

PLACE	GOVERNMENT COTTAGE No 51 (former)						
Address	42 Broome Crescent WONTHAGGI						
Study No	WN009	HO No	-	HPD No	-	Allotment No	18 (Section 17)
LGA	Bass Coast	Ward	Hovell	Parish	Wonthaggi	County	Mornington



Image Date	17 July 2009	Extent of listing	Whole allotment				
Designer/architect	Public Works Dept	Architectural style	Federation/Edwardian Period (1901-1918) Bungalow				
BUILDER/maker	G S Matthews	Commenced	1910	Completed	1910		
Her Act Category	Heritage place	Historic Theme/s	7.2.1 State Coal Mine				
Her Item Group	Residential buildings (private)	Assessed by	S Reeves	Date	21/08/09		
Her Item Category	Cottage	Reviewed by	-	Date	-		
Usage (2009)	Residence	Condition	Good	Intactness	Excellent		
Significance	Local	Recommendation	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

The house at 42 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 John Tinkler 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 42 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. The original chimney has been removed. The asymmetrical street frontage comprises a projecting hip-roofed bay to the right side, and a verandah to the left. The steep verandah roof, which extends continuously from the main roof hip, is supported in timber posts with angled struts, and there is a timber balustrade in a matching style. 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 window to the projecting bay, and another to the right side wall, have window hoods in the form of corrugated steel skillion rooflets on timber brackets. This house has a timber and woven wire fence which, if not original, is sympathetic to the style and era of the house.

Historical Notes

When the State Coal Mine opened in November 1909, workers were housed in a tent settlement, known as the Bachelor's Camp, until permanent dwellings could be built. Three months passed before the Public Works Department called tenders, on 4 February 1910, for "the construction of 50 weatherboard cottages at the Government Township of Wonthaggi". Three different cottage designs, with 4, 5 or 6 rooms, were prepared, and it was proposed to build 18 of Type A and 16 each of Types B and C. The contract was awarded to builder George Sydney Matthews (1861-1921), who tendered the sum of £9,315. The demand for cottages was high, with hundreds of miners making written application during the early 1910. In April, as construction continued, the government authorised the erection of another 50 cottages. It was originally 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 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 100 cottages were finished.

The house at 42 Broome Crescent (an example of a five-roomed Type B Cottage) occupies Lot 18 of Section 17. According to a typescript list in the SCM archives, it was designated as Government Cottage No 51 and was slated for occupation by J A Tinkler. The first Borough of Wonthaggi rate book, dated June 1911, confirms the tenant as John Andrew Tinkler, miner. The property was rated as "Govt" [ie Government Cottage] with a Net Annual Value of £22. A surviving letter in the SCM archives (File 43, VPRS 10028/P0, PRO) reveals that Tinkler obtained his cottage following a personal recommendation from John Smith, Bendigo's Postmaster-General, who, on 19 February 1910, had written to the secretary of the Department of Mines that

There are two miners at Powlett River, named John A Tinkler and Thomas Gannaway, formerly of Bendigo, in whom I am interested, and I beg to recommend that when the government erects the cottages for the miners, favourable consideration be given to the requests of Tinkler and Gannaway to have cottages assigned to them. They are very respectable men and I would like to see them get a cottage each when the distribution is made.

This glowing endorsement evidently swayed a decision, for Tinkler was allotted the present Type B cottage at 42 Broome Crescent, while his fellow Bendigonian, Thomas Gannaway, was allotted a smaller Type A cottage nearby, at 17 Dunn Street (qv). John Tinkler is last listed as occupant in the 1913-14 rate book (dated 6 October 1913), which includes a pencilled amendment stating that he had been succeeded as tenant by Henry J Green, a manager. In the next rate book (dated 5 October 1914), another pencilled note records that Green had purchased the cottage from the government on 30 December 1914. He was still living there as late as 1932.

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

References

Author	Title	Year
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