

PLACE	MINER'S COTTAGE (former)						
Address	121 Broome Crescent WONTHAGGI						
Study No	WN015	HO No	-	HPD No	-	Allotment No	3 (Section 57)
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	14/08/09		
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 checked="" type="checkbox"/>		

Statement of Significance

What is Significant?

The house at 121 Broome Crescent, Wonthaggi, is a single-storey symmetrical double-fronted Edwardian timber miner's cottage with hipped roof and simple bullnosed verandah. It was erected during 1911 for Henry Charles, a miner, and remained occupied by his family until at least the early 1930s.

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 roofs 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. This substantially intact miner's cottage remains as a distinctive element in the streetscape (AHC Criterion E.1).

Physical Description

The house at 121 Broome Crescent, Wonthaggi, is a basic single-storey double-fronted Edwardian timber cottage with a hipped roof clad in corrugated galvanised steel. Its symmetrical frontage has a central front entrance, flanked by rectangular windows with timber-framed double-hung sashes, moulded architraves and projecting sills. The full-width verandah comprises a bullnosed roof of corrugated galvanised steel, supported on plain timber posts.

The street boundary is marked by a fence of timber posts and rails with Cyclone wire infill.

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 3, is recorded in the first Borough of Wonthaggi rate book, compiled in June 1911. It was then leased to Henry Charles, a miner, 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 Charles' property in Broome Crescent had trebled to £16, which clearly reflects the recent completion of a timber house. Subsequent rate books reveal that Henry Charles remained living there until his death in 1923, whereupon ownership of the property was transferred to his widow, Mary Ann, who was still living there in 1932.

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 121 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 otherwise most comparable to those cottages that survive, in substantially intact states, at 68, 70 and 73 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 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