

PLACE IDENTIFICATION FORM

ADDRESS

70 Kinkora Road

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other

TITLE

"Lavinia"

EXISTING DESIGNATION

HBR [ ] GBR [ ] AHC [ ] NT [ ] VAS [ ]

STREETSCAPE LEVEL

1  2 [ ] 3 [ ]  
 SIGNIFICANT  SIGNIFICANT   
 STREET TREES KERB & GUTTERS

GRADING

A [ ] B  C [ ] D [ ] E [ ]  
 KEYNOTE BUILDING [ ]

RECOMMENDED FOR

HBR/GBR [ ] AHC  URBAN CONSERVATION AREA   
 VAS [ ] PLANNING SCHEME PROTECTION   
 CULTURAL LANDSCAPE [ ] OTHER [ ]

SURVEY DATE Oct 91

NEG FILE 17.34

Title  
Vol.  
Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date 1893\*  
 Architect  
 Builder John Kaiser  
 Elements



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good   
 Fair [ ]  
 Poor [ ]

CONDITION Good   
 Fair [ ]  
 Poor [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

The site information given above has been determined from external street level inspection.

\* Recommend rate book search to confirm date

## 70 KINKORA ROAD

### "LAVINIA"

#### History

"Lavinia" was built in 1893 for George Dent, harbor master, and is one of a row of six houses in Kinkora Road constructed by the local builder, John Kaiser, between 1891 and 1894.<sup>54</sup>

#### Description

Six houses, of matching form but different detailing. They adopt the typical late 1880s garden villa form of projecting bayed wing and adjoining verandah. The roof is hipped, with a faceted hip over the bay projection. The six are cleverly individualized by alteration of wall treatment, window head shape, verandah decoration and decorative embellishment. This practice is typical of speculative building and continues today. Nos. 70, 74 and 76 are the most prominent.

No. 74 is attributed to architect William Tappin. This incorporates quite adventurous polychrome with an unexpected cream and red central stripe, red voussoirs and cream quoins. Elaborate render mouldings are applied between the brackets on the eaves. No. 76 is a rendered building. It incorporates most unusual leaf mouldings applied to the face of the wall. No. 70 utilizes a more straight forward acanthus leaf string course but adds beautifully executed colonnettes to the window architraves.

The fine quality of the render mouldings on each example suggests that perhaps Tappin was involved in all the examples.

Each building has the standard central path and flanking garden square. Various remnants of early fencing and/or gates are found on several of the buildings.

#### Assessment

Despite the depression of the 1890s, building continued in the prestigious Hawthorn garden suburbs spurred on by speculative ventures such as this group by builder Kaiser. Not surprisingly the buildings are less elaborate and smaller than the single commission mansions and large villas, but as occurs elsewhere in Hawthorn, they feed on their image to produce an aspiring respectable "middle class" "mansion" of small size.

This type of development is typical of hard economic times. It can be seen again in the 1930s at 27-33 Havelock Road and in A.V. Jennings estates of the 1930s such as the Beauview Estate in Ivanhoe.

Kaiser was a major Hawthorn builder developing much of the Victorian period garden suburb. With Bishop and Green, and the influence which flows from them, these quality builders are responsible for much of Hawthorn's urban character today.

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<sup>54</sup>. Rate book information supplied by Gwen McWilliam. (Recommended that entry no. should be searched to confirm original owner).

## 70 Kinkora Road continued

Tappin is a major architect in the last decade of the nineteenth century and early decade of the twentieth century. These houses illustrate the architects approach to small homes.

### Significance

### Metropolitan

1. Architecturally significant for: the intact grouping of six matching villas, rare in Hawthorn; the illustration of inventive, repetitive building processes during economic downturns; the influential work of builder John Kaiser and the small house designs of important Melbourne architect William Tappin.
2. An important Hawthorn streetscape of State significance.



**HAWTHORN.**  
ADJOINING BARKER'S ROAD RAILWAY STATION (KEW LN)

*Northern Grammar School*

STREET

DENMARK STREET

Saturday, 18th June,  
On the Ground, at 3 o'clock.

**HAWTHORN + HAWTHORN  
BARKER'S ROAD**

**FIRST SALE IN  
THE BARKER'S ROAD  
RAILWAY ESTATE.**

**22 CHOICE VILLA SITES 22**  
ADJOINING  
Barker's Road Railway Station.

And in close proximity to the residences of  
Messrs. Olliphant and F. Clifford Lyle  
and the late Mr. F. O'Brien.

**C. J. & T. HAM**

HAVE received instructions from the Trustees of the  
late D. Henry, Esq. to sell by public auction, on  
Saturday, 18th June, at 3 o'clock, at 3 o'clock in  
the afternoon.

**TWENTY-TWO RESIDENTIAL SITES.**  
Beautifully and advantageously situated in the  
**BARKER'S ROAD RAILWAY ESTATE,**  
in the most beautiful part of Hawthorn, and in  
the immediate neighbourhood of the  
**GREAT EDUCATIONAL ESTABLISHMENTS,**  
and having every advantage of accessibility, convenient  
water, and neighbourhood. Also, in many cases, the  
SITES ARE DISPOSED AS TO SITES, LOTS, AND  
WELL-PLANNED HOUSES.

and comprising on ground four—Spacious Entrance Hall,  
Drawing Room and Breakfast Room, Parlor, two  
Kitchens, Washroom, Laundry, etc.; and on five four—  
Five good Bedrooms, Bathrooms, and Servant's Room,  
Cock-shed, Stable, and Horse Room, etc. Also,  
large underground Tank, with force pump, Wash  
1 Adult & 2 Puppies in Garden, Slabbery and  
Orchard, and having a frontage of 120 feet to Barker's  
Road, by a depth of 125 feet.

**TERMS LIBERAL.**—Deposit 10 per cent of  
purchase money. Balance at 8, 12, 14, and  
16 Months, at 8 per cent.

**TITLE GUARANTEED.** for particulars of what apply to  
each, SEEK A FIDELITY, Golden Street West.

GLENFERRIE ROAD

*Methodist Ladies College*

**BARKER'S ROAD  
RAILWAY ESTATE**