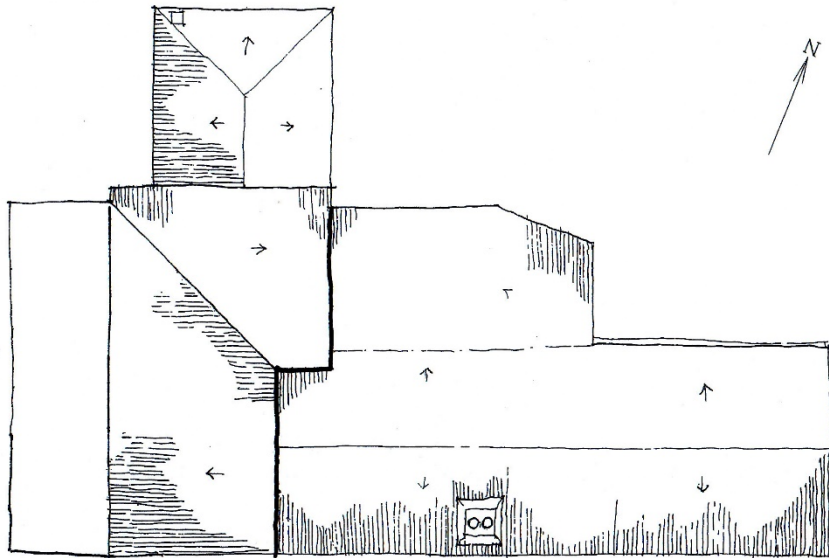
The family had a horse and buggy and at least one cow on the property in the early days but later on the Yewens had a car. Her most enduring memory of Stan is as a bus driver where he knew most of the passengers and travelled the same routes.

Appendix 1
(of 2011 Report)

Sketch outline of Bungania



PLAN
 "Bungania"
 77 Myola Rd Newport



ROOF PLAN

"Bungania"
77 Myola Rd Newport

Appendix 2

Land Titles and Land Sales Brochures

CERTIFICATE OF TITLE.

70017-1

(C.)

New South Wales.

CANCELLED-W

[Appⁿ No. 13621]

[Reference to last Certificate]

[Vol. 1621 Folio 203]



REGISTER BOOK,

Vol. 1686 Folio 245



Q7

Alfred Gregory Yeoven of Sydney *Journalist* Transfer under instrument of transfer from the

British Lake Land Company Limited numbered 119875 is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated at Stanhope in the Parish of Narabeen, and County of Cumberland containing fifteen acres one rood sixteen perches, or thereabouts, as shown on the Plan hereon, and therein edged red, being Lot 2nd of section 6

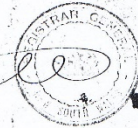
on a Plan deposited in the Land Titles Office, Sydney, numbered 4579 and part of seven hundred acres (part of parcel) delineated in the public map of the said parish deposited in the Department of Lands originally granted to Robert Campbell by Letters Patent dated the thirty first day of August one thousand eight hundred and nineteen

In witness whereof I have hereunto signed my name and affixed my Seal, this second day of May one thousand nine hundred and six

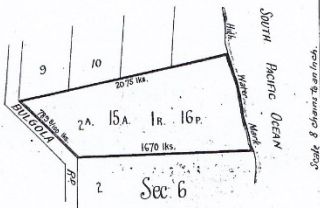
Signed the 2nd day of May 1906,

in the presence of *M. Amstrong*

[Signature]
Deputy Registrar General.



NOTIFICATION REFERRED TO.



No. <u>A 325538</u>	TRANSFER dated <u>5th April</u> 191 <u>7</u>
from the said <u>Alfred Gregory Yeoven</u> to <u>Arthur James Hill</u> registered <u>Vol 7, P. 8764</u>	
<u>19th April</u> 191 <u>7</u>	of the land within described
Produced and entered at <u>10</u> o'clock in the <u>forenoon</u>	<u>2nd May</u> 191 <u>7</u>
Cancelled & Certificate of Title issued Vol. <u>2754</u> Fol. <u>177</u>	<i>[Signature]</i> REGISTRAR GENERAL
No. <u>A 466868</u>	TRANSFER dated <u>22nd May</u> 191 <u>9</u>
from the said <u>Alfred Gregory Yeoven</u> to <u>John Robert Campbell</u> registered <u>Vol 6 of 8764</u>	
<u>27th May</u> 191 <u>9</u>	of the land within described
Produced and entered at <u>10</u> o'clock in the <u>forenoon</u>	<u>27th May</u> 191 <u>9</u>
Cancelled & Certificate of Title issued Vol. <u>2948</u> Fol. <u>99</u>	<i>[Signature]</i> REGISTRAR GENERAL

240.
111

BUNGAN HEAD ESTATE NEWPORT

Magnificent Views

Near the Beaches

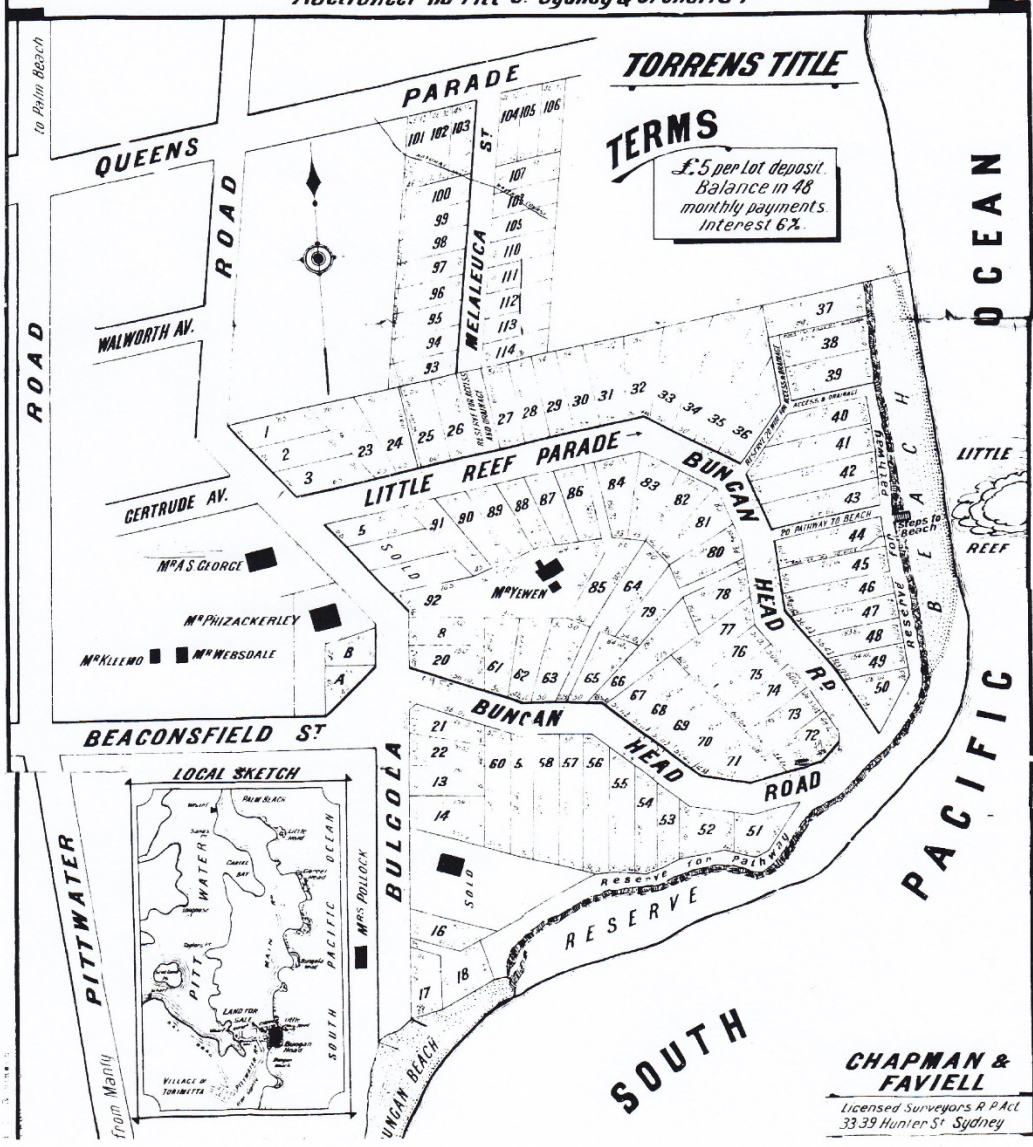
Auction Sale on the Ground

BOXING DAY

27th DECEMBER 1920 AT 3 P.M.

LANCE GIDDINGS

Auctioneer 115 Pitt St Sydney & Cronulla.



CHAPMAN & FAVIELL
 Licensed Surveyors R.P.A.C.
 33-39 Hunter St. Sydney

BUNCAN HEAD ESTATE NEWPORT

Magnificent Views Near the Beaches

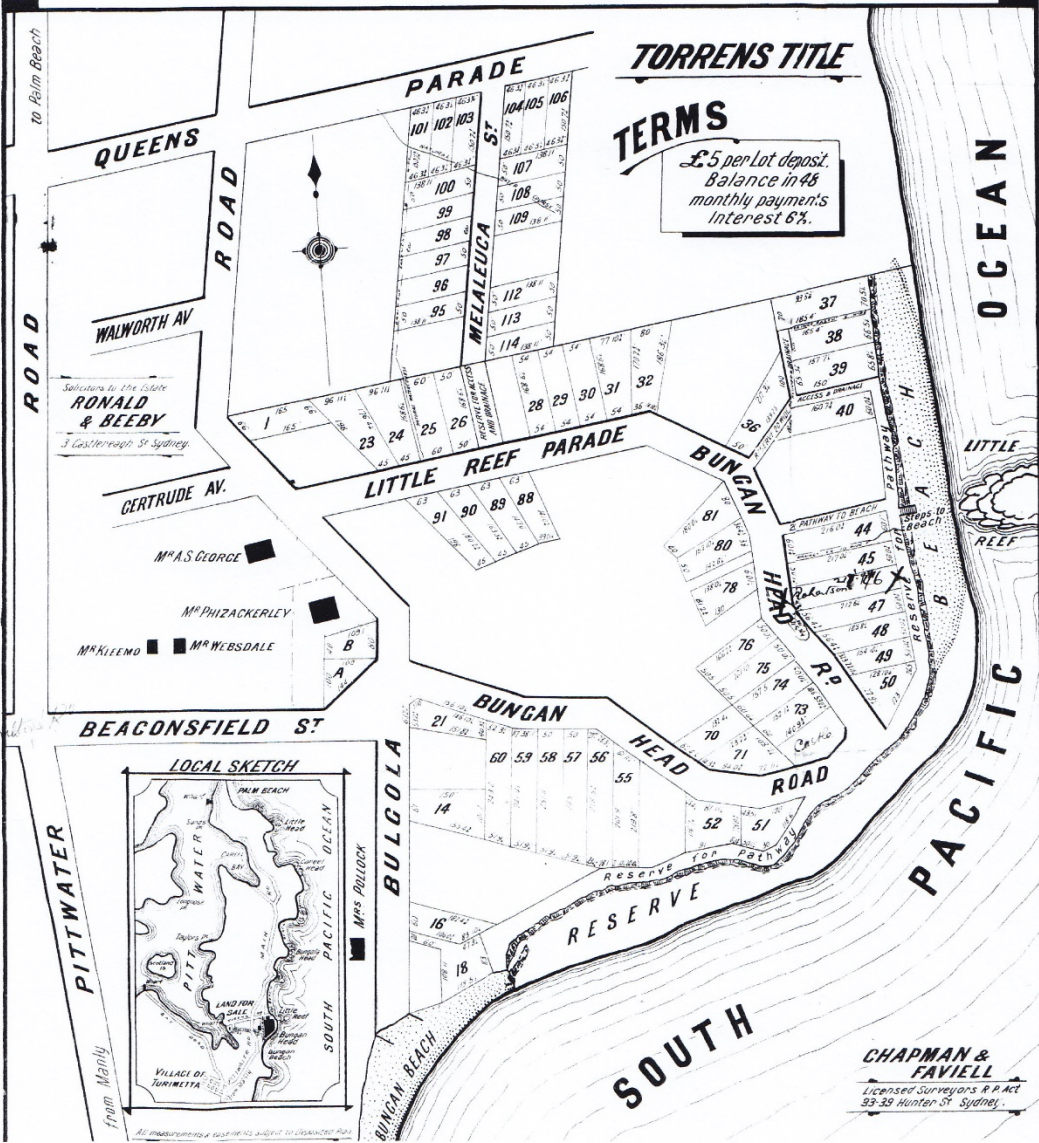
Auction Sale on the Ground

NEW YEARS DAY

1ST JANUARY 1924 AT 3 P. M.

J. S. JACKSON & CO.

AUCTIONEERS, NARRABEEN & NEWPORT.



Appendix 3

**National Trust Assessment and Listing
15 December 1978**

VISIT TO BUNGANIA, 77 MYOLA ROAD - NEWPORT
FRIDAY, 15/12/78 AT 11.00P.M.

The Director, Miss C. Jessop, Mr M. Kelly and Miss S. Collingridge.

The purpose of the visit was to inspect Bungania and to examine documents, books and paintings that had belonged to A.G. Yewen, a member of the Fabian Society, which were still houses in the building which Yewen had built for himself c.1910 and still in the possession of the family.

The siting of Bungania on Bungan Head is unique. Magnificent views of Newport and Bilgola Beaches, and of Pittwater are to the north while to the south is the whole panorama of Sydney's northern beaches. The approach to the house is up a long driveway and the house itself, made of stone quarried on site, now nestles into the quarry face. The feeling of Bungania is of a world totally removed from the suburbia surrounding it. Mr Yewen had spent a short time as an asphalt stonemason. The building has a totally vernacular quality.

A separate cottage contains books, documents and photographs rescued from the main house by Mrs Wendy Britton, Yewen's granddaughter. They include works and letters of C.J. Brennan, Le Gay Brereton, William Morris, Bernard Shaw and Karl Marx. Mrs Britton's mother had been Sir Henry Parkes' Secretary and there are documents relating to Parkes.

The house itself is a primitive example of a stone building, totally built by the owner. It consists of five main rooms with cellar and closed-in terrace. The walls of the sitting room were hung with paintings by Long, Pignatelli, Minns, Tristram and others. Some of these paintings had been cleaned by Darcy Fordham, a family friend. Stairs led to two other rooms which also had paintings on the walls as well as a large collection of 78 records. In each room there were numerous books which need a careful examination to establish their importance. Particularly charming was some furniture that had been made for Yewen and it showed a great similarity to Wunderlich patterns.

One of the rooms was not inspected.

The place does not lend itself for large scale or frequent inspections.

RECOMMENDATIONS:

What would be the future of this house and this collection is an enormous problem. The immediate concern is that a full documentation of its contents takes place as soon as possible. This would involve transcribing letters, etc. as well as photographing them, cataloguing the books and paintings.

It was felt that the building was worthy of a RECORDED listing owing to the quality of its site, its contents, and its history.

Appendix 4

**Australian Dictionary of Biography
Alfred Gregory Yewen 1867 – 1923
By Edmund Campion**

Yewen, Alfred Gregory (1867 - 1923)

YEWEN, ALFRED GREGORY (1867-1923), journalist, was born on 16 May 1867 at Croydon, Surrey, England, fourth son of Charles Yewen, a canteen-keeper and former army bandmaster, and his wife Sarah Margaret, née Roberts. Gregory worked as a stonemason and gained his real education from the nascent socialist movement. In 1884 he helped William Morris to form the Socialist League, London. Morris presented him with the 1887 English translation of Karl Marx's *Capital* which he read thoroughly and kept all his life.

His lungs affected by his work, in 1888 Yewen migrated to Queensland, bringing an introduction from Morris to William Lane. Moving to Sydney, he became active in the Australian Socialist League with W. H. T. McNamara. Yewen's *A Refutation of the Single Tax Theory* (1890) was a historical critique of Henry George whom he derided for apparent ignorance of Marx. Returning north in 1891, Yewen worked on Gresley Lukin's *Boomerang* and joined Lane's *Worker*. When he left in September 1893, the *Worker* eulogized him as 'sternly uncompromising' and 'a most caustic and severe critic'.

Back in Sydney, Yewen threw in his lot with W. M. Hughes. Between April and September 1894 they collaborated on the *New Order*, which Yewen edited. 'He ruled with a rod of iron', Hughes recalled. 'He was never known to smile. He never went out. He had no recreations and only one shirt'. Yewen's paper was a weekly, eight-page political scattergun and featured a collection of paragraphs alongside topical verse by W. A. Holman. Anti-Semitic, racist and republican, it pilloried Lane as the dictator of 'New Australia'.

Labor failed to win the 1894 election, although Hughes gained a seat. Soon, however, Yewen detected the new member backsliding on socialism and was so sickened that he abandoned politics. Thereafter, when they met in the street, Yewen would shout, 'Hughes, you rat!' Hughes retaliated by writing of him: 'I lived to see him sleek and opulent, arrayed in the favourite livery of capitalism—bell-topper and frock-coat and stiff collar'.

Sometime sub-editor on the *Stock and Station Journal*, in 1899 Yewen took a reporter's job on the *Sydney Morning Herald* where for fourteen years he covered the fat stock sales at Homebush. He wrote a weekly article on wool for the *Herald* and was the major contributor to *Dalgety's Review*. In 1900 he published *Yewen's Directory of the Landholders of New South Wales*. With Francis Gellatly, in 1901 he founded the periodical, *A.A.A., All About Australians*.

At North Sydney on 8 November 1900 Yewen married with Presbyterian forms Margaret Alice Scott, a former secretary of Sir Henry Parkes; Holman was a witness. On a wide headland at Newport, north of Sydney, Yewen built with his own hands a stone house, Bungania. Unceiled roofs, open fires and split levels, complemented by coastal views, cows and an orchard, gave it an odd charm. Spending weekends there, Lane's brother Ernest noticed that Yewen never spoke about socialism. Survived by his wife and two sons, Yewen died at his home on 11 June 1923 of tuberculosis and was buried in the Anglican section of Manly cemetery.

Select Bibliography

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Author: Edmund Campion



Edmund Campion, 'Yewen, Alfred Gregory (1867 - 1923)', *Australian Dictionary of Biography*, Online Edition, Copyright 2006, updated continuously, ISSN 1833-7538, published by Australian National University
<http://www.adb.online.anu.edu.au/biogs/A120664b.htm>

Appendix 5

Barrenjoey Peninsula and Pittwater Heritage Study Listing

BARRENJOEY PENINSULA AND PITTYWATER HERITAGE STUDY		CONSULTANT TEAM			
		Brian McDonald	BMcD		
		Craig Burton	CB		
		Wendy Thorp	WT		
		Margrit Koettig	MK		
		Jeff Temple	JT		
ITEM "Bungania"	LAND TITLE	LISTING		INVENTORY NO.	
LOCATION 77 Myola Road Newport	Lot 1, D.P. 538888	1. National Estate		B66	
		2. Heritage Council			
		3. National Trust	X		
		4. RAIA			
		5. Other			
DESCRIPTION		PRESENT USE			
Rambling single storey house weatherboard and iron roof		Residence			
		HISTORICAL PHASE			
		II			
		THEME			
		Early subdivision for leisure purposes			
CULTURAL SIGNIFICANCE		ASSOCIATION	ABILITY TO DEMONSTRATE	AESTHETIC	RESEARCH POTENTIAL
Oldest surviving building on Bungan Head. Associated with leisure theme	High	X			
	Med		X		X
	Low			X	
COMMENTS		REFERENCES			
Many additions and alterations. Garden underdeveloped					
MAP/PHOTO					
AUTHOR	BMcD	CB	WT	MK	JT
FILM No.	B6		NEGATIVE No.	8	
DATE	27.7.88				

Appendix 6

Sands Directories of 1904 & 1906

g Co., Ltd.

EL . . .
ILINGS,

Metal Glazing,
Showers,
C.,

in Zinc, Brass,

E.

dferrn Works.

d.

T FREE.

ROOFING TILES.

heap as Corrugated Iron.
Also Terra Cotta Ridging

Sand's Sydney New Directory 1888-1934

Yard William G., 457 Dowling st
Yardley Harry, 62 Wilson st, Redfern
Yardsley R., Inkerman st, Marsfield
Yarlett W., foreman Imperial Naval Ordnance Depot and Magazines, Spectacle Island
Yarnold Rev. A. (O. of E.) 60 Alt st, A'field
Yarnton Charles E., Angelo st, Burwood
Yarnton G. W., 5 Carlton cres, Sum. Hill
Yarnton Mrs. S., 1 Holborow st, Croydon
Yarragh Mrs. F., Brown st, St. Peters
Yarrington A., Douglas st, Petersham
Yarrington Arthur A., 4 Chapman st
Yarrington Rev. W. H., M.A., LL.B. (O. of E.), Wharf rd, Concord
Yarroll D., 455 Oxford st, Paddington
Yarroll John, off Harrow rd, Auburn
Yarroll W., 36 Maria st, Marrickville
Yarrow and Co., grocers, 337 Parramatta rd, Leichhardt
Yarrow S. A., Ocean st, Kogarah
Yarrow Wallace, Bayview st, Bexley
Yarrow Mrs. B. L., postmistress, Culloden rd, Marsfield
Yarwood F. N., F.S.I.A., accountant, auditor, Imp. cham., 16 O'Connell st
Yasuda Tomokichi, Falser st, Woolwich
Yateman G., George st, Granville
Yates A. & Co., seed merch., 184 Sussex st
Yates Amos, Eden st, North Sydney
Yates Arthur, 9J Liverpool rd, Ashfield
Yates Arthur, Shaftesbury rd, Burwood
Yates Arthur, 29 Hoddle st, Paddington
Yates Arthur, 4 Ormond st, Paddington
Yates Arthur, 24 Walter st, Paddineton
Yates Mrs. B., Unwin's Bridge rd, M'ville
Yates B., High st, Willoughby
Yates C. W., 28 Durham st, South An'dale
Yates Charles, St. Paul's st, Bandwick
Yates Daniel, Pennant st, Parramatta
Yates Mrs. E. M., 6 Burfitt st, Leichhardt
Yates Edwin H., 140 Bridge rd, Glebe
Yates Ernest, Edinburgh rd, Marrickville
Yates F., Illawarra rd, Marrickville
Yates Frank, Durban st, Marrickville
Yates Frederick, 29 Louisa rd, Balmain
Yates George, 53 George st, Redfern
Yates George, 59 Castlereagh st, Redfern
Yates George A., 150 Dowling st
Yates H. S., New York st, Granville
Yates Mrs. I., Wentworth st, Petersham
Yates Mrs. J., Phillip st, Parramatta
Yates James, 1 Iris st, Paddington
Yates James, 15 Newman st, Newtown
Yates James, Cardigan st, Petersham
Yates Jane, 58 Westmoreland st, F. Lodge
Yates Mrs. Jane, Alfred st, Marrickville
Yates John, 487 Miller st, North Sydney
Yates John, Harris st, Parramatta
Yates John, 88 Queen st, Woollahra
Yates John T., Brighton st, Enfield
Yates Joseph, 22 Rosewell st, Paddington

Yeatman E., Duck st, Granville
Yedwoph Emanuel, tailor, 105 Regent st, Redfern; p.r., 297 Cleveland st, R'fern
Yeend Albert R., 112 Ocean st, Bondi
Yeend James, 2 Caroline st, Balmain
Yeend Richard, 11 Little's ave, Balmain
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Yeghi Robert, 40 Brougham st
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Yeldham A. E., 39 Birrell st, Waverley
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Yeldham William, 107 Bourke st, R'fern
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Yeo A., 455 Canterbury New rd, P'sham
Yeo Albert, 79 Cowper st, Glebe
Yeo Bert, "Scarboo," Cantor st, Croydon
Yeo Charles H., Canterbury New rd, Dulwich Hill
Yeo George, Robert st, Burwood
Yeo James, 34 Marian st, Newtown
Yeo John, 14 Old Canterbury rd, Sum. Hill
Yeo M., butcher, Herbert st, Summer Hill
Yeo M., 16 Old Canterbury rd, Sum. Hill
Yeo R., 455 Canterbury New rd, P'sham
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Yeo W., 12 Old Canterbury rd, Sum. Hill
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Yeomans Arthur, 184 West st, N. Sydney
Yeomans E. C., 9 Burton st, Camperdown
Yeomans Mrs. E. J., Norfolk hotel, 207 Cleveland st, Redfern
Yeomans George, 3 off Albert pl
Yeomans George, Camera st, Manly
Yeomans H., 8 Durham st, S. Annandale
Yeomans Mrs. John, Wallis st, Woollahra
Yeomans R. J., solicitor, 53 Hunter st
Yeomans R. J., Nook ave, North Sydney
Yeomans Richard, solicitor, 53 Hunter st; p.r., Ocean st, Woollahra
Yeomans Samuel, 72 Botany st, Redfern
Yerbery Alfred, 181 Regent st, Redfern
Yetman G., South st, Granville
Yetman W. H., Carey st, Randwick
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Yonge Arthur K. D., J.P., Phillip st, Croydon

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York W. T., 25 Campbell st, North Sydney
York Walter, Bruce st, Carlton
York William, 102 Mort st, Balmain
York William, 66 Boronia st, Redfern
York William, 52 Lander st, Redfern
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Yorke Miss M. A., Railway par, Kogarah
York Mrs. Osmond, head mistress St. Paul's (O. of E.) School, Cleveland st
YORKSHIRE FIRE AND LIFE INSURANCE CO., William H. Rowsell, manager, 10 O'Connell st
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Youdale J., Military rd, Mosman
YOUNDALE JOHN B., Insurance Agent, City Agent for Australian Mutual Provident Society, 108 Pitt st; p.r., "Compton," Bishop st, Burwood. Telephone 2179
Youdan Thos., Caledonian st, Bexley
Youl O. J., Princes st, Nyth Sydney
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Young Peoples' Scripture Union (The), 73 The Strand
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 Yates Charles, St. Paul's st, Randwick
 Yates Daniel, Pennant st, Parramatta
 Yates E., Edinburgh rd, Marrickville
 Yates Edward, 8 View st, Annandale
 Yates Edwin H., 140 Bridge rd, Glebe
 Yates Ernest, 8 Selwyn st
 Yates F., Illawarra rd, Marrickville
 Yates Frank, 116 Gloucester st
 Yates Frank, Durham st, Marrickville
 Yates Fredk., 29 Louisa rd, Balmain
 Yates George, 59 Castlereagh st, Redfern
 Yates George A., 12 Best st
 Yates Mrs. H. M., 21 Lamb st, Leichhardt
 Yates H. S., New York st, Granville
 Yates Mrs. I., Wentworth st, Petersham
 Yates J., grocer, George st, Parramatta
 Yates James, 2 Newman st, Newtown
 Yates James, 15 Newman st, Newtown
 Yates James, Hopewell lane, Paddington
 Yates Mrs. James, Phillip st, P'matta
 Yates James, 47 Abercrombie st, Redfern
 Yates Jane, 58 Westmoreland st, Forest Lodge
 Yates John, 54 Chandos st, North Sydney
 Yates John, Harris st, Parramatta
 Yates John, 88 Queen st, Woollahra
 Yates John T., Brighton st, E. field
 Yates Joseph, 22 Hopewell st, Pad'ton
 Yates Joseph, 31 Morehead st, Redfern
 Yates Mrs. Lucy, Church st, Parramatta
 Yates R., 137 Holterman st, North Syd
 Yates Mrs. Rachael, 33 Kepos st, R'fern
 Yates Robert W., police station, Hutchinsonson st, Granville
 Yates Sidney, 10 Little Buckingham st
 Yates T., 24 Swanson st, Erskineville
 Yates Thomas, 17 Trade st, Newtown
 Yates Thomas, Albion st, Parramatta
 Yates Wm., 90 Wellington st, Newtown
 Yates William, Thomas st, Parramatta
 Yates William, 60 Weston rd, Rozelle
 Yates W. H., J.P., 15 Bennett st, Bondi
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 Yeo, Bert, Cantor st, Croydon
 Yeo C. H., Canterbury New rd, Dul. Hill
 Yeo Geo., 13 Orpington st, Ashfield
 Yeo James E., 74 Station st, Newtown
 Yeo John, Herbert st, Sum. Hill
 Yeo John, 14 Old Canterbury rd, Summer Hill
 Yeo M., Herbert st, Summer Hill
 Yeo M., 16 Old Canterbury rd, Summer Hill
 Yeo Richard, 99 Curtis rd, Balmain
 Yeo Richard, Herbert st, Summer Hill
 Yeoman Mrs. F. M., 317 Alfred st, N. Syd
 Yeoman G., 17 Fitzroy st, Alexandria
 Yeomans Allan, grazier, 305 Edgecliffe rd, Woollahra
 Yeomans George, Camera st, Manly
 Yeomans H., 20 Durham st, South Annandale
 Yeomans Mrs. John, Wallis st, Woollahra
 Yeomans R. J., solicitor, 53 Hunter st
 Yeomans R. J., 17 Nook ave, N. Sydney
 Yeomans Richard, solicitor, 53 Hunter st; p.r., Ocean st, Woollahra
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 York Charles, 19 Little Buckingham st
 York Chas. H., May st, Marrickville
 York Frank, 58 Thornley st, Leichhardt
 York George, Gladstone st, Kogarah
 York Mrs. H. T., 143 Bourke st
 York Henry, 70 Derwent st, F. Lodge

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 Youl Cecil J., 28 Princes st, N. Sydney
 Youll J. T., Dulwich Hill Public School, Seaview st, Dulwich Hill
 Youll John, Durham st, Marrickville
 Youll William, Anderson's, Chatswood
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 Young and Co., butchers, Slade st, Naremburn
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 Young People's Scripture Union (The), 73 The Strand
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 Young Zoo (The)—F. C. Janson and Co., proprietors, 206 George st
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 Young A., 134 Missenden rd, Cam'down
 Young A., Mi Mi st, Hurstville
 Young A. A., Illawarra rd, Marrickville
 Young A. A., 52 Lavender st, N. Sydney
 Young Mrs. A. C., Raglan st, Mosman
 Young A. E., Seymour st, Enfield
 Young A. H., 31 Albion st, Paddington
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Appendix 7

Alfred Yewen's Obituary SMH 1923

MR. A. G. YEWEEN.

DEATH ANNOUNCED.

A PICTURESQUE CAREER.

Mr. Alfred Gregory Yewen, who for 22 years was associated with the "Sydney Morning Herald," died on Monday at Newport, aged 66 years. He arrived in Australia in 1883 in a precarious condition of health. His illness added 35 years to his life. After an experience of 11 years on papers in Brisbane and Sydney, he joined the staff of the "Sydney Morning Herald" in 1899 and remained with it till his retirement in 1921. The funeral took place yesterday morning in the Church of England section of the Manly Cemetery. He has left a widow and two sons—Stanley and Bob—the former a surveyor cadet in the Government service. By special request the members of Mr. Yewen's own family were the only mourners present at the graveside.

AN APPRECIATION.

(By E.B.)

By the death of Mr. Alfred Gregory Yewen, which occurred at his residence, Bungan Head, Newport, early on Monday morning, there passed away a notable contributor to the pastoral annals of Australia and a picturesque and forceful personality of the district in which he lived. Born at the Canteen, Croydon Barracks, Surrey, in 1857, his father, a former bandmaster in the British Army, he was the fourth son among nine children. When 30 years of age, he came to Australia for the sake of his health, and settled for a while in Queensland. Then, coming on to Sydney, he took an active part in politics. In those days Mr. Yewen was an ardent Socialist. In the Old Country he had come within the personal influence of such well-known men as William Morris, George Bernard Shaw, and Walter Crane; and on arrival here he placed his services at the disposal of the ultra-democratic party. The Labour movement—hardly as it is known today, but as it existed for many years prior to the war—was then in its inception, and Mr. Yewen, as writer and platform speaker, took no small part in the stirring events through which the hopes of Democracy were transferred from trades unionism of the old-fashioned order and hitched to the chariot wheel of a Parliamentary Labour party that was itself then non-existent.

Among his most intimate associates at that time were the Right Hon. W. M. Hughes, Mr. W. A. Holman, K.C., Judge Beeby, and Mr. Thomas Routley, now a member of the Board of Trade. Mr. Yewen, to whom half-measures never were congenial, represented the extremist section of this coterie. He rather typified, in fact, "the gentle anarchist" of fiction. But he had landed penniless, and with the remnant of a lung. And when, eventually, the sunshine of Australia began to re-act upon his health and the exigencies of journalistic life, to which he was introduced by the kindness of Dr. Ward, threw him into fresh currents of activity, he took a more optimistic view of things in general. Probably the fact that he saw himself—a lame duck from the start—year by year "making good" in the land of his adoption, supplied the most unanswerable argument of all. In spite of Karl Marx he had got his own head above water; and what industry and perseverance could do for him he began to think that they might do for others. But Gregory Yewen was a worker always. He never "went slow." In the direst days of calamity and bitterness, when he could see little in the world about him but examples of "Bendish expropriation," he had no time for lazy people.

... he seemed quite incapable of seeing the other side of an economic argument, was very much alive to the mysteries of art and science. As a young man he lost no opportunity of self-improvement. On the work as a London stone mason at 6 o'clock in the morning, the evenings often found him at the feet of Huxley and Tyndal. He liked the monumental things in art and literature. Throughout life he read little current fiction. But the picturesque on a grand scale in nature, in music or on canvas, never failed in their appeal. It was Beethoven and Wagner, Shakespeare, Dumas, and Leighton who won and held his admiration.

In recent years, though ever an interested spectator and often a keen and caustic critic, Mr. Yewen took no public part in matters political and economic. Whatever his views might have been on the prospects of revolutionary change, at all events he kept them to himself. Most likely, having parted with so many fundamental principles from which the superstructure of his earlier creed had sprung, he built no more castles in the air. But taking things more or less as he found them and genuinely disappointed in the trend of the Labour movement in Australia, he focussed his attention upon the work he had in hand, and strangely enough when one comes to think of it that had almost exclusively to do with the primary products of the country, especially with sheep and cattle, upon many aspects of which he became in time an authority of comparatively high standing.

Years ago, when still a poor man, he bought land at Newport, and there, on a great promontory, unfolding an interminable view of coastline, he built—the first portion of it by his own unaided labour—a stone cottage. His family were living at the time at Mosman, and from there he would journey on a "push-bike" over week-ends to the scene of his future home. Sometimes a whole Saturday and Sunday would be occupied by the shifting of a single huge stone. His friends said that he must have the heart of a lion. Still, little by little, hindered sometimes by sickness, sometimes by foul weather, he pegged away, and eventually starting with an angle in the living rock of an old quarry for the first two walls of his sitting-room, he laid the foundations of a house that was destined to be as rugged externally, and internally as hospitable as its owner. That same sitting-room, by the way, covered with a high Gothic, unceded roof, is to-day the repository of a particularly fine collection of oils and water-colours from the studios of the best-known local artists, whilst the landscape northwards from the adjacent verandah is probably the most extensive and beautiful to be obtained from any headland on the coast of New South Wales. The house grew in size as the purse of my friend expanded. Room was added to room, and now, though it is still a residence, only one storey high, many flights of stairs have been found necessary to chase the new additions up and down the hill. Such as it is, this unique creation, built, at least in part, by this remarkable man with the remnant of a lung, will out-weather the worst storm that hurtles up the coast in the next hundred years.

Mr. Yewen's literary experience covered some thirty years of Australian journalism, and, though latterly he had perforce confined his attention to questions affecting the pastoral industry, during the earlier portion of his career it was unusually diverse. He assisted the late Gresley Lukin on the Queensland "Boomerang;" for two years or more he sub-edited the Brisbane "Worker," and subsequently—this was after a period of seclusion (and doubtless reflection); during which he shared a strange menage in the country, with two ill-assorted mates, one an anarchist, who was irritable and bad-tempered, and the other a Communist, who was hopelessly lazy—he sub-edited the "Stock and Station Journal." Later on, in conjunction with the late Dr. Gellatly, he founded a short-lived but high-class periodical known as "The Three A's" (All About Australia), and from that he drifted into daily journalism, becoming a valued member of the reporting staff of the "Sydney Morning Herald."

For fourteen years in this capacity he attended the fat stock sales at Homebush, where he made many friends amongst both buyers and sellers. Indeed, his knowledge of the trade, no less than his integrity, won the admiration of all with whom he came in contact. Later—until his health precluded the possibility of regular literary work—Mr. Yewen wrote the weekly wool article for this journal. He also contributed extensively to "Dalgety's Review," and for many years was responsible for the contents of the encyclopaedic annual published by that firm for the information of the whole wide world on matters relating to the pastoral interests of Australia.