Address:	2 and 12 Hotham Grove, Ripponlea	Name:	Arden and Woodside	
Place type:	Residential: House	Grading:	Significant	
PS ref no:	HO418	Constructed:	Constructed: 2 Hotham Grove c.1886	
			12 Hotham Grove c1889	

Arden and Woodside Serial Listing Statement of Significance



What is significant?

The houses Arden and Woodside at 2 and 12 Hotham Grove, Ripponlea, are significant. No. 2 was built in 1889 by Joseph William Wild for himself and no. 12 was built in 1886 by John Reynolds and George Davidson Wright.

The detached, single-storey weatherboard houses, although of different designs, are both doublefronted and have with symmetrical compositions.

No. 2 has a T-shaped footprint enveloped on three sides by a double return verandah (supported on timber posts on roughcast rendered piers and likely rebuilt during the Interwar period) with projecting gabled wings to each side. The slate-clad hipped roof has three rendered chimneys with moulded caps. The doorway has highlight and sidelight windows, flanked by rectangular windows with timber-framed double-hung sashes. The projecting side wings have a pierced timber bargeboard to the gable ends with a finial, a quatrefoil vent (missing cover/register), and each has two. To the rear is a skillion roofed section with an angled side in response to the triangular site.

No.12 has a slate-clad hipped roof with paired brackets to the eaves and a pair of rendered chimneys. The rectangular windows are timber-framed, double hung sashes (single pane). The doorway has highlight and sidelight windows, flanked by rectangular windows with timber-framed double-hung sashes. To the rear are skillion sections that can be seen from the laneway. The full width skillion verandah has been altered, probably during the Interwar period.

Alterations and additions are not significant. The current paint colour schemes are not significant.

How is it significant?

This is an incorporated document in the Port Phillip Planning Scheme pursuant to section 6(2)(j) of the *Planning and* Environment Act 1987

The houses at 2 and 12 Hotham Grove, Ripponlea are of local historical and representative significance to the City of Port Phillip.

Why is it significant?

The houses are historically significant for their association with an early phase of development in Ripponlea during the prosperous peak of Melbourne's boom period of the 1880s which saw subdivision and land speculation intensify across the suburbs in areas such as Elwood, Balaclava, Ripponlea, and St Kilda East, although this did not always eventuate in development. In Ripponlea, despite intensified interest, the absence of a station stalled widespread development until into the 20th century - the small pocket of mid-late 1880s subdivisional development in Hotham Grove was a rare exception and likely arose due to its proximity to the station in the neighbouring suburb of Elsternwick. (Criterion A)

They are of representative significance as largely intact examples of modest late Victorian timber housing in Ripponlea. They have a double-fronted symmetrical composition, a less common format for this period when asymmetrical compositions were favoured, but are otherwise typical with hipped roofs, rendered chimneys and front verandahs. No. 2 is a somewhat unusual and distinctive example notable for its atypical plan form comprising a T-shaped footprint with a double return verandah to three sides of the building. While 1880s timber houses are not uncommon elsewhere in the municipality, there are few comparable examples in Ripponlea and adjacent suburb Elwood which saw limited development until the early 20th century. They are part of a small proximate group of surviving 1880s timber houses which also include 7, 9 and 10 Hotham Grove and 1-5 Bell Street. (Criterion D)

Primary source

RBA Architects and Conservation Consultants, *Fishermans Bend Heritage Review: Montague*, October 2020.

Place schedule

Name	Address	Grading
Arden	2 Hotham Grove, Ripponlea	Significant
Woodside	12 Hotham Grove, Ripponlea	Significant