

PLACE	MINER'S COTTAGE (former)						
Address	23 Caledonian Crescent WONTHAGGI						
Study No	WN017	HO No	-	HPD No	-	Allotment No	3 (Section 64)
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 23 Caledonian Crescent, Wonthaggi, is a single-storey double-fronted symmetrical Edwardian timber miner's cottage with a simple hipped roof and bullnosed verandah. It was erected during 1911 for Joseph Peart, a miner, who lived there for several years before renting the property out to others.

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, 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 23 Caledonian Crescent is a small single-storey double-fronted Edwardian weatherboard cottage with a simple hipped roof clad in red-painted corrugated galvanised steel, and a skillion-roofed lean-to addition to the rear. Its symmetrical street frontage has a central front entrance flanked by a pair of rectangular windows with timber-framed double-hung sashes. The full-width verandah consists of a matching red-painted bullnosed steel roof, supported on stop-chamfered timber posts with simple carved corner brackets.

The front property line is marked by a low fence of unpainted treated pine pickets, which, although not original, is sympathetic to the style and era of the cottage.

Historical Notes

This house stands on part of Section 64 of the Township of Wonthaggi, a block of seventeen residential allotments bounded by Matthew Street, Stewart Street and Caledonian Crescent. The present site, designated as Lot 3, is not listed in the first Borough of Wonthaggi Rate Book (dated June 1911), but appears for the first time in the next edition, compiled only four months later. At that time, it was rated as a "hut" with a Net Annual Value (NAV) of £5, owned by one Joseph Peart, miner. The unusual descriptor, and the relatively low NAV, might refer either to the present house in an incomplete state, or to an earlier temporary structure. In any case, the present house had certainly been completed by the time of the next year's rate book (dated 28 October 1912), when the property was rated with the increased NAV of £11.

As it turned out, Joseph Peart remained living there for only a few years. A scrawled amendment to the 1914-15 rate book (dated 5 October 1914) indicates that, while Peart was still owner, the property had become occupied by Louisa McDonald. During 1917, the property was acquired by Richard Goninan, who retained Mrs McDonald as tenant until he moved into the house himself in August 1918. Goninan, also a miner, remained living there until the mid-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 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, 73 and 121 Broome Crescent, 103 Merrin Crescent, and 2 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