

Heritage Data Form

ITEM DETAILS					
Name of Item	Former City Bank Stables				
Other Name/s Former Name/s	City Bank of Sydney coachhouse and stables; Australian Bank of Commerce coachhouse and stables				
Item type (if known)	Built				
Item group (if known)	Residential buildings (private)				
Item category (if known)					
Area, Group, or Collection Name					
Street number	24				
Street name	Manning Street				
Suburb/town	Kiama	Postcode	2533		
Local Government Area/s	Municipality of Kiama				
Property description	Lot 21, DP 1186998				
Location - Lat/long	Latitude	-34.672896		Longitude	150.856962
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Residence				
Former Use	Stables				
Statement of significance	<p>The Former City Bank Stables has cultural significance for historic, associative, aesthetic, rarity and representative values at a local level. It was designed by Charles William Goodchap in 1887 as a companion building to the City Bank and was completed in 1888. The Former City Bank Stables was constructed during a period of rapid expansion in the Kiama area—City Bank was one of four banks established on the Manning Street thoroughfare at this time. These bank buildings defined the commercial character and two-storey scale of the Kiama Town Centre.</p> <p>The Former City Bank Stables is one of a small number of stables in the area, suggesting the relative prominence of the City Bank in the town. It is also one of the only late-Victorian two-storey dwellings in the main commercial block of the Kiama Town Centre. Designed by Goodchap, an experienced metropolitan residential architect, the building is one of small number of extant buildings whose attribution is confirmed. The building is a good example of a modest late-Victorian dwelling, showing several key elements of the typology, such as a high-pitched roof and gable bays. It also displays fine ornamental detailing, such as the decorative gable ventilators and the moulded chimneys and chimney pots, which match the profile of those on the Former City Bank Building. The Former City Bank Stables was converted to a residence in the 1920s, with the addition of the verandah and balcony. However, the building continued its relationship with banking institutions for several decades, demonstrative of the importance of the site in the local commercial area. Eventually, the building was converted to a telegraph exchange in the mid-twentieth century. Although the building has been altered and is in a state of some disrepair, it is a good example of a late-Victorian dwelling and is a rare example of a stables building, demonstrative of a period of commercial expansion in the Kiama Town Centre. It remains one of the small number of late-Victorian two-storey dwellings in the Kiama region, and the only Victorian-era residential dwelling in the main block of the Kiama Town Centre.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Charles William Goodchap, stables and bank buildings, 1888–1889 Kent and Massie, conversion of stables building, 1925					
Builder/ maker	S Glenn, conversion of stables to residence, 1925					
Physical Description	<p>The Former City Bank Stables at 24 Manning Street is a detached, two-storey late-Victorian residence that was modified in the 1920s. The building is located on the projecting portion of an 'L'-shaped lot, on a gentle slope which runs down northwards. It is oriented north to south and faces a courtyard to the rear of the Former City Bank Building to the west.</p> <p>The Former City Bank Stables Building is constructed of rendered and painted masonry on stone foundations. It has a hipped and gabled roof of corrugated iron, which has been recently repaired with sections replaced with panels of Colorbond. The building includes two painted masonry chimneys with decorative moulded courses and ornate chimney pots which match the profile and materiality of those of the Former City Bank Building. The gables have overhanging eaves with simple timber bargeboards and painted timber soffits.</p> <p>The primary west façade features rendered and painted with masonry which was altered in the 1920s. The projecting gable bay includes two window openings with stone sills on the upper floors. These windows have since been covered with a louvred panel but may be original timber-framed sash windows. On the ground floor, there is a narrow door opening and a small rectangular window opening. The northern portion of the elevation comprises a verandah and balcony introduced in the 1920s—these may have replaced earlier versions of these features. The verandah has painted timber posts on concrete plinths. The upper balcony has a skillion roof of corrugated iron supported by timber posts. The balcony has been partially enclosed with fibro and contemporary aluminium-framed windows. The remaining windows appear to be timber framed—they may be original or 1920s replacements. The paint finishes on the walls and timber finishes in general are in poor repair, with flaking and peeling evident throughout. There are decorative gable ventilators in the apex of each gable.</p> <p>The Former City Bank Stables Building is set in the southeasternmost corner of the lot and fronts an asphalt courtyard that is currently used for parking. The carpark was likely formerly part of the stables area. To the north of the building is a small garden area which is currently overgrown. It contains a mature tree planting which partially obscured the building. The building has been internally modified to accommodate a change of use, but retains much of its original external form.</p>					
Physical condition and Archaeological potential	<p>The Former City Bank Stables Building appears to be structurally sound—the roof has been recently repaired. However the external finishes (including painted timber and wall surfaces) are in poor repair, with evidence of peeling and flaking. The timber verandah posts are similarly in poor repair. The windows on the upper floor have been partially covered up.</p> <p>The archaeological potential of the site is unknown, but there is potential for the site to hold evidence of its former use as a stable.</p>					
Construction years	Start year	1887	Finish year	1888	Circa	<input type="checkbox"/>
Modifications and dates	1925—conversion of stables to residence. Mid-twentieth century—conversion to telegraph exchange.					
Further comments						
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>					

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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).

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.

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.

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.

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.

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.

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.

Between 1874 and 1888, the City Bank of Sydney (City Bank) leased premises in Terralong Street from GK Waldron to provide banking services to the Kiama community. In October 1884, Waldron offered a site at the corner of Manning and Terralong streets to City Bank for the sum of £3000, which the bank declined. Instead, in January 1886, City Bank purchased Lot 7 of Section 4 of the Town of Kiama Plan from storekeeper Stephen Major for £4000 as it was 'desirous of erecting premises necessary for the purpose of carrying on its business at Kiama'. Simultaneously, City Bank and Stephen Major negotiated a right-of-way between their respective allotments. The right of way was 12' wide and formed by deducting a 6' strip of land from each allotment.

Following a destructive fire in March 1887 at the corner of Manning and Terralong streets, which threatened to spread to the Kiama branch of the City Bank, the local branch manager urged the erection of new premises on the land owned by the bank. This request was approved and new plans for the bank premises were submitted by Charles William Goodchap. He was subsequently appointed architect of the new building and invited to submit specification and estimate of costs.

Charles William Goodchap was the nephew of Charles Augustus Goodchap, commissioner of railways and later Member of the NSW Legislative Council and Member of the NSW Legislative Assembly. His father was a district civil engineer in Kurnool Madras, and he was educated in Madras, and later in England. Having been articled to Charles Goodman Mumby, a London architect, he achieved a certificate for drawing from the South Kensington Institute and later joined Thomas Durrans and Sir Charles Street. He operated his own practice in London, before emigrating to Australia due to ill health. He was appointed to the office of the Colonial Architect in Sydney, but left after nearly five years to start his own practice. He designed a number of private buildings in Sydney, as well as

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	<p>several buildings for the City Bank in locations including Cootamundra, Young and Armidale, although the branch at Kiama was considered to be one of his most important works.</p> <p>Goodchap invited tenders in late April–early May 1887 for the ‘erection of a first-class Brick Building, suitable for a bank and dwelling-house, with stables, fencing, etc at Kiama for the City Banking Company’. Building work commenced on the bank’s site in Manning Street in June 1887. The <i>Sydney Morning Herald</i> reported that ‘this building will be quite an ornament to the town’.</p> <p>The buildings were completed in February 1888 and the branch was officially opened in March following the final inspection by the architect. City Bank was acquired by the Australian Bank of Commerce in February 1918.</p> <p><i>Construction and Local Government Journal</i> noted in February 1925 that architects Kent and Massie had awarded a contract to S Glenn of Kiama for ‘conversion of premises into residence’ at the Australian Bank of Commerce in Kiama. Three months later, Glenn lodged a successful application (plans and specifications) to remodel the stables at the bank premises into a dwelling.</p> <p>The Australian Bank of Commerce was acquired by the Bank of New South Wales in November 1931. The property was subdivided in 1936 to give access to the Former City Bank Stables Building located at the rear. A 1940 Bank of New South Wales report described the converted stable building as ‘a dwelling, 190’ at rear (of bank), two storey brick and cement building in a good state of repair, let on a weekly tenancy to branch 2nd Office at £1 per week’. This indicates the second-in-charge at the branch was residing in the building.</p> <p>In September 1953, the Commonwealth of Australia purchased from the Bank of New South Wales the allotment comprising the Former City Bank Stables Building (part of Lot 7), the right-of-way associated with it and Lot 6 for the sum of £1000. It was consolidated with Lot 6 to form an L-shaped block which was converted to the Kiama telephone exchange. According to the valuation card for 1953–1964, this was the site of the telephone exchange, formerly a house and garage. A more detailed description of the property was furnished as follows: ‘stone house 4 rooms, kitchen and office (used as depot), 4 telephone boxes, wood/brick and glass and concrete telephone exchange with fibro, concrete/fibro roof plus a brick substation with kliplock roof’.</p> <p>The Telstra property, otherwise known as 24 Manning Street, which includes the Former City Bank Stables Building, was sold as a development site in 2012 ‘embraced by stunning heritage buildings on either side’. The advertisement does not mention the former stables building on the site.</p>
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THEMES	
National historical theme	Economy—developing local, regional and national economies
State historical theme	Commerce—activities relating to buying, selling and exchanging goods and services
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 – does not include architectural styles – use the theme of Creative Endeavour for such activities.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Former City Bank Stables Building at 24 Manning Street originates from a grant of land from the 1840 Town of Kiama Plan. Formerly owned by a local shopkeeper, it seems this land was largely undeveloped prior to the construction of the bank and stables in the 1880s. The bank was introduced in a period of rapid growth for the town, with an influx of workers arriving in the mid-to-late-nineteenth century. The City Bank of Sydney (City Bank) was one of four banking institutions to establish premises on Manning Street (three of which remain). The establishment of these four banks, together with the Kiama Post Office, defined the commercial character of Manning Street and influenced commercial development in the area. The inclusion of the bank manager's residence and stables suggests the relative prominence of the City Bank, originally occupying the whole of the lot, and maintaining one of the few two-storey residences in the town centre. It is now the only Victorian-era residence in the main block of the Kiama Town Centre and is demonstrative of an early period of development in the commercial precinct.</p> <p>Although the Former City Bank Building remains in use as a bank, the stables were converted to a residence for the second-in-charge at the bank in 1925, suggesting the ongoing importance of the bank site in the early twentieth century. In 1953, the lot (including the Former City Bank Stables Building) was converted into a telephone exchange, representative of a period of technological expansion in the Kiama area.</p> <p>The Former City Bank Stables Building has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Former City Bank Stables Building was designed by Charles William Goodchap, an English architect who later emigrated to Sydney. Goodchap spent several years working for the Office of the Colonial Architect prior to opening his own practice. He designed several branches of the City Bank of Sydney for regional locations, of which Kiama is the most celebrated. It is unclear if the other branches he designed included stables or residential buildings—the stables may be a rare example of this type of building. Goodchap also designed several residences in Sydney and the building is a good example of his residential designs—it is likely to be one of only a small number extant examples.</p> <p>The Former City Bank Stables Building was converted to a residence to accommodate the staff of several banks for several decades, and is representative of a period of regional expansion for City Bank.</p> <p>The Former City Bank Stables Building has cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Former City Bank Stables Building is a good example of a two-storey, late-Victorian residence. Designed by Charles William Goodchap, an experienced metropolitan residential designer, the building displays key elements of the typology, including high-pitched gables and gable ventilators. It was designed as a companion building to the Former City Bank Building. Despite its poor state of repair, it displays several ornate decorative elements which are of a higher standard than seen at similar properties in the area, such as the moulded chimney pots. The Former City Bank Stables Building is also the only nineteenth-century residential building that remains in the central block of the Kiama Town Centre—it is demonstrative of early metropolitan housing in the area. Further, it is one of only a small number of two-storey Victorian-era buildings in the area and is representative of late-Victorian design.</p> <p>The Former City Bank Stables Building 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 the Former City Bank Stables Building 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. However, there is potential for the site to hold evidence of its former use as a Stable.</p> <p>The Former City Bank Stables Building has not been assessed under this criterion.</p>

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<p>Rarity SHR criteria (f)</p>	<p>The Former City Bank Stables Building was designed as a companion building to the Former City Bank Building, and despite alterations, is the only remnant stables building in the Kiama Town Centre. The building is also the only remaining late-Victorian-era residential building in the Kiama Town Centre and is one of only a small number of two-storey Victorian dwellings in the Kiama area. Although the building has been modified, and has not been maintained, it remains a good representation of a rare style of building in the area and displays highly ornate decorative elements.</p> <p>The building is also demonstrative of the residential development of Charles William Goodchap and is one of few remaining examples of his residential work which have been positively identified.</p> <p>The Former City Bank Stables Building has cultural significance at a local level under this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The Former City Bank Stables Building is representative of a period of late-nineteenth century commercial development in Manning Street, forming part of a former banking complex. The building is demonstrative of the rapid development in the Kiama Town Centre and the expansion of commercial enterprise in the town.</p> <p>The building is also demonstrative of the residential development of Charles William Goodchap and is representative of his regional work.</p> <p>The Former City Bank Stables Building has cultural significance at a local level under this criterion.</p>
<p>Integrity</p>	<p>The external form and massing of the Former City Bank Stables Building is generally intact and appears to be structurally sound. The building was modified in the 1920s with the introduction of the verandah and balcony addition. Despite this, the original form and design of the building is legible. The building retains much original fabric, including decorative architectural elements such as the gable ventilators and chimney pots.</p> <p>The external finishes are in poor repair, original joinery and hardware have been removed and windows have been boarded up.</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
Advertising	Construction and Local Government Journal	Tenders Accepted, Architects' Work	4 Feb 1925	Trove, via National Library of Australia
Minutes	Kiama Council	Minute Book	6 May 1925	Kiama Council via Explore Kiama
Minutes	Bank of New South Wales	Extracts from Board Minutes	1874-1888	Westpac Archives
Lists	Bank of New South Wales	Extracts from Premises and List of Managers	From 1874	Westpac Archives
Article	<i>The Bulletin</i>	William Charles Goodchap	12 April 1890	Trove, via National Library of Australia
Title	Registrar General	OST Deed Bk 1652 No 830	1932	NSW Land Registry Services
Valuation	Department of Valuer General	Valuation Listing	1953-1956	State Archives & Records
Title	Registrar General	OST Deed Bk 331 No 106	1886	NSW Land Registry Services
Article	Australian Town and Country Journal	Kiama—Improvements	25 Jun 1887	Trove, via National Library of Australia
Article	<i>Sydney Morning Herald</i>	Country News—Kiama, Monday	14 Jun 1887	Trove, via National Library of Australia

RECOMMENDATIONS

Recommendations	The Former City Bank Stables Building should be included as a heritage item of local significance in Schedule 5 in 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	43		
Author of study or report			
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	View southeast showing the Former City Bank Stables Building. The enclosed veranda and boarded windows on the primary western façade are visible. The overgrown garden area to the north is also shown.				
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	Detail showing the Former City Bank Stables Building roof with Colorbond panels, the enclosed fibro balcony from the 1920s and the gable bay with covered windows and gable ventilator.				
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	Detail of the chimney, with decorative moulding and ornate chimney pot, which matches the profile of the chimneys on the neighbouring bank building.				
Image year	2020	Image by	GML Heritage	Image copyright holder	GML Heritage

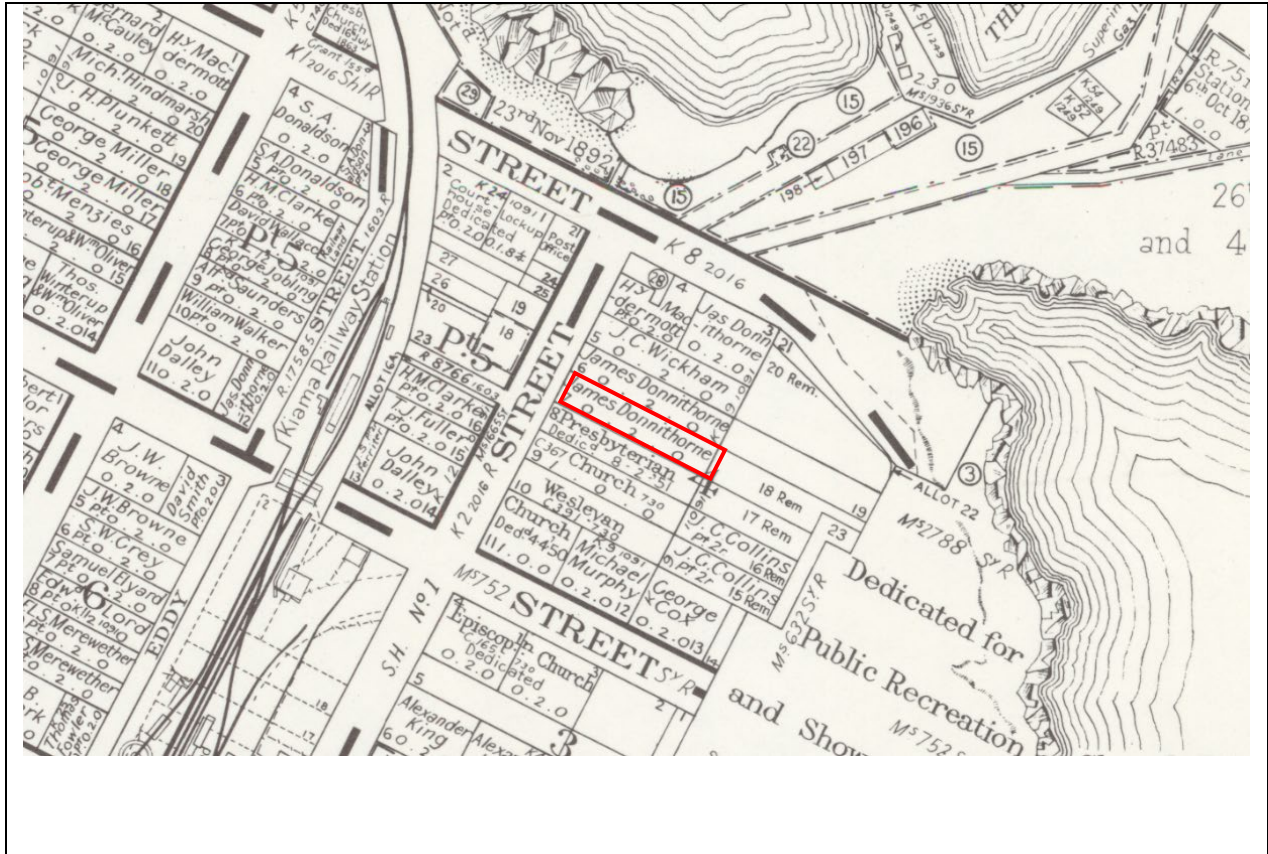


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IMAGES - 1 per page

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

Image caption	Approximate location of the original lot on which 24 Manning Street is located on the Town of Kiama Plan, prior to the 1936 subdivision (copy of the original 1840s drawing).				
Image year	1972	Image by	Department of Lands	Image copyright holder	Department of Lands



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IMAGES - 1 per page

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

Image caption	Detail from a photograph of the Former City Bank Building at 24 Manning Street, with the Former City Bank Stables Building in the distance. The photograph shows the original form of the windows prior to alterations.				
Image year	c1890s-1910s	Image by	Unknown	Image copyright holder	Bank of New South Wales



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IMAGES - 1 per page

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

Image caption	Detail of a historical photograph, prior to the introduction of the verandah to the Former City Bank Stables Building. It appears that the ground floor of the gable bay included a wider opening with double doors. A secondary garage or storage area was formerly located to the north of the building.				
Image year	1889–1920s	Image by	Unknown	Image copyright holder	State Library of NSW



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IMAGES - 1 per page

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

Image caption	Detail of a historical panorama of Blowhole Point showing the Former City Bank Stables Building prior to the addition of the verandah and balcony. New doors appear to have been fitted to the opening on the ground floor of the gable bay. The northern structure is still in place by this stage.				
Image year	1889-1920s	Image by	Unknown	Image copyright holder	State Library of NSW



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IMAGES - 1 per page

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

Image caption	Detail of a historical panorama photograph looking towards Blowhole Point, showing the Former City Bank Stables Building prior to the addition of the verandah, and its relationship to the Former City Bank Building.				
Image year	1890s–1920s	Image by	Unknown	Image copyright holder	State Library of New South Wales.



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IMAGES - 1 per page

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

Image caption	Detail from a historical photograph showing the Former City Bank Stables Building prior to the enclosure of the balcony.				
Image year	c1920s	Image by	Unknown	Image copyright holder	Kiama City Library



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IMAGES - 1 per page

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

Image caption	View along the driveway of the Former City Bank Building looking east to the 'stables'.				
Image year	c1920s-1950s	Image by	Unknown	Image copyright holder	Bank of New South Wales



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IMAGES - 1 per page

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

Image caption	Detail of a historical photograph showing the arrangement of the City Bank complex in the year of the subdivision of the site. The Former City Bank Stables Building is circled in red, showing the former garden area and the visual relationship between it and the main bank building.				
Image year	1936	Image by	Unknown	Image copyright holder	Royal Australian Historical Society

