

Heritage Data Form

ITEM DETAILS							
Name of Item	Weston Family Interwar Pre-Fabricated Bungalow						
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	51						
Street name	Shoalhaven Street						
Suburb/town	Kiama				Postcode	2533	
Local Government Area/s	Municipality of Kiama						
Property description	Part Lot 200, DP 1017091						
Location - Lat/long	Latitude	-34.670744			Longitude	150.854074	
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner							
Current use	Residence						
Former Use	Residence						
Statement of significance	<p>The property at 51 Shoalhaven Street has cultural significance to the Kiama area for historic, associative, aesthetic, rarity and representative values at a local level. It has been established that the property was owned by the local Weston family from the 1870s. The Weston family were prominent in the local community, operating the <i>Kiama Independent</i> newspaper for decades. The property at 51 Shoalhaven Street was built between 1930 and 1936 for members of the Weston family and is thought to be one of three cottages constructed for the family. Of these three, one has been lost and the other is in poor repair. Members of the Weston family owned and occupied the cottage for several decades.</p> <p>The cottage was built during a period of substantial expansion in the Kiama region. The Interwar period saw an influx of workers to the area that instigated a period of intense residential development, with single-storey weatherboard cottages and bungalows emerging throughout the town. Weatherboard had initially gained prominence in residential construction in the Kiama area in the nineteenth century. It became the primary construction material during the Interwar period, enhancing the beachside character of the town. The dwelling is representative of this period of development and the enduring popularity of weatherboard in Kiama.</p> <p>Initially thought to have been one of three kit-houses brought from America, research suggests that 51 Shoalhaven Street is a pre-fabricated house designed by the George Hudson Timber Company, appearing to be one of their 'Como' homes. Pre-fabricated housing grew in popularity in the early twentieth century in NSW as an affordable means of construction. The Como design originated from the George Hudson Timber Company's 1930 catalogue of 'ready-cut' houses, and forms part of a tradition of catalogue homes, which provided affordable variations on popular housing styles of the day. Despite the proliferation of pre-fabricated housing and catalogue homes in NSW, there are comparatively few identified examples of these homes. As a positively identified example of the Como home, the property has rarity, particularly as a well-maintained and intact example of its type.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	George Hudson Timber Company					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling at 51 Shoalhaven Street is a detached, single-storey Interwar Bungalow. The building is largely rectangular, oriented southeast to northwest, fronting Shoalhaven Street to the east. It is located on a pronounced slope in the landscape, which runs downwards to the north. It is bound to the east by the footpath, and to the south and west by a concrete driveway.</p> <p>The dwelling is constructed of fibro and weatherboard on elevated masonry foundations that respond to the topography of the site. The building has a hipped and gabled roof of Colorbond sheeting, with nested gables to its primary elevation. The projecting gable comprises the roof of the verandah and has a pitched roof of Colorbond. The gables have simple timber bargeboards with overhanging eaves—the soffits have been painted to match the walls. The gables feature simple timber panels on fibro. The primary elevation is defined by the substantial verandah. This verandah is constructed on elevated masonry foundations and forms the primary access point of the property. It is constructed of painted masonry with solid masonry columns with rusticated render, possibly stucco. These columns are topped by Classically inspired columnettes. The balustrade comprises a panel of painted weatherboard. It is reached by a set of concrete stairs with simple timber handrails to the south of the verandah. The external wall incorporates original casement windows with decorative painted timber frames and timber mullions. The doorway is located between two windows and now has a contemporary metal security door.</p> <p>These windows are also incorporated into the north and south elevations. These elevations stretch the length of the building and are constructed of weatherboard and fibro, tapering to the rear in the west.</p> <p>The property is enclosed by a solid masonry fence and retaining wall, which has been painted. The dwelling is set back from the street by a shallow, elevated landscaped area, and is encircled to the east and south by a shallow garden bed. The setting of the house has been largely lost, with commercial development to the north and south.</p>					
Physical condition and Archaeological potential	<p>The house is generally in good condition having been well maintained. However, there is evidence of wear in the paint finishes in several areas.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1930	Finish year	1936	Circa 1930s	<input checked="" type="checkbox"/>
Modifications and dates						
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>No. 51 Shoalhaven Street is located on part of Lot 20 of Section 15 of the Town of Kiama granted by purchase to Michael Hindmarsh. He owned the allotment until December 1866 when it was conveyed to Charles Taylor. Three years later, Lot 20 was sold to John Carruthers for £200.</p> <p>In December 1874, Carruthers sold the land to Joseph Weston who established new offices of the <i>Kiama Independent</i> on this site. He died in 1913 bequeathing 'the one half acres of land in Shoalhaven Street Kiama on which is erected the Independent Office' but excluding the southeast corner of the allotment (and a nine-foot road through the site) to John Maclean Weston. The portion of Lot 20 containing the 'land, building and appurtenances and the type machinery and plant of the printing office' was conveyed to John Maclean Weston, Mary Weston and Eleanor Pamela Weston, all of Kiama, for £100. Joseph's will stipulated that his children jointly carry on the business of the <i>Kiama Independent</i>. The <i>Kiama Independent</i> business passed to Joseph's children, John and Joseph, Mary and Eleanor. The younger, Joseph, sold his share in the business to the other partners and the</p>

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	<p>newspaper continued under the direction of John and Mary until her death in 1936. In January 1935 (one year prior to Mary's death), Edward Thomas, a surveyor of Shellharbour, submitted plans to subdivide Lot 20 of Section 15 into four lots for John Maclean Weston to Kiama Council. The application was promptly approved. In October the same year (1935), John Maclean Weston became the sole owner of lots 1, 3 and 4 of the subdivision for the token sum of five shillings.</p> <p>By 1934, John Maclean Weston and his wife Annie Evelyn Weston had moved from Collins Street to Weston Street. This may indicate 51 Shoalhaven Street was built on the site. The Kiama Historical Society believes number 51, along with two further houses at 53 and 55 Shoalhaven Street were kit houses brought from the USA to accommodate members of the family and employees of the <i>Kiama Independent</i>. Currently, no evidence has been found to support this, and no designs matching 51 Shoalhaven Street were identified in an assessment of American kit houses catalogues from 1900-1950. However, research suggests that the design of the property is an Australian pre-fabricated house, showing great similarities to the George Hudson Timber Company's 'Como' design from their 1930 catalogue.</p> <p>Pre-fabricated housing was common in this period and emerged throughout NSW. The George Hudson Timber Company advertised their 'ready-cut' homes in the early twentieth century with designs that came with pre-prepared materials, floor plans and construction guidance for owners to build their own homes with the assistance of a handyman, cutting down on waste and expenses. The company's offering incorporated a number of variations on popular housing styles of the period. In the 1920s and 1930s, this included a number of bungalows. They offered the ability to choose between varying finishes, thus the property at 51 Shoalhaven Street appears to display a combination of weatherboard and fibro, differing from the original design which was wholly weatherboard. However, the window surrounds and decorative detailing appears very close to the original design.</p> <p>The 1935 subdivision of Lot 20 into four lots suggests that the Kiama Independent Office was located on Lot 2, and that the three houses fronting Shoalhaven Street were sited on lots 1, 3 and 4.</p> <p>According to the valuation roll from 1930 to 1938, there was a cottage located on part Lot 20 of Section 15, and the site was renumbered Lot 1 by 1941. There was a substantial increase in the values of the property in the 1940s.</p> <p>Lot 2 of the subdivision of Lot 20, containing the two-storey weatherboard building occupied by the <i>Kiama Independent</i>, was conveyed in October 1939 to John Maclean Weston (two-thirds share) and Eleanor Pamela Weston (one-third share) as tenants in common. John Maclean Weston lived with his wife at 51 Shoalhaven Street until his death in September 1946.</p> <p>John Weston bequeathed to his wife Annie Evelyn Weston 'during her widowhood her right to reside rent free in his residence facing Shoalhaven Street and also to use all articles of furniture and personal effects contained in such residence during such period'. He also devised to his wife 'during her widowhood the net income from all of the rest of his real estate excepting that portion occupied by the firm of Weston and Co'. In May 1960, Albert John Weston and Annie Evelyn Weston conveyed the site to Weston and Co Publishers Pty Limited for £2875.</p> <p>According to the 1953–1964 valuation card, 51 Shoalhaven Street is described as a wood brick cottage with iron roof, three rooms, kitchen and offices plus three galvanised iron garages with iron roof. The adjoining properties, 53 and 55 Shoalhaven Street, carried an identical description, excluding the garages. Annie Evelyn Weston was identified on the valuation card as a life tenant at 51 Shoalhaven Street.</p> <p>Of the three pre-fabricated houses that were constructed on the site, one has been demolished, and one remains in poor condition, with the property at 51 Shoalhaven Street the best remaining example of the three. It is currently in Council ownership.</p>
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THEMES	
National historical theme	Settlement—building settlements, towns and cities
State	Towns, suburbs and villages—activities associated with creating, planning and managing urban

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historical theme	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 – does not include architectural styles – use the theme of Creative Endeavour for such activities
National historical theme	Marking the phases of life
State historical theme	Persons—activities of, and associations with, identifiable individuals, families and communal groups

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The property at 51 Shoalhaven Street was constructed in the 1930s to accommodate members of the Weston family who had owned the land for several decades and were involved in operating the <i>Kiama Independent</i> newspaper from the neighbouring offices. The <i>Kiama Independent</i> operated on the neighbouring site for several decades under the direction of the Weston family who owned and occupied the property for several years. The Interwar period saw a series of periods of intensified residential development throughout Shoalhaven Street and the surrounding streets, with weatherboard cottages and bungalows emerging in the region as the population of the town expanded. The bungalow appears to be a pre-fabricated house designed by the George Hudson Timber Company and represents a period of substantial residential development throughout NSW.</p> <p>No. 51 Shoalhaven Street has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The property was built for members of the Weston family who had owned the land since 1874. It is unclear if this was the first house built on the site, but members of the Weston family owned and occupied the cottage from the 1930s. The Weston's also owned the neighbouring site, which hosted the offices of the <i>Kiama Independent</i>, an important local newspaper which they operated for several decades. The family have significance in the local community relating to their role in the commercial expansion of the town and the development of local media.</p> <p>The house at 51 Shoalhaven Street is an identified example of the George Hudson Timber Company's 'ready-cut' homes. Despite the proliferation of catalogue homes that were produced in this period, few remain in their original form, with 51 Shoalhaven Street representing the early popularity of Hudson's designs.</p> <p>No. 51 Shoalhaven Street has cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a good example of a modest Interwar Bungalow. The design of the building is restrained but incorporates several characteristic elements of the typology, including its weatherboard construction and bold wide gables. It also retains early decorative elements such as the timber window surrounds. It appears that the dwelling is a pre-fabricated house designed by the George Hudson Timber company. Pre-fabricated houses became increasingly common in the Interwar period as an economical means of building that was popular with the growing middle and working classes. Numerous pre-fabricated houses were erected throughout NSW.</p> <p>Despite the proliferation of pre-fabricated housing that emerged in Australia in the early twentieth century, and the popularity of catalogue pre-fabricated homes, there have been comparatively few identified examples of catalogue pre-fabricated homes. No. 51 Shoalhaven Street appears to be a largely intact example of a 1930s pre-fabricated house and is identified as a good example of the 'Como' model from the George Hudson Timber Company.</p> <p>No. 51 Shoalhaven Street 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>No. 51 Shoalhaven Street does not meet 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>No. 51 Shoalhaven Street has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>The dwelling is one of a large number of weatherboard dwellings that emerged throughout Kiama in the Interwar period in response to a period of economic growth. The property incorporates several common elements of the typology but is a modest example of the style. It is one of several properties known to have been constructed for the Weston family but appears to be the only extant dwelling that remains. As an example of a pre-fabricated house it is not rare within NSW, but it does have rarity as an identified example of a catalogue house, and is revealing of early 1930s prefabricated housing. As an identified example of its type, it has rarity in the Kiama area.</p> <p>No. 51 Shoalhaven Street has cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The property is one of a high volume of pre-fabricated dwellings that emerged in NSW in the early twentieth century, providing an affordable means of housing the growing working and middle class population. In the Kiama region, weatherboard dwellings had grown in popularity throughout the nineteenth century, with weatherboard residential development intensifying after the introduction of the railway as housing emerged in proximity to the train line. During the Interwar period, the town experienced a high rate of population growth, with residential development increasing across the area. Weatherboard remained the preferred materiality, contributing to the coastal character of the town. The property is representative of this period of residential growth and the enduring popularity of weatherboard construction in the Kiama Town Centre, as well as the development and expansion of pre-fabricated housing in the early twentieth century.</p> <p>No. 51 Shoalhaven Street has cultural significance at a local level under this criterion.</p>
Integrity	<p>The dwelling appears largely externally intact, appearing to maintain its form, massing and layout. It has undergone minor modifications, such as the replacement of the original door with a contemporary metal security door, but the dwelling retains much of its original fabric and detailing, including the original windows and timber window surrounds.</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
Title	Registrar General	OST Deed Bk 2533 No 12	1960	NSW Land Registry Services
Title	Registrar General	OST Deed Bk 2655 No 342	1960	NSW Land Registry Services
Title	Registrar General	OST Deed Bk 2661 No 582	1963	NSW Land Registry Services
Title	Registrar General	OST Deed Bk 117 No 153	1869	NSW Land Registry Services
Title	Registrar General	OST Deed Bk 164 No 561	1877	NSW Land Registry Services
Title	Registrar General	OST Deed Bk 1732 No 672	1935	NSW Land Registry Services
Title	Registrar General	OST Deed Bk 1856 No 914	1939	NSW Land Registry Services
Valuation	Department of Valuer General	Valuation Roll	1953-1964	State Archives & Records
Minute	Kiama Council	Minute Book, min. 39 and min. 54	1935	Kiama Council

RECOMMENDATIONS	
Recommendations	<p>The Weston Family Interwar Bungalow at 51 Shoalhaven Street should be included as a heritage item of local significance in Schedule 5 of the <i>Kiama Local Environmental Plan 2011</i>.</p> <p>Future management of this item may include its careful relocation to an appropriate site, restoring its residential setting.</p>

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	46		
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 west showing the primary east elevation of 51 Shoalhaven Street and front garden.				
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 verandah, showing an original window and the contemporary door.				
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 northeast showing the south elevation of 51 Shoalhaven Street from the rear. The timber window surrounds and a masonry chimney are visible.				
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 51 Shoalhaven Street on the Town of Kiama Plan (1972 copy of the original 1840s drawing)				
Image year	1972	Image by	New Department of Lands	Image copyright holder	NSW Department of Lands

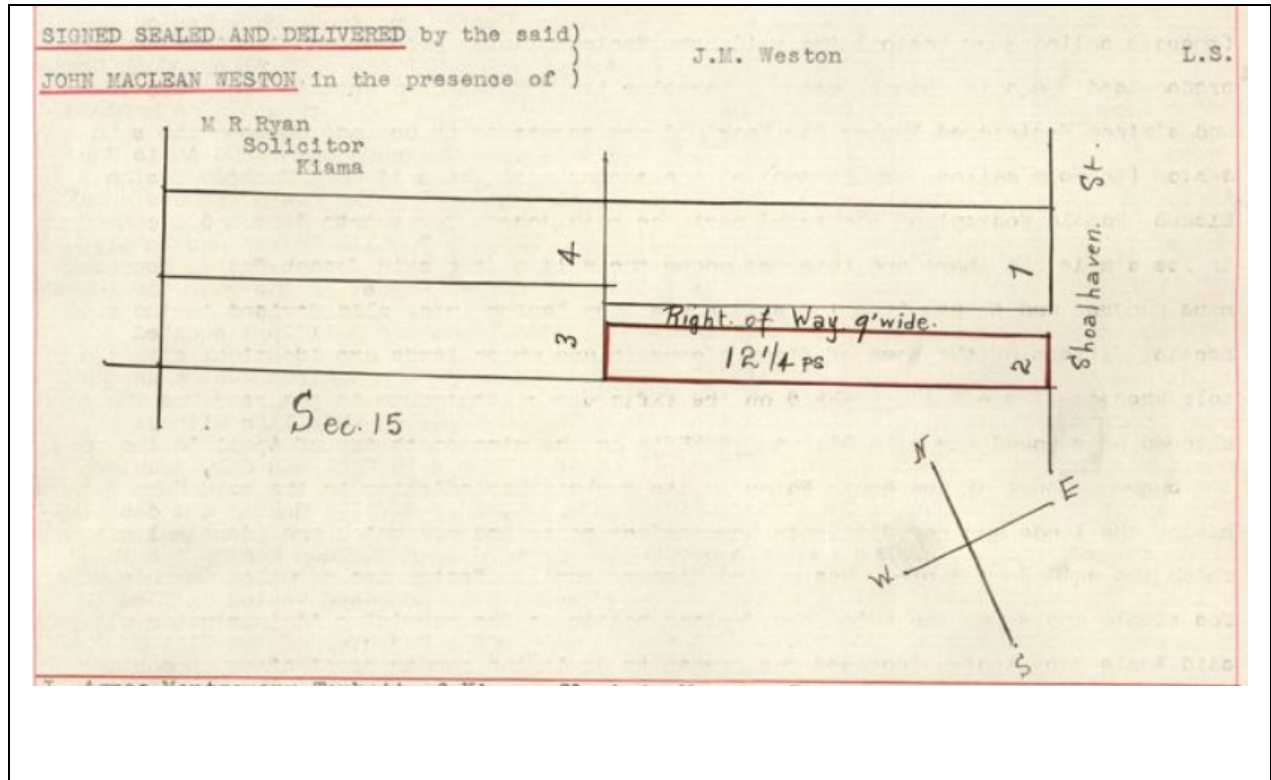


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IMAGES - 1 per page

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

Image caption	Detail of the 1930s subdivision of Lot 20, Section 15, showing the division of the site into four rectangular lots with a narrow right-of-way. Lot 2 housed the offices of the <i>Kiama Independent</i> , with the subject dwelling located on Lot 1.				
Image year	1939	Image by	New Department of Lands	Image copyright holder	NSW Department of Lands

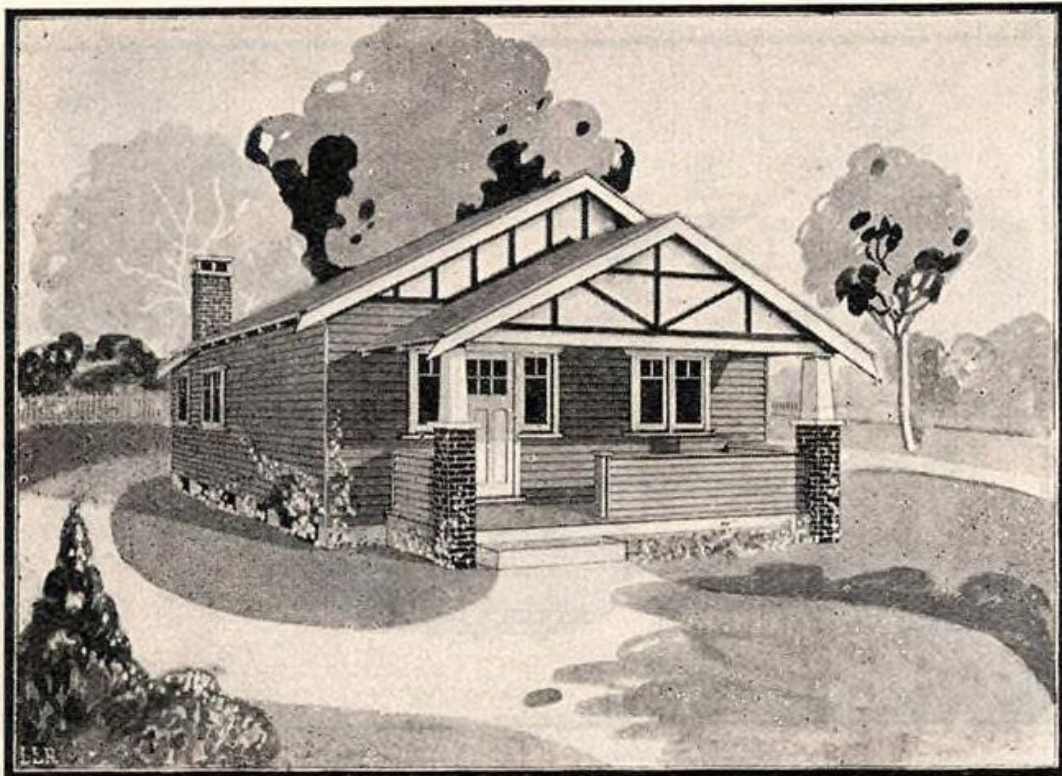


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IMAGES - 1 per page

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

Image caption	Detail of an advertisement for 'the Como', a 'ready-cut' house from George Hudson Timber company from their 1930 catalogue.				
Image year	1930	Image by	George Hudson and Son Timber Company Limited	Image copyright holder	Caroline Simpson Library



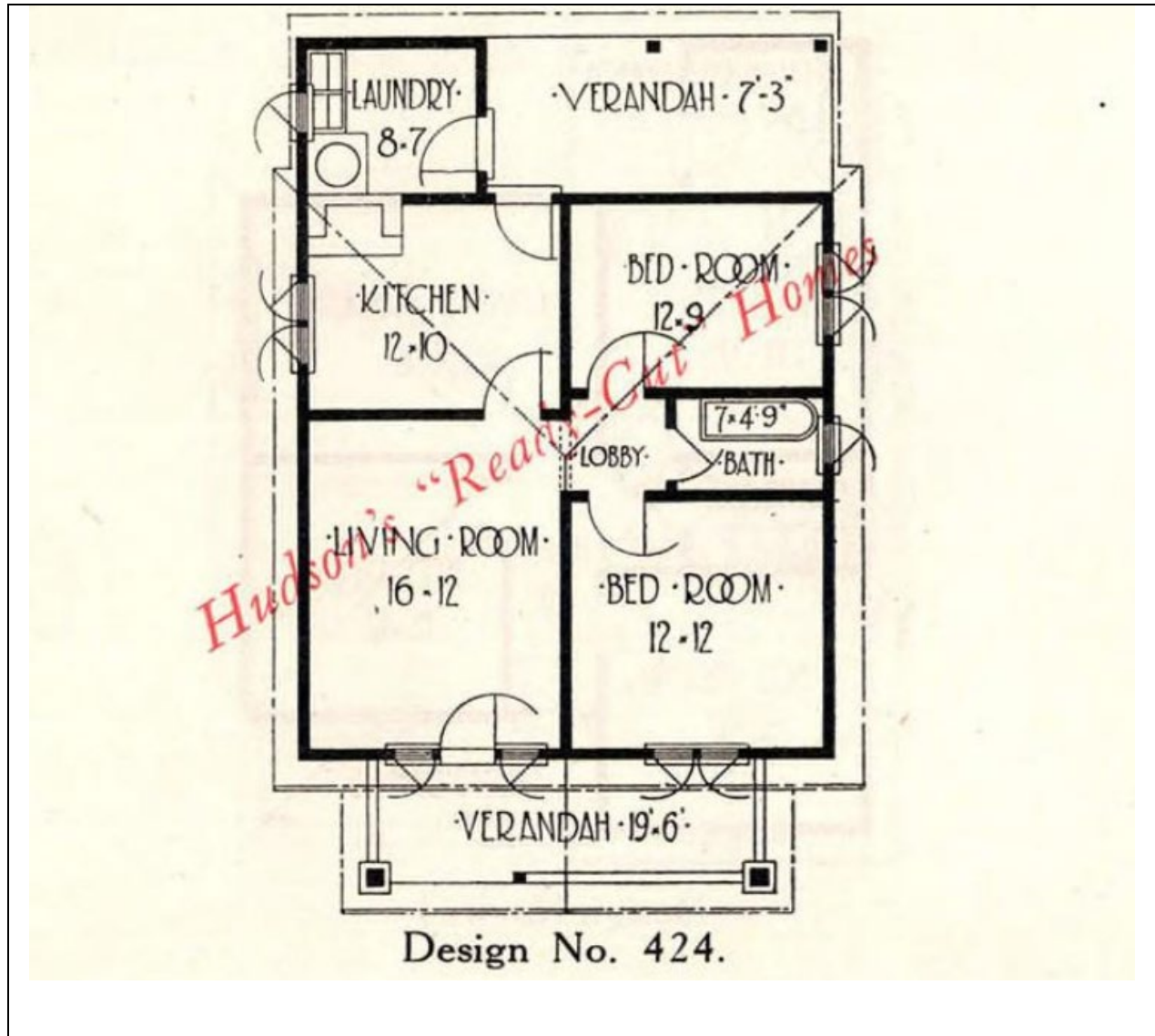
"The Como."

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IMAGES - 1 per page

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

Image caption	Detail of an advertisement for 'the Como', a 'ready-cut' house from George Hudson Timber company from their 1930 catalogue.				
Image year	1930	Image by	George Hudson and Son Timber Company Limited	Image copyright holder	Caroline Simpson Library



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IMAGES - 1 per page

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

Image caption	Detail of historical photograph from 1936 showing the property, indicated by red arrow, next to the original offices of the <i>Kiama Independent</i> .				
Image year	1936	Image by	Unknown	Image copyright holder	Royal Australian Historical Society

