

PLACE IDENTIFICATION FORM

ADDRESS

74 Kinkora Road

TYPE

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

TITLE

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 17.36.

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 1894\*  
Architect William Tappin??  
Builder  
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY	Good	<input checked="" type="checkbox"/>	CONDITION	Good	<input checked="" type="checkbox"/>
	Fair	<input type="checkbox"/>		Fair	<input type="checkbox"/>
	Poor	<input type="checkbox"/>		Poor	<input type="checkbox"/>

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

## 74 KINKORA ROAD

### History

This is one of a row of six brick houses in Kinkora Road built between 1891 and 1894 by the local builder, John Kaiser.<sup>55</sup> Its first owner in 1894 was the architect William B. Tappin.<sup>56</sup> A Roman Catholic, Tappin worked for some years in a partnership, Tappin and Gilbert, which had an office in Ballarat as well as in Melbourne. In early April 1890, Tappin joined the partnership of Reed, Smart and Tappin. Circa 1886 Joseph Reed and his new wife came to live at "Amoe" in Coppin Grove, Hawthorn. Reed died on 29 April 1890 but the firm retained his name for the next 17 years. In the 15 years that Tappin worked for the firm until his death in 1905, a number of important works were completed including some major church buildings. Works in 1891 included the Immaculate Conception Church, Hawthorn; St. John the Baptist, Clifton Hill; St. Mark's Fitzroy; and a new manse for the Toorak Presbyterian Church. The firm was also responsible for the design of the Convent of Notre Dame de Sion at Sale and the Church of England House of Mercy, Cheltenham (1892), the Presbyterian Thomson Memorial Church at Terang (1893), the Metropolitan Gas Company building next to St. Paul's Cathedral (1893), the Bendigo Cathedral of the Sacred Heart (1896-1901) and the three-storey Convent of the Good Shepherd at Abbotsford (1900).

Tappin was "something of an artist" and is credited with stencils behind the altar in St. Patrick's Cathedral and the design of the shrine in St. Francis Church.<sup>57</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 vousoirs 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.

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<sup>55</sup>. Information supplied by Gwen McWilliam.

<sup>56</sup>. Rate book information supplied by Gwen McWilliam. (Recommend that entry no. should be searched to confirm original owner).

<sup>57</sup>. "Reed Smart and McCutcheon. Historical Survey. 1852-1972" with index of Buildings, 8 July, 1975.

## 74 Kinkora Road continued

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.

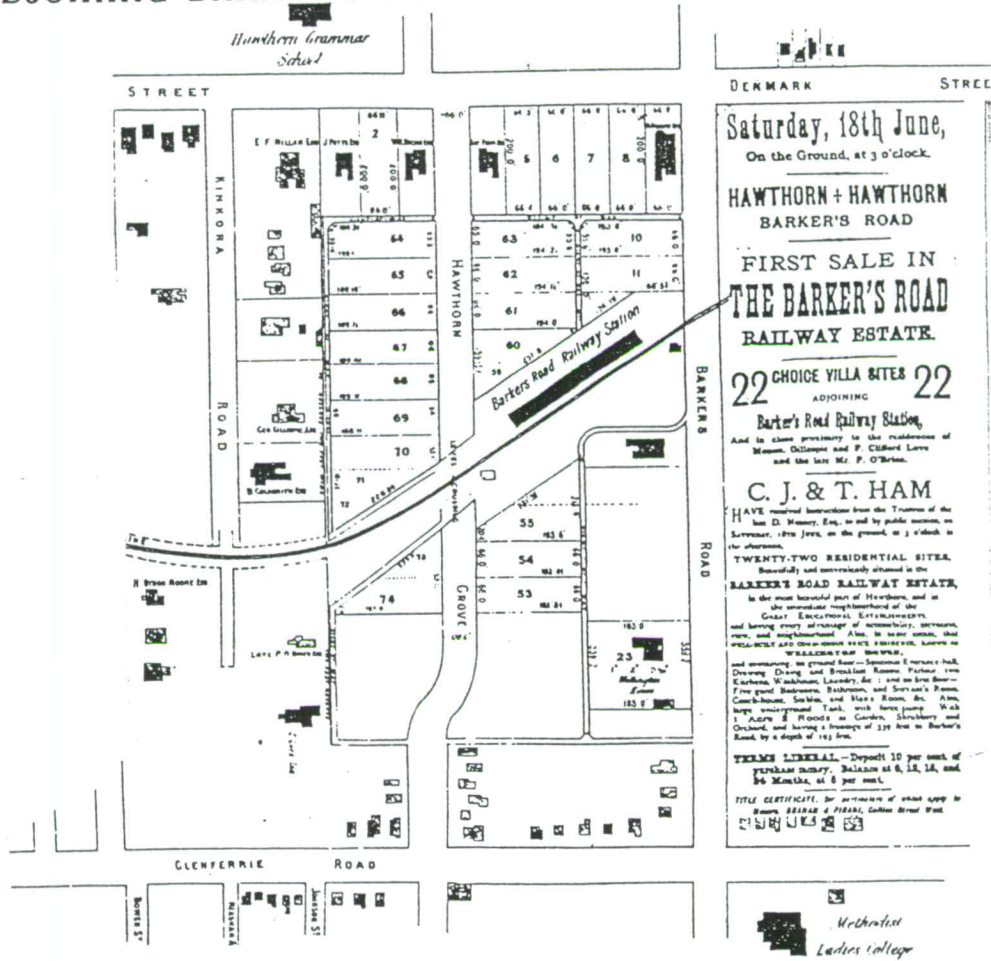
Tappin is a major architect in the last decade of the nineteenth century and early decade of the twentieth century. These houses illustrate the architect's approach to small homes.

### 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)



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. Gilligan and P. Clifford Lewis  
and the late Mr. P. 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 in the afternoon,  
the above-mentioned sites.

**TWENTY-TWO RESIDENTIAL SITES.**  
Beautifully and conveniently 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 amenability, ventilation,  
view, and neighbourhood. Also, in some cases, the  
WELL-WATERED AND OVERSHADOWED SITES ARE AVAILABLE FOR  
WELL-TO-DO HOUSEHOLDS.

and comprising, on ground level—Separate Entrance Hall,  
Drawing Room and Breakfast Room, Picture Gallery,  
Kitchen, Washhouse, Laundry, &c.; and on one floor—  
Five good Bedrooms, Bathrooms, and Servant's Room,  
Chest-dress, Toilet, and Hair Room, &c. Also,  
large underground Tank, with three pumps, with  
1 Adam & Wood's Gas Engine, Steamers and  
Ordnance, and having a frontage of 110 feet to Barker's  
Road, by a depth of 110 feet.

**TERMS LIBERAL.**—Deposit 10 per cent of  
purchase money. Balance at 6, 12, 18, and  
24 Months, at 8 per cent.

**TITLE CERTIFICATE**, for possession of which apply to  
Messrs. **BEAVER & PERAL**, Station Street West.

**BARKER'S ROAD**  
**RAILWAY ESTATE**