

PLACE	HOUSE			Other name/s	Presbyterian Manse (former)		
Address	11 Broome Crescent WONTHAGGI						
Study No	WN001	HO No	-	HPD No	-	Allotment No	8 (Section 23)
LGA	Bass Coast	Ward	Hovell	Parish	Wonthaggi	County	Mornington

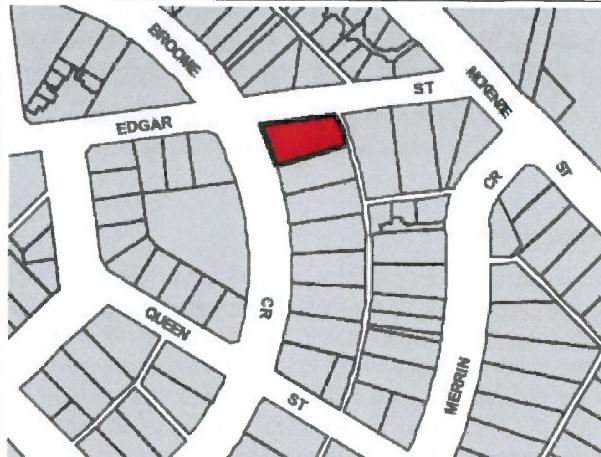


Image Date	17 July 2009	Extent of listing	Whole allotment				
Designer/architect	Unknown	Architectural style	Inter-war Period (1919-1940) American Bungalow				
Builder/maker	Unknown	Commenced	1927	Completed	1927		
Her Act Category	Heritage place	Historic Theme/s	13.2 Building Towns (Larger Centres)				
Her Item Group	Residential buildings (private)	Assessed by	S Reeves	Date	14/08/09		
Her Item Category	House	Reviewed by	-	Date	-		
Usage (2009)	Residence	Condition	Good	Intactness	Good		
Significance	Local	Recommendation	Include in VHR <input type="checkbox"/>	Include in RNE <input type="checkbox"/>	Include in HO <input type="checkbox"/>	X	

Statement of Significance

What is Significant?

The former Presbyterian manse at 11 Broome Crescent, Wonthaggi, is a single-storey double-fronted weatherboard inter-war bungalow with a hipped roof, gabled bay and matching front porch with paired timber posts on brick piers. It was erected by the local Presbyterian Church Trustees in 1927 to replace the original manse that had stood on the site since 1912.

How is it Significant?

The former Presbyterian manse is of historic and aesthetic significance to the Shire of Bass Coast.

Why is it Significant?

Historically, the former Presbyterian Manse is significant for associations with the the local Presbyterian congregation, which commenced services in Wonthaggi in November 1910 (*AHC Criterion D.2*). Built in 1927 to replace an original manse erected on the site 15 years earlier, the house demonstrates the upgrading of church infrastructure during the inter-war period. It is one of only two purpose-built clerical residences that remain (albeit no longer in use as such) in the central township (*AHC Criterion B.2*). More broadly, the house is one of several fine residences built in this part of Wonthaggi by prominent citizens, which collectively demonstrate the development of a prestige residential address in the vicinity of the Mine Manager's house (*AHC Criterion C.2*).

Aesthetically, the former Presbyterian Manse is significant as a large and well-sited example of an Edwardian weatherboard villa, with an overlay of distinctive inter-war details, such as the strapped half-timbered gable ends and small projecting front porch with paired timber posts on brick piers. One of a number of higher-class residences in this block of Broome Crescent, it forms a significant element in the streetscape (*AHC Criteria F.1*).

Physical Description

The house at 11 Broome Crescent, Wonthaggi, is a single-storey double-fronted Edwardian weatherboard house with a hipped roof clad in corrugated steel and penetrated by a plain red brick chimney. The asymmetrical street facade comprises a projecting gable-roofed wing to the right, a smaller gabled porch to the centre, and a verandah to the left, which returns down the side of the house. The two gable ends have a half-timbered infill, with shingles to the apex. The return verandah (which is presently unroofed) is supported on plain timber posts, while the gable of the contiguous entry porch is supported by paired timber posts on square red brick plinths. The projecting bay has a tripartite window with a large central sash flanked by two narrower sashes, and another attached pair of windows opens onto the verandah. All contain timber-framed double-hung sashes. The front entrance has a timber door with a tinted glazed panel, and is flanked by narrow sidelights.

The street boundary is marked by a timber fence with woven wire mesh infill. There is a small metal hand-gate set into the fence to the left side, with Cyclone wire and curving mild steel ornamentation, and a set of matching driveway gates at the opposite (right) end.

Historical Notes

This house stands on part of Section 23 of the Township of Wonthaggi, a block of eighteen residential allotments bounded by Broome Crescent, Merrin Crescent, Edgar Street and Queens Street. The site at the corner of Broome Crescent and Edgar Street, designed as Lot 8, is not listed in the first Borough of Wonthaggi Rate Book, compiled in June 1911. In the second rate book, compiled only four months later, the site was listed with a Net Annual Value (NAV) of only £4, which suggests that the land was still vacant and undeveloped at that time. Its owner was identified as one James Raff, clergyman, of Hunter Street. The following year, in the 1912-13 rate book (dated October 1912), the NAV had increased to £25, which is indicative of the recent completion of a new house. James Raff was now identified as the occupying tenant, with the Presbyterian Church Trustees listed as owner. The house was clearly erected as a clerical residence for the local Presbyterian congregation.

As recorded in the 1934 publication *Wonthaggi and District: Past & Present*, the Reverend James Raff was the first Presbyterian minister in Wonthaggi, having arrived at the fledgling township towards the end of 1910. He initially held church services in the Lyceum Picture Theatre until a purpose-built church was opened. It is also recorded in that source that the Reverend Raff, along with his wife and children, lived in "three 12x10 tents at the Tree Plantation under the shelter of the reservoir" until the present manse was erected in Broome Crescent. Reverend Raff left Wonthaggi in October 1912, after which the manse was occupied by a succession of successors, including the Reverends Samuel Robertson Blair (from 1913 to 1915) and Samuel Arthur Eastman (from 1916 to 1921). The latter year, the manse was rated with the NAV of £29.

The manse suddenly disappears from the rate book listings in the early 1920s. According to the edition for 1923-5, the site was still owned by the Presbyterian Church Trustees, but was now rated as "fenced land – building to be erected", with a NAV of £8. It can only be surmised that the building had perhaps been destroyed by fire, or was otherwise razed after being deemed unsuitable for an incoming minister. In the 1924-25 rate book, the site was again rated as 'fenced land', with a new minister, the Reverend Fairbairn, listed as its tenant. The following year, the rate book noted William Reid Fairbairn was now occupying a house with the substantially increased NAV of £40. He remained living in the new manse well into the 1930s.

Comparisons

As a clerical residence for a local congregation, the former Presbyterian manse at 11 Broome Crescent can be compared with its Baptist counterpart at 4 Hunter Street, Wonthaggi. While the two buildings have little in common in terms of their vintage or architectural expression, they otherwise both provide evidence of the establishment and development of churches, and associated church infrastructure, in the early days of the township. The fact that, in both cases, the manses were built some distance from the church proper, represents an interesting contrast from those examples in the shire, such as the former Roman Catholic Presbytery at Dalyston, where the clerical residence was sited alongside the church on the gazetted Church Reserve.

Recommended Management

The timber and woven wire fence, even if not original, is sympathetic to the style and era of the house and should be retained.

References

Author	Title	Year
Borough of Wonthaggi	Rate Books (held by Public Record Office)	Various
T J Gannon (ed)	<i>Wonthaggi and District: Past & Present</i>	1934