

PLACE IDENTIFICATION FORM

ADDRESS

78 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 2103

Title
 Vol.
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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 1891-92*
 Architect
 Builder John Kaiser
 Elements



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

NOTABLE FEATURES/SIGNIFICANCE

One of a number of houses (nos. 68-78) built from 1891-1894 by John Kaiser.

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

78 KINKORA ROAD

"SILVERSMERE"

History

This is one of a number of houses (nos. 68-78) constructed between 1891 and 1894 in Kinkora road by the local builder, John Kaiser. It may be the first, possibly begun in 1891,⁶⁰ and was recorded in the 1892 Hawthorn rate book as a brick house, NAV 40 pounds, owned and occupied by William James Olive, gentleman.⁶¹ By 1894, "Silvermere" was owned by Elizabeth Hamilton and in 1898 by the solicitor, Robert Bradley.⁶²

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.

⁶⁰. Rate Book information supplied by Gwen McWilliam (Recommended that entry numbers be searched to confirm original owners).

⁶¹. Hawthorn RB 1892 Power Ward No. 3420.

⁶². Rate Book information supplied by Gwen McWilliam (Recommend that entry numbers be searched to confirm owners).

78 Kinkora Road continued

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.

