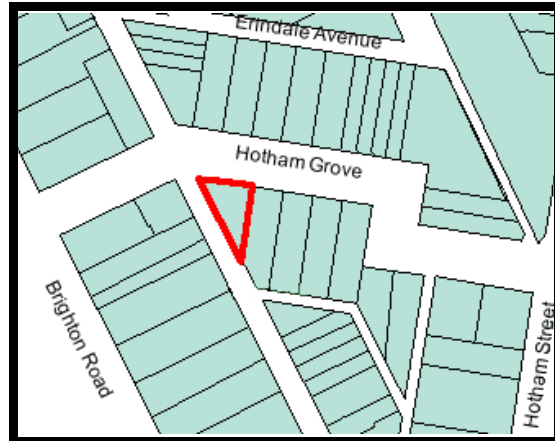


Identifier House
Formerly "Arden"



Not within a HO area

Address 2 Hotham Grove
RIPPONLEA

Category Residential: detached

Constructed 1889

Designer Unknown

Significance

What is Significant?

The house at 2 Hotham Grove, Ripponlea, is single-storey double fronted Victorian weatherboard villa of unusual form, having a squat T-shaped plan enveloped on three sides by a double return verandah (the latter subsequently rebuilt during the inter-war period). The house was erected during 1889 by Joseph Wild, a local builder, for his own residence.

How is it Significant?

The house is of historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the house at 2 Hotham Grove provide evidence of the dense but somewhat limited phase of residential development that occurred in Ripponlea during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Brighton Road, Hotham Street and Hotham Grove.

Architecturally, the house is significant as a somewhat unusual example of the ubiquitous symmetrical double-fronted Victorian timber villa, noted for its atypical plan form comprising a T-shaped footprint with a double return verandah to three sides of the building. Although the verandah itself was altered during the inter-war period, the house remains aesthetically significant as a distinctive element in the streetscape on this prominent and odd-shaped corner site.

Description

Occupying a prominent corner site, the house at 2 Hotham Grove is a single-storey double fronted Victorian weatherboard villa with a hipped slate roof penetrated by three unpainted rendered chimneys with moulded caps. The house is of note for its relatively unusual form, with a small projecting gabled wing to each side forming a squat T-shaped footprint, enveloped on three sides by a double return verandah. The latter, rebuilt during the inter-war period, now comprises a low hipped roof of corrugated galvanised steel, supported on turned timber posts (and one stop-chamfered post) that rise up from capped brick piers with a roughcast-rendered finish. Presumably, the roof was originally supported by stop-chamfered timber posts, which have evidently been replaced (or, in one case, cut down) when the verandah was rebuilt. Otherwise, the symmetrical façade had a central doorway (with highlight and sidelight windows) flanked by rectangular windows with timber-framed double-hung sashes. The projecting side wings have pierced timber bargeboard to the gable ends and each has two windows – one of which opens onto the verandah space.

History

Hotham Grove (originally known as Susan Street) formed part of a modest residential subdivision that was gazetted in August 1887. The City of St Kilda rate book for 1889 (dated 26 November 1888) records that Joseph Wild, a builder, owned land with a frontage of 70'9" (21.5 metres) to Hotham Grove, on the corner of Bell Street. The next edition of the rate book, compiled just over a year later in January 1890, records Wild (then identified as a carpenter) as owner and occupant of a new four-roomed timber dwelling, valued at £36, on his Hotham Grove site. According to the *Sands & McDougall Directory*, the house was 'vacant' in 1889, and occupied by one William Wild by 1891. Subsequent occupants included James Miller (1892-93), Miss Constance Giles, costumier (1894-95) and Alfred Brett (1897-98), Roger Cleghorn (1900-03), John Loller (1904) and F C R Spottiswood (1905). During this period, the house was listed in directories as 6 Hotham Grove and, in the first few years of the twentieth century, was also identified as *Arden*. By 1910, the street address had been renumbered as No 2.

Comparative Analysis

Amongst the relatively sparse surviving evidence of Boom-period residential subdivisions in Elwood and Ripponlea, there are relatively few large detached timber villas with symmetrical facades. The most intact examples are those in John Street, namely a fine individual specimen at No 10, and the cohesive row at Nos 24-30. There are two examples in nearby Clarke Street, one (No 17) being more distinguished (if somewhat altered) than the other (No 1), and another altered example at 12 Hotham Grove. None of these houses, however, are truly comparable to 2 Hotham Street, which is of particular interest for its unusual plan form: namely, a T-shaped plan with a return verandah on three sides of the building. The MMBW map of Elwood (c.1897) shows that there were once a number of such villas in the area, albeit invariably of masonry rather than timber construction. Most of these, however, have been demolished. By far the most comparable example was the double-fronted symmetrical timber villa *Ivica* at 95 Ormond Road, which had a double return verandah and canted bay windows; the verandah, however, had been removed by the time that the house was identified in the *City of St Kilda Heritage Review* and, in any case, the house itself has since been demolished.

Recommendations

recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory.