

<b>PLACE</b>	HOUSE			<b>Other name/s</b>	Ludbrook Residence (former)		
<b>Address</b>	46 Watt Street WONTHAGGI						
<b>Study No</b>	WN035	<b>HO No</b>	-	<b>HPD No</b>	-	<b>Allotment No</b>	19 (Section 29)
<b>LGA</b>	Bass Coast	<b>Ward</b>	Hovell	<b>Parish</b>	Wonthaggi	<b>County</b>	Mornington



<b>Image Date</b>	17 July 2009	<b>Extent of listing</b>	Whole allotment			
<b>Designer/architect</b>	Unknown	<b>Architectural style</b>	Federation/Edwardian Period (1901-1918) Queen Anne			
<b>Builder/maker</b>	Unknown	<b>Commenced</b>	1911	<b>Completed</b>	1911	
<b>Her Act Category</b>	Heritage place	<b>Historic Theme/s</b>	13.2 Building Towns (Larger Centres)			
<b>Her Item Group</b>	Residential buildings (private)	<b>Assessed by</b>	S Reeves	<b>Date</b>	14/08/09	
<b>Her Item Category</b>	House	<b>Reviewed by</b>	-	<b>Date</b>	-	
<b>Usage (2009)</b>	Residence	<b>Condition</b>	Good	<b>Intactness</b>	Excellent	
<b>Significance</b>	Local	<b>Recommendation</b>	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 46 Watt Street, Wonthaggi, is a double-fronted Edwardian weatherboard villa in the Queen Anne style, with gambrel projecting gabled bay, verandah and ornate decorative detailing. It was erected during 1911 for pioneer retailer E C Ludbrook, founder of a successful drapery business in McBride Avenue

#### 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 as one of several fine residences that were built in this part of Wonthaggi by prominent citizens (mostly local retailers and businessmen) which demonstrate the lofty aspirations of the wealthier residents of the new township (AHC Criterion C.2). The house is of interest for its association with its original owner, pioneer retailer E C Ludbrook, who opened his draper business in McBride Avenue in 1910 and later erected the prominent brick building at the intersection of Graham Street that is still known today as Ludbrook's Corner (AHC Criterion H.1).

Aesthetically, the house is significant as a particularly fine example of a large Edwardian villa in Wonthaggi (AHC Criterion E.1). Considerably larger and more prepossessing than many of the early private houses in the township, the house is distinguished by particularly assured decorative detailing including an ornate verandah frieze, shaped bargeboards, bracketted eaves and window hoods (AHC Criterion F.1).

### Physical Description

The house at 46 Watt Street, Wonthaggi, is a single-storey double-fronted Edwardian weatherboard villa with a hipped roof clad in blue-painted corrugated steel, penetrated by a red brick chimney with corbelled capping and twin terracotta chimney pots. Its asymmetrical street frontage comprises a projecting gabled bay to the left side, and a skillion verandah to the right. The gable end has deep eaves, supported on prominent timber brackets, with shaped barge-boards and a half-timbered infill to the apex. Below, there is a pair of tall rectangular windows with a common hood in the form of a steep skillion rooflet supported on timber brackets. The adjacent verandah is supported on turned timber posts with a frieze of cast iron lacework. Another two windows, with timber-framed double-hung sashes, open onto the verandah.

To the right (east) side of the house is a detached gambrel-roofed garage, of relatively recent origin.

The property line is marked by a simple post and rail timber fence with woven wire infill. There is a small hand-gate at the left end of the fence, with metal pipe frame, Cyclone wire infill and curvilinear mild steel embellishments, and a matching pair of driveway gates at the opposite (right) end. Although not original, this fence is sympathetic to the style and era of the house.

### Historical Notes

This house stands on part of Section 32 of the Township of Wonthaggi, a rectangular block of twenty residential allotments bounded by Graham, Quarry, Watt and McLeod streets. The present site, Lot 19 with frontage to Watt Street, is recorded in the first Borough of Wonthaggi Rate Book (dated June 1911) as the property of E C Ludbrook, draper, of Bourke Street. At that time, it was rated with a Net Annual Value (NAV) of £5, which is indicative of undeveloped vacant land. Two other listings under Ludbrook's name confirm that he owned other property in the township: Lot 18 of Section 3 (on the corner of Graham and Drysdale streets) and Lot 2 of Section 10 (on the corner of Graham Street and McBride Avenue). The latter was occupied a substantial brick shop, which had opened in May 1911. With the impressive NAV of £264, it was by far the most expensive and valuable property in town.

A dressmaker by trade, Ernest Campbell Ludbrook (1861-1925) had established his factory or workroom at 8 Bourke Street, Melbourne, by the turn of the century. He moved to Wonthaggi soon after the opening of the State Coal Mine and commenced his business, styled as 'Ludbrook's retail and family drapers, costumers and milliners', in 1910. His private residence at 46 Watt Street is first recorded in the rate book for 1911-12 (dated October 1911) as a "new house" with a NAV of £25. However, he evidently remained living there for only a short period before returning to Melbourne. In the rate book for 1912-13 (dated October 1912), Ludbrook is listed only as the owner of the house at 46 Watt Street, with one Allan Carter identified as his occupying tenant. By 1917, Carter had been succeeded by Henry Day, a draper, who lived there for several years before he, in turn, was replaced by James Greig, drapery manager, by 1927. This recurring occupancy by drapers suggests that E C Ludbrook may well have been renting his former residence to those who had been employed to manage the local branch. After Ludbrook's death in 1925, the house remained in the possession of his executors until at least the late 1930s, by which time it was occupied by Eynor Jones, a hairdresser.

### Comparisons

Broadly, this house is a representative example of the type of double-fronted timber cottages that proliferated in certain parts of the township during the first few years of its settlement. There are numerous examples in the vicinity – the area bounded by Watt Street, McKenzie Street and Bent Street, which tended to attract local businessmen rather than miners. Some of these houses are simple in their realisation, such as those at 13 Macleod Street and 53 Graham Street, while others (such as the present building) are more embellished with decorative detailing that perhaps reflects the higher social aspirations of their owners. In this regard, the house at 46 Watt Street is perhaps more comparable to grander Edwardian dwellings in the even more elevated and desirable land further south, such as the respective residences of tailor Charles Hinneberg at 7 Dunn Street (qv) and butcher J H Evans at 22 Broome Crescent (qv). The present house also has much in common with a similar one at 38 Dunn Street, South Dudley (qv).

### Recommended Management

Encourage the retention of the return verandah as a semi-open space, with no solid or glazed infill to be constructed.

### References

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