

PLACE IDENTIFICATION FORM

ADDRESS

76 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 17.37

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 1892
 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 []

76 KINKORA ROAD

History

This is one of a row of six houses in Kinkora Road constructed between 1891 and 1894 by the local builder, John Kaiser.⁵⁸ Dating from 1892, it was owned by Teresa Harris in 1894 (when it was listed as No. 58), by Keast in 1898 and Reginald Sholl in 1907.⁵⁹

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.

⁵⁸. Information supplied by Gwen McWilliam.

⁵⁹. Rate book and other information supplied by Gwen McWilliam. (Recommended that Hawthorn rate book entry no. should be searched to confirm original owner).

76 Kinkora Road continued

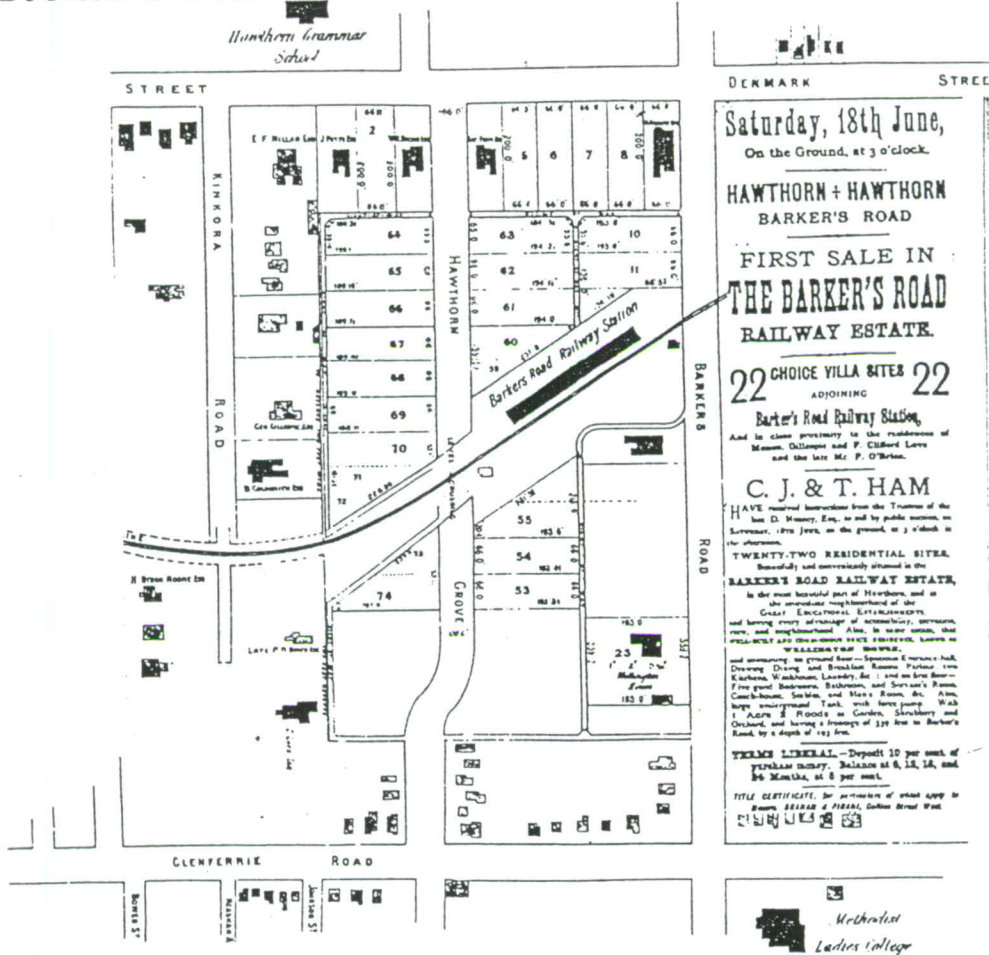
Tappin is a major architect in the last decade of the nineteenth century and early decade of the twentieth century. These houses illustrate the architects approach to small homes.

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)



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. Gillman and F. Clifford Lewis
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, on the ground, at 3 o'clock in
the afternoon.

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 amenity, situation,
view, and neighbourhood. Also, in some cases, the
possibility of the sites forming a desirable home,
and comprising an ornamental hall - Spacious Entrance Hall,
Drawing Room and Breakfast Room, Parlor, two
Kitchens, Washhouse, Laundry, etc.; and an Iron Store -
Five good Bedrooms, Bathrooms, and Servant's Room -
Chest-dress, Sewing, and Dress Room, etc. Also,
large underground tank, with force pump, well,
1 Adam's Pumps in Garden, Stableyard and
Orchard, and having a frontage of 322 feet to Barker's
Road, by a depth of 122 feet.

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

TITLE CERTIFICATE, by production of which application may be made for a **PERMANENT** Right of Way.

BARKER'S ROAD
RAILWAY ESTATE