PLACE IDENTIFICATION FORM

PLACE IDENTIFIC	CATTON FORM
ADDRESS	TYPE
70 Kinkora Road	<pre> Single Residence</pre>
TITLE	[] Office [] Industrial Building [] Landscape feature [] Public building
"Lavinia"	[] View [] Other
EXISTING DESIGNATION	HBR [] GBR [] AHC [] NT [] VAS []
STREETSCAPE LEVEL	1 [X] 2 [] 3 [] SIGNIFICANT [X] STREET TREES KERB & GUTTERS
GRADING	A[] B[X] 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 [X] Victorian Garden Suburb [] Municipal dev. [] 1870s growth [X] Garden villas [] Working enclaves [] Commercial Centres [] Edwardian Prosperity [] Interwar Housing [] Flats and Offices	
CONSTRUCTION DETAILS Date 1893* Architect BuilderJohn Kaisev Elements	
[] Contributing garden [] Landmark tree	[] Original or early hard landscape layout [] Original or early fence
NOTABLE FEATURES/SIGNIFICANCE	
See attached	
INTEGRITY Good [X] Fair [] Poor []	CONDITION Good [X] Fair [] Poor []
CROSS REFERENCED INFORMATION Associated significant garden	[]

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

* Recommend vate 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 $1894.^{54}$

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 facetted 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 Hawthorns urban character today.

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

70 Kinkora Road continued

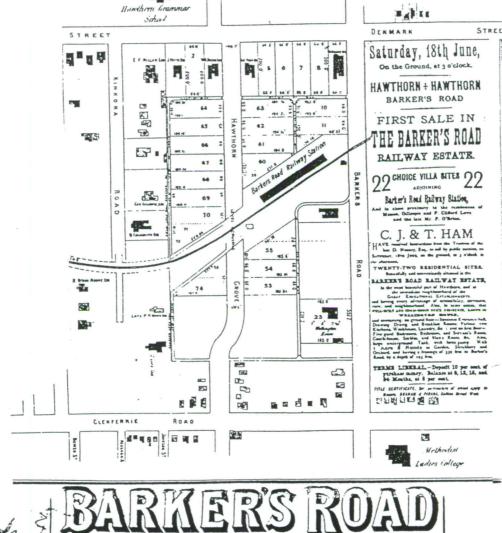
Tappin is a major architect in the last decade of the nineteenth century and early decade of the twentieth century. These houses illustrate the architects approach to small homes.

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.





BARKER'S ROAD RAILWAY ESTATE



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