

<b>PLACE</b>	GOVERNMENT COTTAGE No 52 (former)						
<b>Address</b>	40 Broome Crescent WONTHAGGI						
<b>Study No</b>	WN008	<b>HO No</b>	-	<b>HPD No</b>	-	<b>Allotment No</b>	17 (Section 17)
<b>LGA</b>	Bass Coast	<b>Ward</b>	Hovell	<b>Parish</b>	Wonthaggi	<b>County</b>	Mornington



<b>Image Date</b>	17 July 2009	<b>Extent of listing</b>	Whole allotment				
<b>Designer/architect</b>	Public Works Dept	<b>Architectural style</b>	Federation/Edwardian Period (1901-1918) Bungalow				
<b>Builder/maker</b>	G S Matthews	<b>Commenced</b>	1910	<b>Completed</b>	1910		
<b>Her Act Category</b>	Heritage place	<b>Historic Theme/s</b>	7.2.1 State Coal Mine				
<b>Her Item Group</b>	Residential buildings (private)	<b>Assessed by</b>	S Reeves	<b>Date</b>	21/08/09		
<b>Her Item Category</b>	Cottage	<b>Reviewed by</b>	-	<b>Date</b>	-		
<b>Usage (2009)</b>	Residence	<b>Condition</b>	Good	<b>Intactness</b>	Good		
<b>Significance</b>	Local	<b>Recommendation</b>	Include in VHR <input type="checkbox"/>	Include in RNE <input type="checkbox"/>	Include in HO <input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Statement of Significance

#### What is Significant?

The house at 40 Broome Crescent, Wonthaggi, is a single-storey double-fronted weatherboard cottage with a hipped roof and an unusual integrated verandah. It is one of the one hundred so-called Government Cottages that were erected in the township by the PWD during 1910 as accommodation for State Coal Mine employees. This house, an example of the Type B cottage, was occupied by Peter Kane, a miner, until 1914.

#### How is it Significant?

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

#### Why is it Significant?

Historically, the house is significant for associations with the earliest phase of permanent residential settlement in Wonthaggi, being one of 100 so-called Government Cottages that were erected during 1910 for State Coal Mine employees who, up to that point, had been living in a makeshift tent city near the mines (*AH Criterion A.4*). Pre-dating the initial boom of private residential development in the township, these are amongst the oldest surviving buildings in Wonthaggi (*AHC Criterion B.2*).

Architecturally, the house is significant as a substantially intact example of one of the standardised house designs produced by the Public Works Department for the Government Cottages at Wonthaggi (*AHC Criterion F.1*). Although one hundred such cottages were originally built in the township, most of these have since been demolished or considerably altered. The present building, representing the so-called Type B cottage, is a rare survivor of that type, being one of only five examples that still remain in a substantially intact state (*AHC Criterion B.2*).

### Physical Description

The house at 40 Broome Crescent, Wonthaggi, is an example of the standard Government Cottage design referred to as Type B. It is a single-storey double-fronted Edwardian weatherboard villa with a hipped roof of corrugated galvanised steel penetrated by a red brick chimney with corbelled capping. The asymmetrical street frontage comprises a projecting hip-roofed bay to the right side, and a verandah to the left. The steeply sloped verandah roof, which extends continuously from the main roof hip, is supported in timber posts with shaped brackets. The street facade has two tall rectangular windows, with timber-framed double-hung sashes (and glazing bars to the upper sashes) and moulded architraves.

The house has been altered by the recladding of the right side wall with cement sheet planking, and by the construction of a small skillion-roofed addition (similarly clad) to the left side. The front fence, with timber planks fixed to timber posts, is not original.

### Historical Notes

When the State Coal Mine opened in November 1909, workers were housed in a sprawling tent settlement, known as the Bachelor's Camp, until permanent dwellings could be erected. Three months passed before the Public Works Department called tenders, on 4 February 1910, for "the construction of fifty weatherboard cottages at the Government Township of Wonthaggi". Three different cottage designs, with four, five or six rooms, had been prepared, and it was initially proposed to erect eighteen of Type A and sixteen each of Types B and C. The contract was awarded to builder George Sydney Matthews (1861-1921), who had tendered the sum of £9,315. The demand for cottages was intense, with hundreds of miners making written application during the early months of 1910. In April, as construction continued, the government authorised the erection of a further fifty cottages. It had originally been requested by the Minister that the Government Cottages "be kept together as much as possible, and not mixed up with the miners blocks". To this effect, they were restricted to sites on Sections 9, 10B, 11, 12, 17, 18 and 19 of the township, creating a rectangular precinct bounded nominally by Broome Crescent and Billson, Dickson and King streets, plus a few smaller pockets further west. By early May, Matthews reported that the first nine cottages had been completed, with nine more to become available in each successive week. By mid-October, all one hundred cottages had been completed.

The house at 40 Broome Crescent, which is an example of the five-roomed Type B Cottage, occupies Lot 17 of Section 17. According to a typescript list in the State Coal Mine archives, it was designated as Government Cottage No 52 and was initially slated for occupation by P Kane. The archives of the State Coal Mine include a surviving letter to the mine manager, George Broome, from one Peter Kane of Broome Crescent, who stated that "the house that I occupy at the above address I entered into on 16 September last [ie 1910]". In the first Borough of Wonthaggi rate book, dated June 1911, the tenant was identified as George S Kane, miner; the property was rated as "Govt" [ie Government Cottage] with a Net Annual Value of £22. Subsequent rate books reveal that the house was again occupied by Peter Kane from 1912 to 1914, and thence by William Evans, also a miner. According to the Department of Lands township plan, the property was transferred from the Crown to "W T J Evans" on 20 February 1925. He remained living there until at least 1932. By the end of that decade, the property was owned and occupied by John Hedley, an electrician.

### Comparisons

It is not yet been established exactly how many of the original 100 Government Cottages were of Type B design. It might be reasonably concluded that they comprised about one-third of the total, as a surviving memo in the SCM archives at least confirms that the first fifty cottages included sixteen of Type B. But even if more than 30 Type B dwellings were built in total, a windscreen survey of the former Government Cottage area reveals that only about half of those still remain today. Most of these, moreover, have been altered in various ways, including surviving examples in Broome Crescent (Nos 26, 28), Dunn Street (Nos 11, 13, 14, 18), Hagelthorn Street (Nos 11, 27) and Court Street (No 6). Only five Type B cottages currently remain in what could be described as a substantially intact, located at 40 and 42 Broome Crescent, 16 Dunn Street, and 12 and 15 Hunter Street.

### Recommended Management

Encourage the reinstatement of the original window hoods (as seen in the adjacent cottage at No 42)

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
State Coal Mine	List of Government Cottage tenants (File 43, VPRS 10028/P0, PRO)	1910
State Coal Mine	Correspondence with Peter Kane (File 94, VPRS 10028/P0, PRO)	1911