

**'WOODLEYS', 15 HOPETOUN PDE, BOX HILL**

<b>Building:</b>	<i>Woodleys</i>		
<b>Address:</b>	15 Hopetoun Parade Box Hill	<b>Melway Map Ref:</b>	47 B10
<b>Building Type:</b>	residential	<b>Construction Date:</b>	1889
<b>Architect:</b>	Reed, Henderson & Smart (Reed Smart & Tappin)	<b>Builder:</b>	Edward Bishop

**History**

Two Crown Land allotments 5 and 6 at the south east corner of Whitehorse and Elgar Roads were purchased by Irishman, Patrick Trainor, in 1851.<sup>261</sup> These 45 acre (18.2 hectare) allotments abutted the eastern boundary of Elgar's Special Survey. It was at this corner that Trainor built the White Horse Hotel, reportedly the first brick building in the district.<sup>262</sup> Trainor went bankrupt in 1858, his property was seized and he left the district, however the hotel remained until 1934.<sup>263</sup> In 1882 the railway line from Camberwell to Lilydale was opened, traversing these allotments from west to east, and the Box Hill racecourse and recreation paddock was located to the south.<sup>264</sup>

Throughout the 1880s, large amounts of land in Box Hill were subdivided into estates and sold at auction. A substantial portion of this Elgar Road land holding was owned by The Colonial Investment and Agency Company Limited<sup>265</sup> and this was released for sale as the Hopetoun Park Estate, firstly in 1889 and secondly in 1891<sup>266</sup> after the peak of the boom. At the first land sale it was noted that the estate had formerly been known as the Racecourse Paddock, and this had 'arrested the growth of Box Hill westward'.

The Estate was bordered by Elgar Road to the west, Thurston Street to the east, the railway line to the north and Brougham Crescent to the south. By October 1889, two houses were noted as being built in the estate, one in Hopetoun Parade and one in Carrington Road.

<sup>261</sup> A Lemon, *Box Hill*, p 16

<sup>262</sup> A Lemon, *Box Hill*, p 16

<sup>263</sup> A Ward, 'Heritage and Conservation Study', Vol 1, p 30

<sup>264</sup> Auction Notice, Township of Box Hill, 1 April 1882

<sup>265</sup> Auction Notices, Hopetoun Park Estate, 26 October 1889 and 11 April 1891

<sup>266</sup> Auction Notices, Hopetoun Park Estate, 26 October 1889 and 11 April 1891

One of the houses was this house on Allotment 31, now 15 Hopetoun Parade, as shown in the Auction Notice of 1889.<sup>267</sup>

The later Auction Notice of 1891 describes this house as a 'brick villa, Weir esq' and the estate is described as follows:

'The Vendors aim to make this estate actually the West End of Box Hill; with this object they have laid out the streets and allotments on a liberal scale, have previously as a commencement erected two first class brick residences, which are both occupied, and are now building two additional ones.'

The architectural firm of Reed, Henderson and Smart (Reed, Smart and Tappin from 1890) called and accepted tenders for the construction of three brick houses in the Hopetoun Park Estate in 1889 and early 1891.<sup>268</sup> It would appear highly likely that the house at 15 Hopetoun Parade would be one of these and therefore was designed by this well known firm of Melbourne architects. It was constructed by builder, Edward Bishop,<sup>269</sup> who was also a Nunawading Shire Councillor from 1887, Shire President twice in 1888-89 and 1892-93, and editor of the local newspaper *Reporter* in the 1890s.

Together with a number of surrounding properties, the house was initially owned by the Colonial Investment & Agency Company Ltd and then by the Land Mortgage Bank of Australia.<sup>270</sup> James Weir was the first occupant of this six roomed brick house.<sup>271</sup> In 1895 the builder of the house, Edward Bishop moved there with his family, naming it *Woodleys* after the English estate where he was born.<sup>272</sup> He remained there until his death in 1902.<sup>273</sup>

## Historical Themes

*City of Whitehorse Themes*

2 Land Sales, Subdivision and Housing

2.6 The Land Boom

*Victoria's Themes*

6 Building towns, cities and the garden state

6.7 Making homes for Victorians

## Description

*Woodleys* is a single storey red brick late Victorian house with slate roof. It is a double fronted dwelling with intersecting hip roofs which terminate in projecting gables at the front and side elevations. A return verandah with cast iron posts and decorative valence connects the two gabled wings. Bands of cream brickwork are used to contrast with the red brick walls and a row of dentils lines the upper band of the side bay. The two red brick chimneys are corbelled and strapped. The front gable bay contains a paired window with shallow pediment above and simple vertical timber fretwork. The top sashes of this front window contain a border of rectangular panes, similar to those at 99B Carrington Street and 25 Hopetoun Parade.

Additions have been made to the rear of the house and a high fence constructed at the front of the property. However the exterior of the house remains substantially intact and its original character is clearly evident.

<sup>267</sup> Auction Notices, Hopetoun Park Estate, 26 October 1889 (see image below)

<sup>268</sup> *Building Engineering and Mining Journal* 2 November 1889, sp 5 and 14 March 1891, sp 1

<sup>269</sup> M de F Bishop, *One Man in his Time, Edward Bishop, Master Builder 1844-1902*, pp 73-4

<sup>270</sup> Shire of Nunawading Rate Books, 1892-95

<sup>271</sup> Shire of Nunawading Rate Book, 1891, line 1868

<sup>272</sup> M de F Bishop, *One Man in his Time, Edward Bishop, Master Builder 1844-1902*, p 80

<sup>273</sup> *Reporter*, 31 October 1902

## Comparative Examples

### *City of Whitehorse Comparisons*

There are a number of houses in the City of Whitehorse which display similar late Victorian characteristics to *Woodleys*, 15 Hopetoun Parade, Box Hill. These dwellings are all asymmetrical, single storey brick dwellings of typical late Victorian design, which incorporate a variety of details. Those contained in the Heritage Overlay include:

*Dulce Domum*, 39 Blackburn Road, Blackburn 1888 (HO19);

*Estherville*, 366 Elgar Road, Box Hill, 1889 (HO35);

*The Grange*, 14 Gordon Crescent, Blackburn, 1889 (HO42);

*Marminta*, 18 Balmoral Crescent, Surrey Hills, 1889 (HO128);

House, 9 Warrigal Road, Surrey Hills, 1890 (HO159) and

*Ayr Villa*, 11 Drewett Street, Surrey Hills, 1894 (HO175)

Comparison can also be made with the two other houses built in the Hopetoun Park Estate at a slightly later date, and to designs by the same architects. These are *Barcore*, 25 Hopetoun Parade and *Wattle House*, 99B Carrington Road. All three houses are double fronted, red brick dwellings of asymmetrical form. All incorporate contrasting bands of brickwork, window sashes with borders of rectangular panes, red brick chimneys of various forms and were originally roofed in slate. *Woodleys* and *Barcore* are both single storey with return verandah and front paired pedimented windows, although the slightly later *Barcore* exhibits characteristics more Edwardian in style, including steeper roofs and timber verandah detailing. In contrast, *Wattle House* is a two storey polychromatic dwelling.

## Significance

### *What is significant?*

*Woodleys*, 15 Hopetoun Parade, Box Hill is a single storey Late Victorian house, constructed by the Vendors of the Hopetoun Park Estate, *The Colonial Investment and Agency Company Limited*, in 1889.

### *How is it significant?*

*Woodleys*, 15 Hopetoun Parade, Box Hill is of historical and aesthetic significance to the City of Whitehorse.

### *Why is it significant?*

*Woodleys*, 15 Hopetoun Parade, Box Hill is of historical significance as one of the first houses built in the Hopetoun Park Estate and as a house built by the vendors, *The Colonial Investment and Agency Company Limited*, to entice prospective purchasers to buy land in the estate. It is also of historical significance for its associations with Edward Bishop, local councillor, Nunawading Shire President and editor of the local newspaper *Reporter*.

[Criterion A & H]

*Woodleys*, 15 Hopetoun Parade, Box Hill is of aesthetic significance as a fine and intact Late Victorian dwelling which displays distinctive detailing. It is of significance as a work of the prominent Melbourne firm of architects Reed, Henderson & Smart. [Criterion D & E]

## Recommended Extent of Overlay

To title boundaries. External paint controls to apply.

## References

Auction Notice, Hopetoun Park Estate, 1889, Batten & Percy Collection, State Library of Victoria

Auction Notice, Hopetoun Park Estate, 1891, Batten & Percy Collection, State Library of Victoria

MMBW Detail Plan 3074, Municipality of Box Hill, 1930  
Shire of Nunawading and City of Box Hill Rate Books  
*Sands and McDougall Melbourne Directories*

A Lemon. *Box Hill*. Box Hill 1978

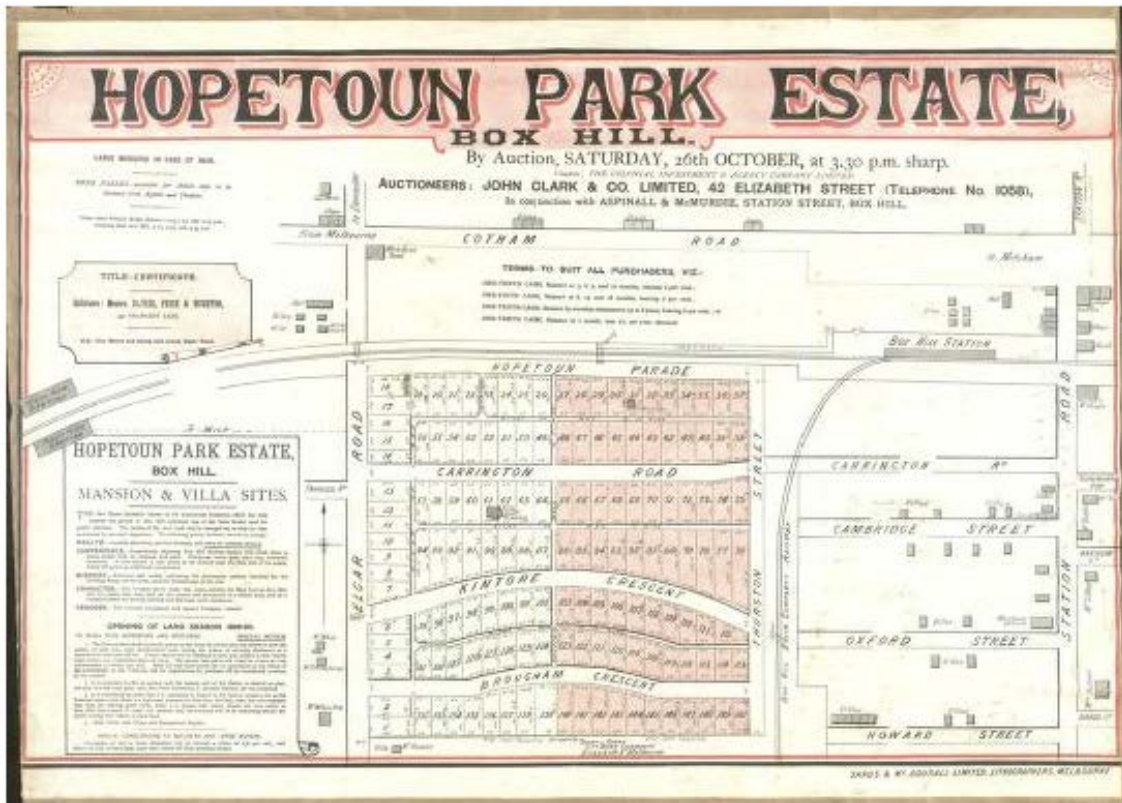
A Ward, 'Heritage and Conservation Study', 1990

M de F Bishop. *One Man in his Time, Edward Bishop, Master Builer 1844-1902*. Hawthorn 1979

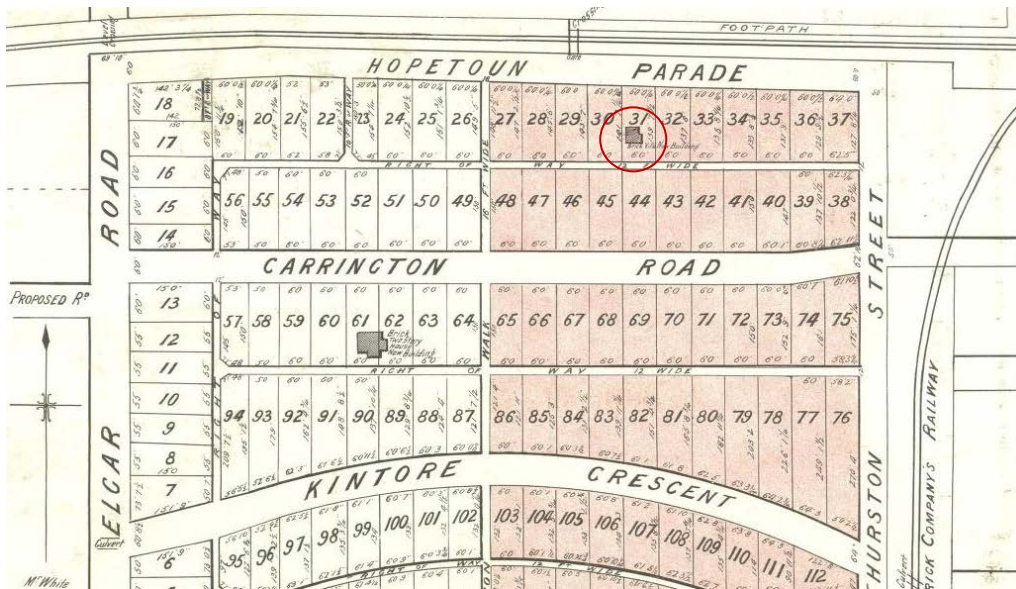
## Historical Images



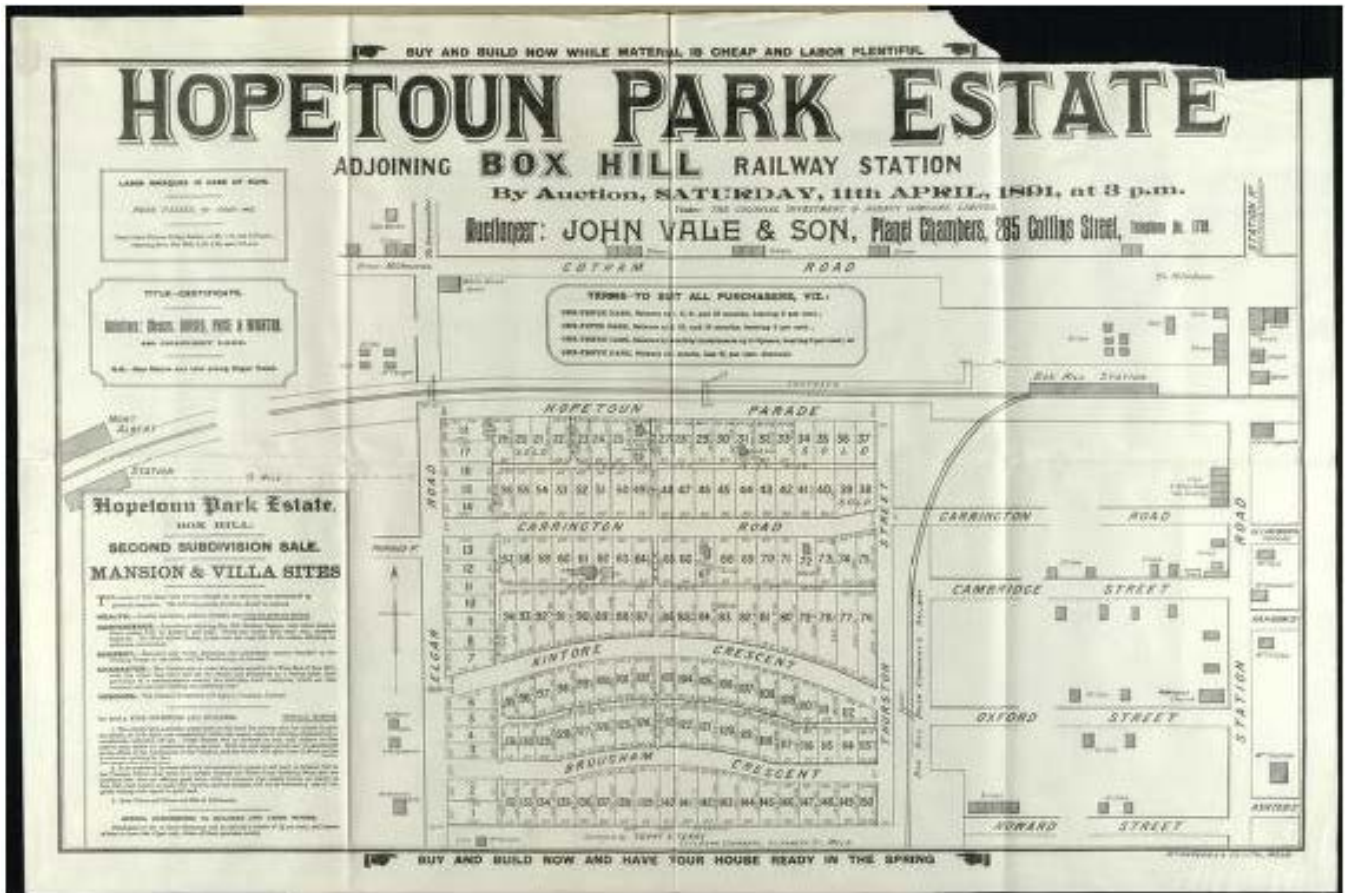
Auction Plan 1882, showing 'Box Hill Race Course & Recreation Paddock' on site of the future Hopetoun Park, State Library of Victoria



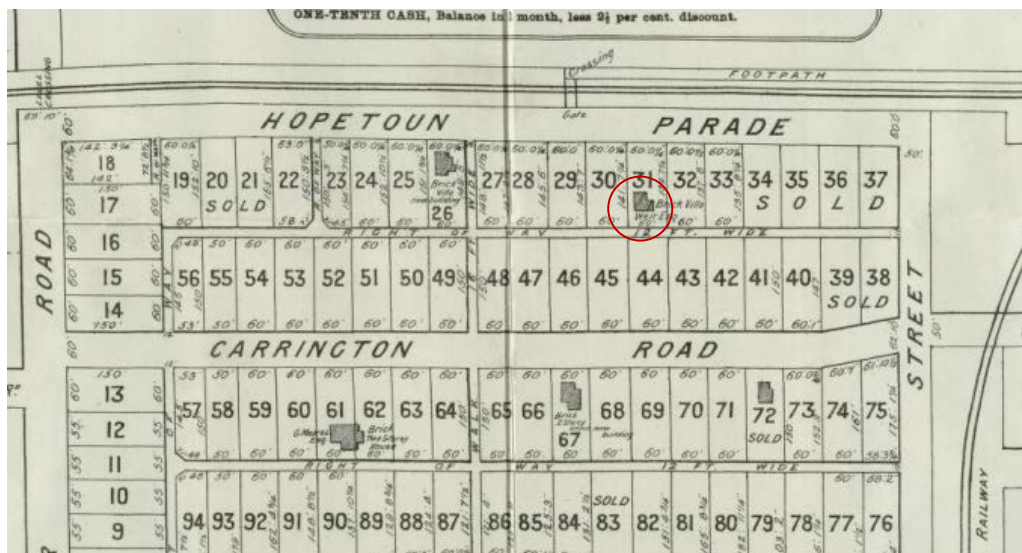
Auction Notice, Hopetoun Park Estate, 26 October 1889, Batten & Percy Collection, State Library of Victoria



Detail of Auction Notice, Hopetoun Park Estate, 26 October 1889, Batten & Percy Collection, State Library of Victoria



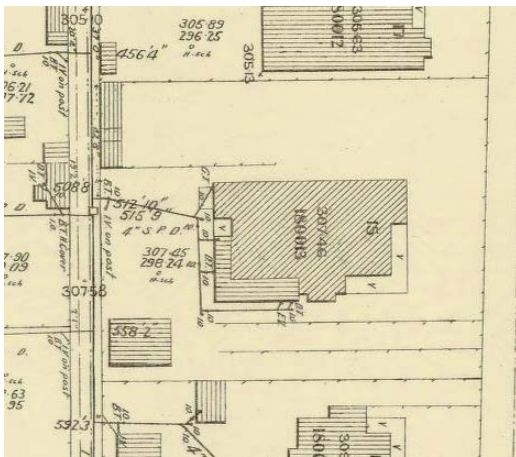
Auction Notice, Hopetoun Park Estate, 11 April 1891, Batten & Percy Collection, lot 67 states 'brick 2 storey house now building', State Library of Victoria



Detail of Auction Notice, Hopetoun Park Estate, 11 April 1891, Batten & Percy Collection, lot 67 states 'brick 2 storey house now building', State Library of Victoria



MMBW Detail Plan 3074, Municipality of Box Hill, 1930



Detail of above