

<b>PLACE</b>	COTTAGE						
<b>Address</b>	57 Broome Crescent WONTHAGGI						
<b>Study No</b>	WN010	<b>HO No</b>	-	<b>HPD No</b>	-	<b>Allotment No</b>	7 (Section 15)
<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>	Unknown	<b>Architectural style</b>	Federation/Edwardian Period (1901-1918)			
<b>Builder/maker</b>	William Holland?	<b>Commenced</b>	1911	<b>Completed</b>	1911	
<b>Her Act Category</b>	Heritage place	<b>Historic Theme/s</b>	13.2 Building Towns (Larger Centres)			
<b>Her Item Group</b>	Residential buildings (private)	<b>Assessed by</b>	S Reeves	<b>Date</b>	28/08/09	
<b>Her Item Category</b>	House	<b>Reviewed by</b>	-	<b>Date</b>	-	
<b>Usage (2009)</b>	Residence	<b>Condition</b>	Good	<b>Intactness</b>	Excellent	
<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 57 Broome Crescent is a single-storey double-fronted weatherboard cottage with a hipped roof and an asymmetrical frontage combining a gabled projecting bay with a bullnosed verandah. It was erected in 1911 for (and presumably by) William Holland, a local carpenter.

#### How is it Significant?

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

#### Why is it Significant?

Historically, the house is significant for associations with an early and important phase of private residential settlement in the Township of Wonthaggi. Erected during 1911, the present house was one of many similar dwellings that were erected privately by local miners (and others engaged in associated private endeavours) at that time, following the laying out of the township and the construction of the Government Cottages during 1910 (*AHC Criterion A.4*). With its modest proportions, simple pitched roof and bullnosed verandah, and minimal decorative embellishment, this house demonstrates the humble aspirations of the working class during a key phase in the town's development (*AHC Criterion D.2*).

Aesthetically, the house is significant as a good and notably intact example of its type. Its asymmetrical double-fronted expression is atypical (*AHC Criterion B.2*), contrasting with the symmetrical miner's cottages that otherwise tend to proliferate in the vicinity. Its external intactness is particularly noteworthy, retaining its original bullnosed verandah with plank fringe, and front windows (*AHC Criterion E.1*).

### Physical Description

The house at 57 Broome Crescent, Wonthaggi, is a single-storey double-fronted Edwardian weatherboard cottage with a hipped roof clad in corrugated galvanised steel. The asymmetrical street frontage comprises a projecting gabled bay to the right side, and a verandah to the left, with a bullnosed roof supported on turned timber posts. The low timber lattice screen, forming a balustrade to the front and sides of the verandah, is not original. There is a large rectangular window to the projecting bay, and a small window to the verandah; both contain timber-framed double-hung sashes. The house has been recently restumped.

At the rear of the house is a skillion-roofed weatherboard lean-to.

### Historical Notes

This house stands on part of Section 50 of the Township of Wonthaggi, a block of thirteen residential allotments bounded by Broome Crescent, Merrin Crescent, Dickson Street and Matthews Street. The dwelling, occupying Lot 7 at the corner of Broome Crescent and Dickson Street, is recorded in the first Borough of Wonthaggi rate book, compiled in June 1911. It was listed with a Net Annual Value (NAV) of £15, with William Holland, a carpenter, identified as its occupant. Holland was again recorded as resident in the 1911-12 rate book but, the following year, had been succeeded by one Frederick Toy, a labourer. Subsequent rate books reveal that Toy was still living at the address as late as 1937.

### Comparisons

The asymmetrical double-fronted form of this simple cottage, which was not built by or for a miner, contrasts with the symmetrical miner's cottages that otherwise tend to proliferate in this part of Wonthaggi. In this respect, the present house is rather more comparable to the asymmetrical-fronted Government Cottages that were erected by the Lands Department slightly further to the north, but of which few examples remain intact. As a notably intact example of its type, this humble carpenter's cottage at 57 Broome Crescent is perhaps most comparable to the similarly asymmetrical former miner's cottage at 112 Reed Crescent.

### 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