

PLACE	MINER'S COTTAGE (former)						
Address	70 Broome Crescent WONTHAGGI						
Study No	WN012	HO No	-	HPD No	-	Allotment No	20 (Section 50)
LGA	Bass Coast	Ward	Hovell	Parish	Wonthaggi	County	Mornington

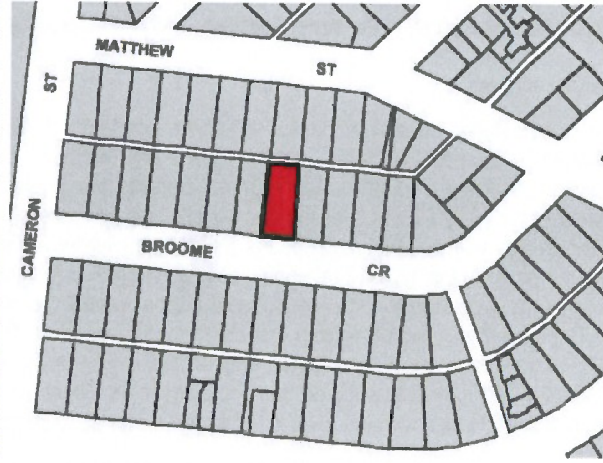


Image Date	17 July 2009	Extent of listing	Whole allotment			
Designer/architect	Unknown	Architectural style	Federation/Edwardian Period (1901-1918)			
Builder/maker	Unknown	Commenced	1911	Completed	1911	
Her Act Category	Heritage place	Historic Theme/s	13.2 Building Towns (Larger Centres)			
Her Item 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	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

What is Significant?

The house at 70 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 John Sanderson, whose family remained living there well into the 1920s.

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 hipped 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 with frieze and plank fringe, and external cladding to walls and roof. Built almost to the street boundary, this intact miner's cottage remains as a distinctive element in the streetscape (*AHC Criterion E.1*).

Physical Description

The house at 70 Broome Crescent, Wonthaggi, is a single-storey double-fronted Edwardian timber cottage with a hipped roof clad in corrugated galvanised steel. Its symmetrical frontage has a central front entrance (with four-panelled door), flanked by rectangular windows with timber-framed double-hung sashes and moulded architraves and projecting sills. The full-width verandah comprises a skillion roof of corrugated galvanised steel supported on turned timber posts, with a cast iron lacework frieze across the front and a timber plank fringe to each side.

The house is built close to the street boundary, which is marked by a modern steel mesh 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 20 with frontage to Broome Crescent, is recorded in the first Borough of Wonthaggi rate book, compiled in June 1911. The property was listed with a Net Annual Value (NAV) of only £5 – suggesting that the site was still vacant – with Arthur Burden, a miner, identified as its tenant. This entry, however, was subsequently amended in pencil, with Burden's name crossed out and replaced by that of one Joseph Sanderson, another miner. In the 1911-12 rate book, compiled only four months later, Sanderson is again listed as occupant, but the NAV of the property had increased to £15. Subsequent editions reveal that Sanderson remained living there for about a decade. According to the Department of Lands township plan, the property was transferred to "J Sanderson" from the Crown on 20 June 1918. In the 1923-24 rate book, he was recorded only as the owner of the property, with another miner, Andrew Kerr, listed as the tenant. Sanderson had moved to another house in Hagelthorn Street, where he died, soon afterwards, in January 1924. His widow, Mrs Eleanor Sanderson, continued to be listed as the owner of 70 Broome Street until the late 1920s.

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 70 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 68, 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.

Encourage the replacement of the unsympathetic steel mesh fence with a suitable equivalent of timber construction

References

<i>Author</i>	<i>Title</i>	<i>Year</i>
Borough of Wonthaggi	Rate Books (held by Public Record Office)	Various