

PLACE	HOUSE			Other name/s	Evans Residence		
Address	22 Broome Crescent WONTHAGGI						
Study No	WN007	HO No	-	HPD No	-	Allotment No	8 (Section 21)
LGA	Bass Coast	Ward	Hovell	Parish	Wonthaggi	County	Mornington



Image Date	17 July 2009	Extent of listing	Whole allotment				
Designer/architect	Unknown	Architectural style	Federation/Edwardian Period (1901-1918) Queen Anne				
Builder/maker	Unknown	Commenced	1911	Completed	1911		
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 house at 22 Broome Crescent, Wonthaggi, is a single-storey double-fronted Edwardian weatherboard villa with half-timbered gabled ends, bullnosed verandah and multi-paned windows. It was erected during 1911 for John Henry Evans, a prominent local butcher, and subsequently occupied by him for more than two decades.

How is it Significant?

The house is of historic and aesthetic significance to the Shire of Bass Coast.

Why is it Significant?

Historically, this house is significant as one of several fine Edwardian residences that were built in this part of Wonthaggi by prominent citizens, which collectively demonstrate the early emergence of a prestige residential address in the vicinity of the Mine Manager's house at 10 Broome Crescent (*AHC Criterion C.2*). It is of some local interest as the former residence of J H Evans, one of the town's pioneer retailers, who opened his butcher shop in McBride Avenue in mid-1910 (*AHC Criterion H.1*).

Aesthetically, the house is significant as a fine and substantially intact example of an Edwardian villa, distinguished by some decorative details that not often seen in other examples in the township, such as the half-timbered gable end, curving verandah brackets and multi-paned casement sash windows with projecting sills (*AHC Criterion F.1*).

Physical Description

The house at 22 Broome Crescent, Wonthaggi, is a single-storey double-fronted Edwardian weatherboard villa with a gambrel roof of corrugated galvanised steel penetrated, in the centre of the ridge line, by a red brick chimney with corbelled capping. The asymmetrical street frontage comprises a projecting gabled bay to the left side, and a recessed bay, with verandah, to the right. The projecting bay has a half-timbered gable end with plain barge-boards and a turned timber finial, and a tripartite window window with multi-paned timber-framed double-hung sash windows. The adjacent verandah has a timber floor and a bullnosed roof of corrugated galvanised steel, supported on stop-chamfered timber posts with angled brackets.

A flat-roofed carport, of unobtrusive design, has been built on the right side of the house.

Historical Notes

This house stands on part of Section 21 of the Township of Wonthaggi, a block of nine residential allotments bounded by Broome Crescent and Queen, Dunn and Billson streets. Despite the fact that this section was rather prominently located between Section 24 (site of the Mine Manager's House) and Section 17 (part of the development of Government Cottages), there is no reference to it in the first rate book of the Borough of Wonthaggi, dated June 1911. In the second rate book, compiled only four months later, the present site (designated as Lot 8 of Section 21) was rated as a house with a Net Annual Value (NAV) of £32. Its owner and occupant was listed as John Henry Evans, a butcher. Evans was in fact one of the pioneer retailers in the township, having opened his butcher shop in McBride Avenue during the initial burst of commercial development in mid-1910. Early rate books confirm that his business premises, valued at £20, stood on Lot 8 of Section 6 (at what is now 25-27 McBride Avenue). Evans was also active in local politics and was elected to the borough council on 7 November 1912. Although he retired from that position two years later, he was re-elected in 1931 and was still a serving councillor in 1934.

The 1911-12 rate book (dated October 1911) also reveals that J H Evans owned two vacant allotments in the vicinity of his own house: Lot 7 of Section 21, and Lot 1 of Section 22. By 1915-16, he had also acquired Lots 5 and 9 of Section 21, which, along with his existing holdings, comprised almost the entire Broome Crescent frontage of the block. Evans subsequently developed Lot 9, firstly by the erection of a small house (occupied by John Munro from 1916) and then by the erection of a larger house alongside (occupied by Harry Reynolds from 1919). Evans himself remained living in the present house on Lot 8 (ie 22 Broome Crescent) until at least 1937.

Comparisons

Broadly, this house is a representative example of the type of modest double-fronted timber cottages that proliferated in this part of the township during the first few years of its settlement. Although examples with asymmetrical frontages tended to be less common than those with symmetrical frontages, surviving examples can still be seen at 40 Dunn Street, 8 Matthews Street, 13 Macleod Street and elsewhere. These, however, tend to be somewhat simpler in their expression and detailing than the example at 22 Broome Crescent, which is distinguished by its unusual verandah and window detailing. In this regard, the house is perhaps more comparable to those more elaborate double-fronted villas built by prominent local businessmen and retailers, such as the respective residences of draper C D Ludbrook at 46 Watt Street (qv) and tailor Charles Hinneberg at 7 Dunn Street (qv). Together with J H Evans' house at 22 Broome Crescent, these houses, all slightly larger and grander than the otherwise comparable asymmetrical double-fronted timber cottages occupied by the miners, clearly expressed the higher social status of their owners.

Recommended Management

Encourage the retention of the return verandah as a semi-open space, with no solid or glazed infill to be constructed.

References

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