

Heritage Data Form

ITEM DETAILS							
Name of Item	Rothbury						
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	72						
Street name	Collins Street						
Suburb/town	Kiama				Postcode	2533	
Local Government Area/s	Municipality of Kiama						
Property description	Lot 1, DP 781177						
Location - Lat/long	Latitude	-34.670622			Longitude	150.851917	
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner							
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>Rothbury (72 Collins Street) has cultural significance for historic, associative and representative values at a local level. It is a significant late-Victorian dwelling built in 1898–1899 in a simplified Victorian-Italianate style. It was built by William Hindmarsh soon after the arrival of the railway in Kiama—a time when the increased accessibility of the town saw its growth as a regional industrial centre and as a holiday destination. The Hindmarshes were a prominent local family who played a key role in the development of Kiama, being the namesake of Hindmarsh Park in the town. Rothbury's masonry construction contrasts with the weatherboard houses that were typically constructed by new residents, workers and holidaymakers during this period. As such, it has historical significance as an example of a building that demonstrates the growing wealth and influence of prominent families in Kiama in the late-nineteenth century. It is also significant for its association with the Hindmarsh family, members of which lived at Rothbury from 1899 to 1938. Although modified, the dwelling also has significance as a good example of the unpretentious and simplified design of many of the masonry houses in Kiama built during this era.</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>Rothbury is a detached, single-storey late-Victorian residence constructed of rendered masonry on a rendered stone base. The property fronts Collins Street to the west and is divided into a front and rear wing, now separate units. The property has a hipped roof clad in corrugated iron facing Collins Street but is clad in concrete tiles to the rear and has three rendered masonry chimneys with simplified Italianate corbelling. The eaves of the roof are overhanging, with simple box-form fascias.</p> <p>The primary western elevation is asymmetrical, with a projecting bay to the north and a verandah to the south. The verandah is a mid-century replacement with a bullnose roof, carved timber post and concrete deck. It covers the front door, which has a fanlight and a geometrically patterned transom—one of the few decorative elements of the residence. The projecting bay is square form and has a pair of original timber double-hung sash windows with rounded lintels and rendered Italianate-style stone sills.</p> <p>The south elevation is simple in form with imitation ashlar and regular timber sash windows with sloping painted sills. Beside the house is a recently laid brick driveway. On the north elevation of the front wing is a partially infilled skillion-roofed verandah, which has large fibre-cement valences and mid-century steel posts and balustrading. This verandah is currently unreachable from the exterior—the stairs leading to it have been removed, leaving a portion of the stone foundation exposed. Beside the verandah is a pair of original timber windows which match those to the front. The rear wing has a modern timber deck on the north elevation, which extends outwards from a non-original wraparound verandah added in the late-twentieth century. This verandah connects to the rear of the residence, covering that elevation of the rear wing. Between the front and rear wings on the north elevation is an infilled section dating from the mid-twentieth century, which has been built to match the detailing of the north wing, including a window pair.</p> <p>Rothbury is set back from the street by a landscaped garden. To the rear of the property is a timber gable-roofed garage and a lawn.</p>				
Physical condition and Archaeological potential	<p>Rothbury appears to be in good condition. A section of the rendered stone base is exposed where stairs were removed, which required some concrete patching. The corrugated iron roof of the wraparound verandah is rusted.</p> <p>The archaeological potential of the site is unknown.</p>				
Construction years	Start year	1898	Finish year	1899	Circa <input type="checkbox"/>
Modifications and dates	<p>After 1950—a bullnose verandah was installed on the front elevation, likely reinstating a previously removed one. A gap on the north elevation between the two wings of the building was infilled with masonry to form a new bedroom. The infill is matched to the detailing of the existing building. A deck was later added to the rear wing.</p> <p>2017—south gravel driveway replaced with brick.</p> <p>2019—roof partially reclad in corrugated iron on street-facing portions. Solar panels on north.</p> <p>2020—brick staircase to the side verandah of the front wing is removed, exposing the stone foundations.</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.</p> <p>George Foster Wise was granted Lot 10 of Section 15 of the Town of Kiama Plan by purchase on 19 August 1840. By 1872, the land was in the ownership of Michael Nesbitt Hindmarsh.</p> <p>In June 1898, Michael Nesbitt Hindmarsh sold part lots 8, 9 and 10 in Section 15 to his brother, William Rutter Hindmarsh, for the sum of £910. The house was most likely built at this date and named 'Rothbury' as in February 1899 'Miss Hindmarsh of Rothbury' advertised for a daily governess. The following year, Miss Hindmarsh advertised for a 'little girl to assist with work'.</p> <p>William Rutter Hindmarsh sold the land in December 1912 to sisters Elizabeth Essie Hindmarsh and Cecelia Sarah Hindmarsh as tenants in common in equal shares for the sum of £480. Cecelia Hindmarsh was living in Rothbury in 1913 when she advertised a paddock to let at Gerringong. The following year, Cecelia married Walter James Cocks. In June 1916, Elizabeth Essie Hindmarsh agreed to sell her half share in the land to Cecelia for the sum of £380. Cecelia and Walter Cocks lived in</p>

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	<p>Rothbury until 1938 when it was sold to Janet Isabella Ruth McGill for £6050.</p> <p>McGill does not appear to have lived in the residence as in October 1939, H Oldroyd, a licensed plumber, advertised his services care of Rothbury, Collins Street, Kiama.</p> <p>In May 1941, there is a furniture sale at Rothbury 'on account of Mrs Pyke who is leaving the district'. By 1946, the tenant of the property is J Egan. Two years later, JN King and Sons Pty Ltd invited tenders for repair work to 72 Collins Street—they were probably managing agents for the absentee owner of the property.</p> <p>Janet Isabella Ruth McGill married Ronald William Oke in 1943. Ten years later she sold 72 Collins Street to Harold Lyons of 76 Collins Street, Kiama's town clerk, for £2175. Electoral rolls listed Harold Lyons and Charlotte Mary Lyons in an unnumbered property in Collins Street in 1958 and 1963. It is unclear, however, if this refers to Rothbury as he was formerly living two doors away at number 76. It is more likely that 72 Collins Street was an investment property, as the valuation listing for the period 1953–1964 describes the place as a stone cottage, eight rooms, kitchen and offices, galvanised iron roof, and concrete and galvanised iron garage, 'sublet as 3 flats'.</p> <p>Caroline June Lyons and Ronald John Lyons of Dareton (NSW) purchased 72 Collins Street in 1970 from Charlotte Mary Lyons, now of Miranda. They owned the property until 1978 when it was sold to Robert Graham Cameron of Dapto and his wife Paula Suzanne Cameron. 72 Collins Street last sold in 1991.</p>
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THEMES	
National historical theme	Settlement—building settlements, towns and cities
State historical theme	Towns, suburbs and villages—activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages
National historical theme	Settlement-Building settlements, towns and cities
State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Rothbury, 72 Collins Street, was built between 1898 and 1899 on a section of land owned by William Hindmarsh, the son of the locally influential Michael Hindmarsh. The house was the residence of members of the Hindmarsh family until 1938 and was constructed soon after the arrival of the Railway to Kiama, which greatly increased the towns accessibility and prefigured its rise as a popular holiday destination. Rothbury is as an example of the large, permanent masonry houses which were constructed the late-nineteenth century by established families in the Kiama area. These contrast with the easily constructed weatherboard accommodation often associated with new arrivals to the area like workers and—later in the twentieth century—holidaymakers. Rothbury has significance at a local level as a result.</p> <p>Rothbury has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Rothbury was constructed by William Hindmarsh, a member of the prominent Hindmarsh family for whom Hindmarsh Park in Kiama is named. William was the son of Michael Hindmarsh, an early resident of the area who helped establish Kiama's agricultural and forestry industries in addition to his role as travelling magistrate. The Hindmarshes established many early businesses in Kiama and had a great influence on the development of the area, with later generations of the family continuing to be prominent members of the public. Rothbury has a strong association with the Hindmarsh family—various members residing at the residence from 1899 to 1938.</p> <p>Rothbury has cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Rothbury is a large and modestly decorated single-storey late-Victorian residence built 1898–1899. Largely unornamented, the dwelling demonstrates some simplified Victorian Italianate elements, including its asymmetrical massing, protruding front bay, Italianate-style chimneys and window sills, original paired timber sash windows, and geometric transom over the front door. These are the extent of the dwelling's decorative elements, indicative of the type of unpretentious and simplified design which is found on many masonry houses in Kiama. Rothbury has undergone significant modifications which have obscured its original form, and modern fabric detracts from the overall design of the dwelling. While representative of the type, Rothbury cannot be considered to have aesthetic significance, lacking the integrity of design which would make it significant.</p> <p>Rothbury does not meet the threshold of significance for 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 association with a particular community or cultural group beyond the local area.</p> <p>It is not known if Rothbury 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>Rothbury has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>Late-Victorian masonry dwellings are not unusual in Kiama, with many examples of a similar size and ornamentation in the local area, especially nearer to the centre of town. As such, Rothbury does not possess any rare or unusual aspects that would meet the threshold of significance for this criterion.</p> <p>Rothbury does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>Rothbury is a good example of a modest late-Victorian dwelling in Kiama. Successive layers of development have partially obscured the dwelling's original form and fabric, but key aspects of the dwelling's design are untouched—including the building's Italianate-style chimneys and windows, and its asymmetrical massing. Modifications have reinstated some elements, such as the front bullnose verandah and corrugated iron roofing, which reflect the building's original scheme. The dwelling remains representative of the type of modest, simplified masonry buildings that were commonly constructed in the Kiama area during the late-nineteenth century.</p> <p>Rothbury has cultural significance at a local level under this criterion.</p>

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Integrity	Rothbury has a moderate degree of integrity. As it has undergone several phases of development since construction, original elements of the building are only partially intact. The front verandah is not original, replacing a previously modified verandah. Space between the front and rear wings has been infilled on the north elevation to match the simple Italianate detailing. The rear deck and wraparound verandah are non-original. A portion of the side verandah of the front wing has been enclosed, with all its fabric replaced in the twentieth century. Roof cladding is also modified, with corrugated iron partially replaced by concrete tiles. Remaining original fabric includes the timber sash windows to the west and south elevation, including the rendered Italianate sills, and the original areas of the north elevation. Other original material includes the front door fanlight and decorative transom, as well as the rendered chimneys.
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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
Title	NSW Registrat General	Old System Deed Bk 2983 No 300	1970	NSW Land Registry Services
Title	NSW Registrat General	Old System Deed Bk 2257 No 308	1953	NSW Land Registry Services
Title	NSW Registrat General	Old System Deed Bk 1825 No 50	1938	NSW Land Registry Services
Title	NSW Registrat General	Old System Deed Bk 1858 No 653	1939	NSW Land Registry Services
Title	NSW Registrat General	Old System Deed Bk 985 No 333	1912	NSW Land Registry Services
Title	NSW Registrat General	Old System Deed Bk 1087 No 887	1916	NSW Land Registry Services
Title	NSW Registrat General	Old System Deed Bk 622 No 647	1898	NSW Land Registry Services
Rates	Kiama Council	Rate Book	1916- 1927	Kiama Council
Valuation	Department of Valuer General	Valuation Roll	1953- 1964	State Archives and Records
Advertisement	<i>Kiama Independent and Shoalhaven Advertiser</i>	Wanted...	23/2/1899	Trove, via National Library of Australia
Advertisement	<i>Kiama Independent and Shoalhaven Advertiser</i>	Wanted...	18/9/1900	Trove, via National Library of Australia
Advertisement	<i>Kiama Independent and Shoalhaven Advertiser</i>	To let...	4/3/1916	Trove, via National Library of Australia
Advertisement	<i>Kiama Independent and Shoalhaven Advertiser</i>	To let by tender	16/7/1921	Trove, via National Library of Australia
Advertisement	<i>Kiama Independent and Shoalhaven Advertiser</i>	Furniture sale	31/5/1941	Trove, via National Library of Australia
Advertisement	<i>Kiama Independent and Shoalhaven</i>	H Oldroyd	14/9/1939	Trove, via National Library of Australia

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	<i>Advertiser</i>			
Article	South Coast Times and <u>Wollongong</u> <u>Advertiser</u>	South Coast Items	14/6/1902	Trove, via National Library of Australia

RECOMMENDATIONS

Recommendations	Rothbury should be included as an item of local significance within Schedule 5 of the <i>Kiama Local Environmental Plan 2011</i> .
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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	42		
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	Rothbury, as viewed from the 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	View of the north elevation of Rothbury from the 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	Approximate location of 72 Collins 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



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IMAGES - 1 per page

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

Image caption	A 1950s image of Collins Street showing Rothbury with modified front verandah—this has since been replaced with a more appropriate bullnose type.				
Image year	1950s	Image by	Unknown	Image copyright holder	Kiama Library



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IMAGES - 1 per page

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

Image caption	A c1914–1920 landscape of Kiama showing the rear of 72 Collins Street (outlined in red). The house is pictured prior to the infill between the front and rear wings on the north elevation. The verandah deck is also not present.				
Image year	c1914–1920	Image by	Rex Hazlewood	Image copyright holder	State Library of NSW

