

Heritage Data Form

ITEM DETAILS							
Name of Item	Basmin						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (private)						
Item category (if known)							
Area, Group, or Collection Name							
Street number	23						
Street name	Barney Street						
Suburb/town	Kiama				Postcode	2533	
Local Government Area/s	Municipality of Kiama						
Property description	Lot 1, DP 194007						
Location - Lat/long	Latitude	-34.675784			Longitude	150.851358	
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Unknown						
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>Basmin has cultural significance for aesthetic and representative values at a local level as a highly intact example of an Interwar California Bungalow. Built 1929–1930, the house demonstrates many principal characteristics of the Interwar California Bungalow style, including its low-pitch roof, street-facing gable and characteristic wide verandah. Since construction, Basmin has undergone minimal modification, retaining many of its original details, such as its roughcast rendered finish, tapered verandah piers and timber casement windows with coloured glass accents. While modest, Basmin is an aesthetically pleasing example of an Interwar California Bungalow style and has significance for its ability to demonstrate the type, in addition to its own aesthetic significance.</p>						
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>			

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Basmin is a detached single-storey Interwar California Bungalow style house built in 1929–1930. The house is constructed of roughcast rendered brick over an unrendered brick base. It has a low-pitched gable roof clad in corrugated iron with a street-facing gable end, overhanging eaves, and exposed rafters to the street. The house fronts Barney Street and is characterised by a wide, low verandah with roughcast-rendered tapered piers and face-brick balustrades. This verandah is enclosed with timber lattice to one side and covers a centrally located door, either side of which are original timber-framed triple casement windows with coloured glass accents.</p> <p>The residence is set back from the street by a wide nature strip and has a simple landscaped garden enclosed by a face-brick and steel-tube fence. A crushed stone and concrete driveway on the east elevation provides access to the rear of the building, where a substantial garage built in 1940 is located.</p>					
Physical condition and Archaeological potential	<p>The house is in good condition and appears to be regularly maintained.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1929	Finish year	1930	Circa	<input type="checkbox"/>
Modifications and dates	<p>1940—garage.</p> <p>2013—solar panels added to rear of roof.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Kiama is part of the traditional land of the Wodi Wodi, a clan of the Dharawal people. The Wodi Wodi are a coastal people whose traditional Country includes Lake Illawarra, Shellharbour and Minnamurra.</p> <p>On 25 April 1770, Captain James Cook observed Aboriginal people along the coastline of the Illawarra and recorded the event in his log book. Bass and Flinders later encountered Aboriginal people at Port Kembla in March 1796. The following year, Bass anchored his whaleboat in the sheltered bay (now known as Kiama Harbour) and 'found' the Kiama Blowhole, calling it 'a deep ragged hole and on one side of it the sea washed in through a subterraneous passage with a most tremendous noise'.</p> <p>The name Kiama is of Aboriginal origin, with several possible meanings. One explanation is that the word derives from the name of the father spirit of Eastern NSW, 'Kiahma' or 'Baiaime'. Alternative meanings are 'fish caught from rocks' or 'where the seas roar' (referring to the Kiama Blowhole).</p> <p>Red cedar logging and rainforest clearing began in 1812 and a port was established at Kiama for the shipment of cedar from the district. The cedar cutters were soon followed by European settlers and their animals. David Smith is said to have been the first permanent European settler, arriving in 1821. Aboriginal people were gradually displaced from their traditional land as it was cleared for farms and towns were established. In the mid-1830s, Aboriginal people resorted to raiding the farms of the settlers, stealing crops and pigs. In 1835, nine local farmers accused 'Black Harry' and 'Captain Brooks' of leading these raids. Within a century of European settlement of the district, there were few Aboriginal people living in Kiama. Those who remained lived in camps at Brown Street and elsewhere in the district. Some of the Aboriginal men worked in the quarries and sawmills of the area.</p> <p>The townsite of Kiama, reserved in 1826, was surveyed in 1839—town allotments were sold the following year. By 1848, there were 18 permanent houses, two inns (Gum Tree Inn and Fitzroy Inn), two stores, a wooden church (the first Church of England) and a jetty in the harbour.</p> <p>The cedar forests of the district were logged out by the 1850s, paving the way for the development of a thriving dairy farming industry. A new breed of dairy cow, the Illawarra Shorthorn, was developed in the area. Local farmers and pastoralists joined the Kiama Agricultural Society in 1848, signalling the importance of agriculture to the district.</p> <p>Basalt (blue metal) quarrying flourished in and around Kiama from the 1870s, and the quarries were a major employer in the district. The quarries supplied large amounts of 'blue metal' demanded by Sydney's expanding network of roads, tramways and railways.</p> <p>Kiama developed as a service and shipping centre for local industry centred on the harbour, where local produce and blue metal was shipped to Sydney and beyond. The wealth generated from the pastoral and quarrying industries led to an economic and social boom in Kiama in the 1880s. The town also became a popular seaside holiday resort—the opening of the railway in 1888 and Kiama station in 1894 made it more readily accessible from Sydney.</p> <p>The municipality of Kiama was gazetted in 1858. The present Kiama local government area (LGA) comprises the former Gerringong, Jamberoo and Kiama councils. The population of Kiama rose from 741 in 1861 to 19,973 in 2006. There are 21,464 people living in the LGA at the present time. Lot 12 of Section 7 of the Town of Kiama Plan was granted by purchase on 13 August 1840 to Samuel Elyard. The land changed ownership on several occasions until 1925 when Edward Charles Faux sold Lot 4 of a re-subdivision of Lot 12 to Mary Frances Ettingshausen for £120/15 (OST Deed Bk 1390 No 240). In January 1930, she conveyed the land to her son, Basil Martin Ettingshausen (OST Deed Bk 1591 No 943). Basil Ettingshausen lodged a successful application in November 1929 to Kiama Council to erect a cottage in Barney Street.</p> <p>On 19 February 1930, the <i>Kiama Reporter</i> and <i>Illawarra Journal</i> reported that 'Mr Basil Ettingshausen has just completed an attractive bungalow in Barney Street to which it is decidedly an ornamental addition ... and he with his mother ... took up residence within it last week'.</p> <p>Subsequent electoral rolls list Mary Frances Ettingshausen and her son Basil at 'Basmin', Barney Street. The house name derives from their two names, Bas for Basil and Min for the diminutive of Mary's name, Minnie.</p>

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	<p>In May 1940, Basil sold the property to Norman Paul King and Florence Netta King of Kiama (OST Deed Bk 2084 No 833). Basil is described in the electoral rolls as a shop assistant but in the transfer deed as an estate agent living at Towradgi. His mother came to live with her son at Wollongong in 1949. According to electoral rolls, the Kings were living at 23 Barney Street until their respective deaths in the 1960s. In 1971, Norman Charles King sold the property to Vincent Charles Hardman of Kiama, painter, and Isabella Joan Hardman (OST Deed Bk 3033 No 179). They are listed at 23 Barney Street in electoral rolls from at least 1972 to 1980.</p> <p>No. 23 Barney Street was converted from old system title to Torrens in 2000.</p>
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THEMES	
<i>National historical theme</i>	Settlement—building, settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Basmin, 23 Barney Street, is built on land which was surveyed and sold as part of the Town of Kiama Plan in 1840. The land was not developed until 1929 after it was purchased in a subdivision sale of the original allotment by Mary Ettingshausen, who lived at the house with her son following its completion. While of some historical significance, Basmin was constructed late in the development of Kiama after the pattern of the town's street was established and after Barney Street was first built upon. Basmin does not demonstrate the early development of Barney Street and as such does not meet the threshold of significance for this criterion. However, it is representative of a period of interwar development throughout the area, and is part of a large group of weatherboard bungalows developed in the late 1920s and early 1930s.</p> <p>Basmin does not meet the threshold of significance for this criterion.</p>
Historical association significance SHR criteria (b)	<p>Basmin has a close association with Mary and Basil Ettingshausen—the name 'Basmin' is a portmanteau of their names. Mary and Basil Ettingshausen resided in Kiama and were active in the local community before they moved to Wollongong in the 1940s. Although this association is close, the Ettingshausen are not considered to be important to the local community. Basmin does not meet the threshold of significance for this criterion as a result.</p> <p>Basmin does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Basmin, built 1929–1930, has aesthetic significance as a good example of an intact Interwar California Bungalow. The house demonstrates many of the principal characteristics of the Interwar California Bungalow style, including its low-pitch roof, street-facing gable and generous wide verandah. Basmin is highly intact and retains many original details typical of the style, like its roughcast rendered finish, tapered piers, overhanging eaves, exposed rafters, and timber casement windows with coloured glass accents. While modest, Basmin is a pleasant building which provides an important contribution to the streetscape, having significance at a local level as a result.</p> <p>Basmin has cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if Basmin meets the threshold of significance under this criterion..</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed. It should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>Basmin has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>Dwellings in the Interwar California Bungalow style are readily found in Kiama. While Basmin is a particularly intact example of the style, it does not possess uncommon characteristics for which it could be considered rare.</p> <p>Basmin does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>Basmin is a good, highly intact example of an Interwar California Bungalow. The house has undergone little modification to its overall form since its construction in 1929–1930 and it retains many key characteristics associated with the Interwar California Bungalow style, a semi-common type of building in Kiama. Accordingly, Basmin has significance as a representative example of the style.</p> <p>Basmin has cultural significance at a local level under this criterion.</p>
Integrity	<p>Basmin has a high degree of integrity. The house is largely intact, having undergone little external modification since construction. The building occupies its original footprint with no rear extensions, has been well maintained, and retains many original elements, such as its timber casement windows with glass accents, roughcast-rendered finish, and face-brick balustrades.</p> <p>Modifications to the house are minor and include the contemporary flyscreen on the front door, the concrete driveway on the house's east, and a row of solar panels on the rear of the roof. These have a negligible impact on the integrity of the building, which accurately reflects the Interwar California Bungalow style.</p>

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HERITAGE LISTINGS	
Heritage listing/s	N/A

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Article	Kiama Reporter and Illawarra Journal	Local and General	19/12/1930	Trove, via National Library of Australia
Title	NSW Registrar General	Old System Deed Bk 3033 No 179	1971	NSW Land Registry Services
Title	NSW Registrar General	Old System Deed Bk 2084 No 833	1940	NSW Land Registry Services
Title	NSW Registrar General	Old System Deed Bk 1390 No 240	1925	NSW Land Registry Services
Rates	Kiama Council	Rate Books	1911–1925	Kiama Council
Article	<i>Kiama Independent</i>	Kiama Council—Land Sale	18/7/1925	Trove, via National Library of Australia

RECOMMENDATIONS	
Recommendations	This item should be included as an item of local significance within Schedule 5 of the <i>Kiama Local Environmental Plan 2011</i> .

SOURCE OF THIS INFORMATION			
Name of study or report	Kiama Town Centre Heritage Review	Year of study or report	2021
Item number in study or report	39		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	27 May 2021

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The front elevation of 'Basmin', viewed from Barney Street.				
Image year	2020	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Oblique view of Basmin from Barney Street, showing the driveway and garage at the rear.				
Image year	2020	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Approximate location of 23 Barney Street on the Town of Kiama Plan (1972 copy of the original 1840s drawing).				
Image year	1972	Image by	Department of Lands NSW	Image copyright holder	Department of Lands NSW

