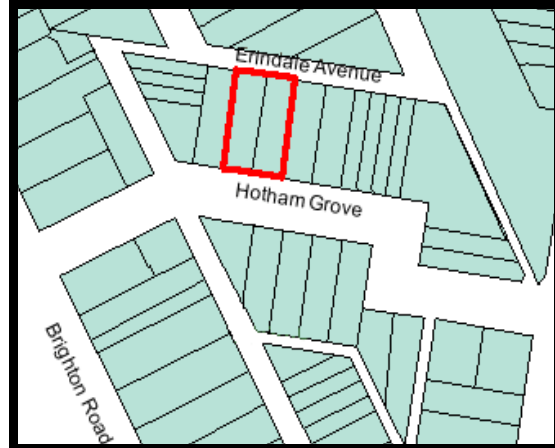


**Identifier** Houses  
**Formerly** unknown



Not within a HO area

**Address** 7 & 9 Hotham Grove  
 RIPPONLEA

**Category** Residential: detached

**Constructed** 1889

**Designer** Unknown

## Significance

### *What is Significant?*

The houses at 7 and 9 Hotham Grove, Ripponlea, comprise a detached pair of single-storey double fronted Victorian weatherboard villas with asymmetrical frontages. Virtually identical in detailing (twin rendered chimneys; bullnosed verandahs with cast iron columns), No 9 remains the less intact of the two, with tray deck roof in place of its original slate roof. They were two of five identical houses erected during 1889 by P J Murphy.

### *How is it Significant?*

The houses are of historic, architectural and aesthetic significance to the City of Port Phillip.

### *Why is it Significant?*

Historically, the two houses at 7-9 Hotham Grove provide evidence of the dense but limited phase of residential development that occurred in Ripponlea in the prosperous Boom period of the late 1880s, concentrated in the small area bounded by Brighton Road, Hotham Street and Hotham Grove. As a pair, they provide evidence of a more substantial row of five identical houses that were erected on the north side of Hotham Grove by the same developer in 1889.

Architecturally, the houses are significant as representative and relatively intact examples of double-fronted Victorian weatherboard villas with asymmetrical frontage which, while common in other parts of the municipality (eg St Kilda, Port Melbourne) are somewhat rarer in Elwood and Ripponlea. As a virtually identical pair, they also demonstrate the recurring use of standard designs in speculative Boom-era subdivisions such as these. Aesthetically, they remain as prominent elements in the streetscape.

## Description

The houses at 7 and 9 Hotham Grove comprise a pair of detached single-storey double-fronted late Victorian timber villas. They are, or were, more or less identical in their form and detailing: hipped roofs with bracketed eaves and pairs of unpainted rendered chimneys, asymmetrical block-fronted facades with hip-roofed verandahs. The house at No 7 retains its original slate roof, while No 9 has been reclad with metal deck. Both also retain original cast iron verandah posts with Corinthian capitals; No 7 has plain columns and No 9 has fluted ones. The houses have timber-framed double-hung sash windows and matching doorcases; the windows to the projecting bays have awnings with ripple iron (No 7) and metal deck (No 9) roofing.

The house at No 7 has a sympathetic timber picket fence, while No 9 has a brick fence.

## History

Hotham Grove (originally Susan Street) formed part of a modest residential subdivision that was gazetted in August 1887. Rate books show that, by the end of that year, six allotments on the north side of the street (numbered 5-10) were owned by P J Murphy, each valued at £9. The 1888-89 rate book (dated 26 November 1889) records that five five-roomed timber villas, each valued at £40, had been built on Murphy's lots. Only one of these (Lot 5) was still owned by Murphy at that time, while the others had been acquired by White & Company, agents.

The houses at No 7 and 9 (then Lots 7 and 8) were originally occupied by James Dumbrell and William Walsh, both described as 'gent'. By early 1891, the two houses were owned and occupied by Peter Cherry, a tanner (No 7) and Joseph J Haley, a civil servant (No 9), both of whom remained there for some years. The house at No 7 was still occupied by Peter Cherry in 1912, and subsequently by Francis Cherry (presumably his son). No 9, meanwhile, was occupied by J J Haley only until the turn of the century, and thence by Mrs Rosa Haley (probably his wife, or widow) until 1906, and a Miss R E Haley (presumably their daughter) until 1909.

## Comparative Analysis

Across the present study area, there are relatively few surviving examples of double-fronted Victorian timber villas with asymmetrical facades. A fine cohesive row exists at 20-28 Moore Street (part of a proposed heritage precinct), and there are also some isolated single examples such as 10 Hotham Grove. The two at Nos 7-9 are most significant as an adjacent pair, providing evidence of the former extent of a typical Boom-era residential subdivision and, moreover, the repeated use of standard designs in such estates. In this regard, the houses can be compared to the few surviving rows of pairs of Victorian housing across Elwood, including the aforementioned row at 20-28 Moore Street (the most pertinent comparison), the row at 24-30 John Street (double-fronted symmetrical timber villas) and the two pairs at 54-56 Spray Street and 99-101 Tennyson Street (all double-fronted asymmetrical rendered brick villas, since much altered).

## 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*. various