

PLACE	HOUSE						
Address	117 Broome Crescent WONTHAGGI						
Study No	WN014	HO No	-	HPD No	-	Allotment No	5 (Section 47)
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) Victorian Survival			
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 117 Broome Crescent, Wonthaggi, is a single-storey Edwardian weatherboard house expressed as two offset rectangular hip-roofed wings with symmetrical street facade balanced by a bullnosed return verandah. It was erected during 1911 for R H Dilworth, blacksmith, whose family retained ownership until 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 dwellings that were erected following the laying out of the township and the construction of the Government Cottages during 1910 (*AHC Criterion A.4*). Built for a blacksmith, this simple but medium-scaled house demonstrates the aspirations of an early resident who at a higher social status than the average miner, but below that of the white-collar workers and retailers who built even grander houses further east (*AHC Criterion D.2*).

Aesthetically, the house is significant for its unusual expression, comprising a pair of attached but discrete hip-roofed rectangular wings with a street frontage that is both symmetrical (with its central front door flanked by windows) and asymmetrical (with a return verandah extending back to the offset rear wing). This distinctive and atypical form, which can be seen in only a few other surviving examples in Wonthaggi, represents a contrast to both the humble miner's cottages (which are otherwise comparable for their symmetrical facades) and the grander Edwardian villas (which incorporate similar return verandahs)

Physical Description

The house at 117 Broome Crescent, Wonthaggi, is a single-storey double-fronted Edwardian weatherboard villa in what has been termed the Victorian Survival mode – that is, a style evocative of simple timber cottages of the later nineteenth century. The house comprises two attached rectangular wings, each with a separate hipped roof clad in corrugated galvanised steel, with the rear wing slightly offset to one side, allowing for a return verandah along the front and left side of the house. The street frontage is otherwise symmetrical, with a central front door, flanked by rectangular windows with timber-framed double-hung sashes and moulded architraves. There is a second entrance at the far end of the verandah, allowing direct access to the rear wing. The verandah itself comprises a bullnosed roof of corrugated galvanised steel, supported on turned timber posts.

The front fence, with treated pine planks attached to posts, is not original.

Historical Notes

This house stands on part of Section 47 of the Township of Wonthaggi, an irregularly-shaped block of sixteen residential allotments bounded by Broome Crescent, Merrin Crescent, Cameron Street and Matthews Street. This property, designated as Lot 5, is recorded in the first Borough of Wonthaggi rate book, compiled in June 1911. It was then owned by Richard Dilworth, a blacksmith, and was rated with a Net Annual Value (NAV) of only £5, which suggests that the site was still vacant at that time. When the next rate book was compiled only four months later, the NAV of Dilworth's property in Broome Crescent had trebled to £16, which clearly reflects the recent completion of a timber house. A decade later, in the 1921-22 rate book, Dilworth was still in residence; a pencilled amendment noted that a new verandah was being erected, and the NAV had further increased to £23. A scrawled amendment to the 1925-26 rate book noted that Richard Dilworth still owned the property, but was no longer living there himself. By 1927, the owner was listed as "Dilworth & Son", with one Charles Essex, butcher, as occupying tenant.

Richard Henry Dilworth (1861-1943) was born in Talbot and had begun working as a blacksmith at nearby Avoca by 1885. That same year, he married Mary Ann Graves, with whom he subsequently had five children who were born between 1886 and 1896. Their youngest child (and only son) was Reginald Charles Henry Dilworth (1896-1972), who had evidently joined his father's blacksmithing business (hence rate book references to "Dilworth & Son") by the 1920s.

Comparisons

The unusual appearance of this house, with two rectangular hip-roofed wings placed parallel but slightly offset, presents a street facade that is both symmetrical in the manner of a traditional double-fronted cottage (with a central front door, flanking windows and full-width verandah) and asymmetrical (with the verandah returning down one side to meet the offset rear wing). This is highly atypical in Wonthaggi, and can be seen in only two other contemporaneous houses: the former residences of tailor G E Hinneberg, at 5 Dunn Street (qv) and the erstwhile Baptist manse at 4 Hunter Street (qv). In at least the latter case, the unusual form was consequent to the building comprising a two-roomed building that had been relocated from elsewhere, with a new three-roomed addition built on site in 1913.

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 repainting of the house, when required, in a colour scheme more sympathetic to the period of construction

References

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