

PLACE	MINER'S COTTAGE (former)						
Address	68 Broome Crescent WONTHAGGI						
Study No	WN011	HO No	-	HPD No	-	Allotment No	19 (Section 50)
LGA	Bass Coast	Ward	Hovell	Parish	Wonthaggi	County	Mornington

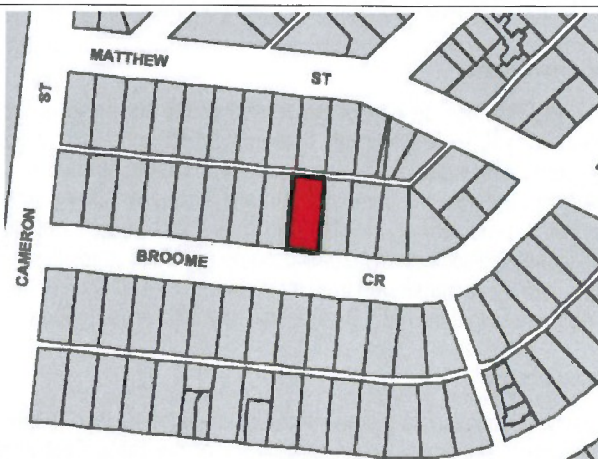


Image Date	17 July 2009	Extent of listing	Whole allotment				
Designer/architect	Unknown	Architectural style	Federation/Edwardian Period (1901-1918)				
Builder/maker	Unknown	Commenced	1911	Completed	1911		
Her Act Category	Heritage place	Historic Theme/s	13.2 Building Towns (Larger Centres)				
Her Item Group	Residential buildings (private)	Assessed by	S Reeves	Date	28/08/09		
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"/>	<input checked="" type="checkbox"/>	

Statement of Significance

What is Significant?

The house at 68 Broome Crescent, Wonthaggi, is a modest single-storey symmetrical double-fronted Edwardian gable-roofed cottage with a simple verandah. It was erected during 1911 for miner J M Brown, and subsequently occupied, well into the 1930s, by others employed in that same profession.

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 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 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. Unlike many contemporaneous timber miner's cottages that survive in Wonthaggi, it still retains its original sash windows, verandah, and external cladding to walls and roof. Atypically set well back from the street, this particularly small-scaled and intact cottage remains as a distinctive element in the streetscape (AHC Criterion E.1).

Physical Description

The house at 68 Broome Crescent, Wonthaggi, is a basic single-storey double-fronted Edwardian timber cottage with a longitudinal gabled roof clad in corrugated galvanised steel. Its symmetrical frontage has a central front door, flanked by rectangular windows with timber-framed double-hung sashes and moulded architraves. There is also a simple full-width verandah, with a shallow skillion roof of corrugated galvanised steel supported on turned timber posts.

The house is set well back from the street boundary, and there is no front fence.

Historical Notes

This house stands on part of Section 50 of the Township of Wonthaggi, an irregularly-shaped block of 27 residential allotments bounded by Broome Crescent, Cameron Street and Matthews Street. The dwelling, occupying Lot 19 with frontage to Broome Crescent, is recorded in the first Borough of Wonthaggi rate book, compiled in June 1911. It was listed with a Net Annual Value (NAV) of £20, with one James McRoberts Brown, a miner, identified as its occupant. He lived there for only a year or so, as an undated amendment to the 1912-13 rate book crossed out his name and inserted that of George Balcombe, another miner. Subsequent editions reveal that Balcombe remained in residence until 1922. According to the Department of Lands township plan, the property was transferred from the Crown to "G E Balcombe" on 17 May 1920. Its next occupant was Andrew Laing, who was still living there as late as 1937. By that time, the NAV of the property had increased only nominally to £18.

Comparisons

Broadly, this house is a representative example of the type of private residential development that took place in the first few years of Wonthaggi's settlement, when employees of the State Coal Mine began to build modest timber dwellings for themselves. This contrasted with (and post-dated) the appearance of the so-called Government Cottages, which were built by the Lands Department during 1910 and subsequently rented to local miners. The house at 68 Broome Crescent is typical of the modest double-fronted Victorian-style cottages that miners built for themselves. Retaining its original windows, verandahs and weatherboard cladding, this example is considerably more intact than many of its counterparts, both in Broome Crescent (eg Nos 41, 51, 59, 66, 69, 101) and elsewhere (eg 33 Hunter Street, 12 and 22 Matthew Street, and 8 and 93 Merrin Crescent). In terms of physical integrity, the present house is most comparable to those cottages that survive, in substantially intact states, at 70, 73 and 121 Broome Crescent, 103 Merrin Crescent, and at 2 and 23 Caledonian 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