

PLACE IDENTIFICATION FORM

ADDRESS

82 Kinkora Road

TYPE

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

TITLE

"Ballyrush"

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 21-04

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 1891-1892\*

Architect

Builder William and Henry

Elements <sup>Hatherley</sup>  
 (Completed John Kaiser ??)



- 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 [ ]

Note: new balustrade added.

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.

## 82 KINKORA ROAD

### "BALLYRUSH"

#### History

This brick villa was constructed in 1891-92 for and by the builders, William and Henry Hatherly, on Lot 36 in Kinkora Road.<sup>63</sup> It has been suggested that a local builder, John Kaiser, who constructed houses at 68-78 Kinkora Road, may have completed No. 82.<sup>64</sup> In 1891, Hatherley's house was described as a brick house of seven rooms.<sup>65</sup> It was listed as John Welchman's "Ballyrush" in the 1898 Hawthorn Rate Book.<sup>66</sup> Unusual cast iron decoration and render decorative panels. Typical late 1880s/early 1890s villa.

#### 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.

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<sup>63</sup>. Rate Book information supplied by Gwen McWilliam (Recommend that entry no. is searched to confirm original owner); Hawthorn RB 1892 Power Ward No. 3422.

<sup>64</sup>. Information supplied by Gwen McWilliam.

<sup>65</sup>. Ibid.

<sup>66</sup>. Ibid.



## 82 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.

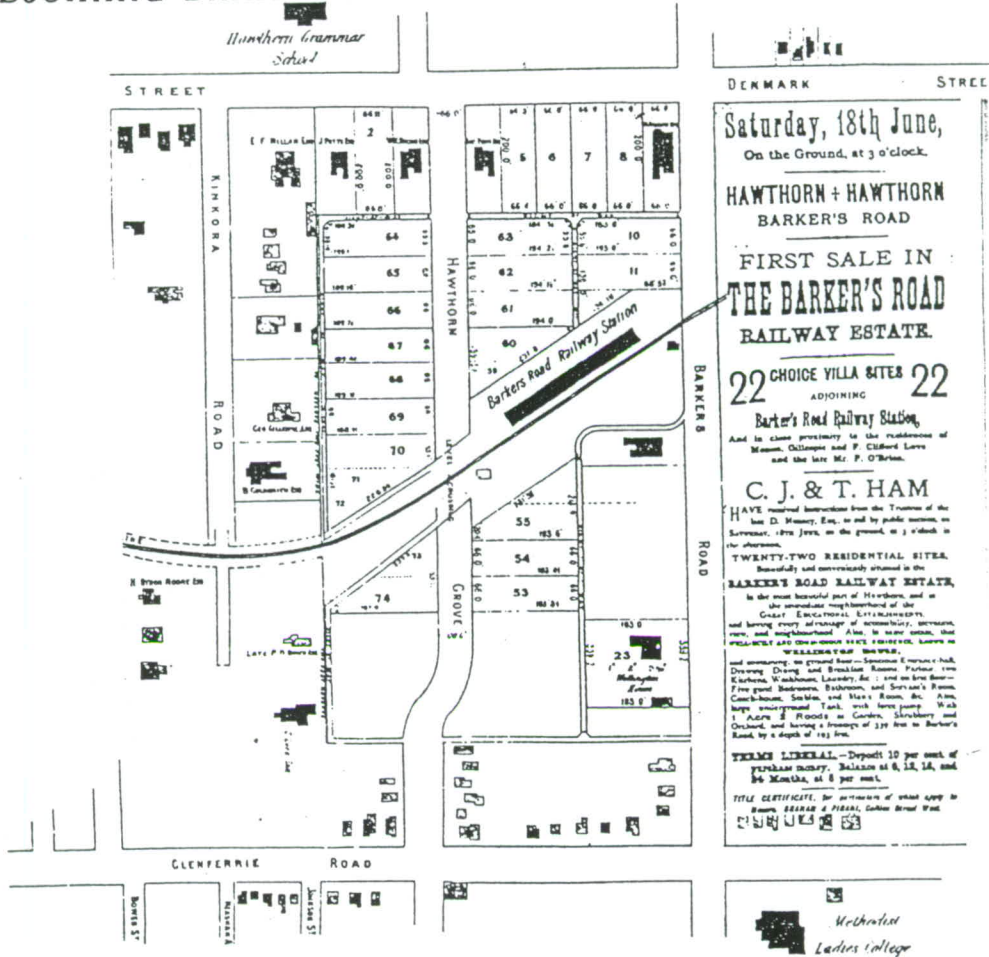
Tappin is a major architect in the last decade of the nineteenth century and early decade of the twentieth century. These houses illustrate the architect's approach to small homes.

### 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.

**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. Gillmore and P. Gilmore 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 Esplanade Esplanade,**  
 and having every advantage of amenity, security,  
 view, and neighbourhood. Also, in each case, the  
**PERMITS AND CONSENTS ARE RESERVED, UNDER THE**  
**WATERBURY ROAD ACT,**  
 and comprising, on ground level—Separate Entrance Hall,  
 Drawing Dining and Breakfast Rooms, Parlour, two  
 Kitchens, Washhouse, Laundry, &c.; and on level floor—  
 Five good Bedrooms, Bathroom, and Servant's Room,  
 Combinations, Sashes, and Glass Room, &c. Also,  
 large well-appointed Bath, with three jets. With  
 1 Acre of Ground as Garden, Shrubs and  
 Orchard, and having a frontage of 130 feet to Barker's  
 Road, by a depth of 183 feet.

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

**TITLE CERTIFICATE,** in possession of vendor apply to  
 Messrs. C. J. & T. HAM, Solicitors, Barker's Road.

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