

PLACE IDENTIFICATION FORM

ADDRESS

84 Kinkora Road

TYPE

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

TITLE

"Lynden"

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 *21-05*

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  
Builder *John Kaiser -*  
Elements *(possibly)*  
*-House, garden*



- 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 [ ]

## 84 KINKORA ROAD

### "LYNDEN"

#### History

Known in 1898 as "Lydenhurst", this brick villa was described in the 1894 Hawthorn rate book as a brick house of seven rooms owned by Strickland. John Cane was its owner in 1898. By 1959, it had been converted into apartments. This house may have been built by the local builder, John Kaiser, who constructed a number of brick villas in Kinkora Road during the 1890s.<sup>76</sup>

#### Description

A single storey brick villa, executed in polychrome brick, with a full width verandah and a slate roof. The verandah includes wing walls at each end, unexpected on villas, and a central entrance porch carried through the verandah roof with a parapetted termination. The porch divides the verandah into two sections, each framed by brick piers. The iron to the verandah adopts the old fashioned valence frame approach, and incorporates unusual individual frieze pieces. The windows are paired, but otherwise simply executed, leaving the powerful porch to dominate the design.

#### Assessment

Probably the work of builder John Kaiser. This building illustrates an attention to detail and an opulent approach typical of his work. Kaiser's houses at 68-78 Kinkora Road are typical and similar in their design intention though differently detailed.

The central porch is unusual, and rarely found on single storey buildings in Hawthorn. It is similar to the more elaborate example at Villa Callantina (1887-88) at 493 Glenferrie Road. There, the porch almost achieves tower proportions. It is more finely detailed however and is made more prominent by the absence of a verandah on each side.

The use of wing walls is also unusual for a villa. These are a remnant from fire control requirements in row houses and were dispensed with for villas, where the verandah either returned or was open ended to let the garden into the design. Their use here relates to the formal elevation imposed by the porch.

"Lynden" illustrates the wide variety of standard decoration, utilized in the late nineteenth century, to create buildings of differing character. This is an unusual example, and is substantially intact.

#### Significance

#### Metropolitan

1. Architecturally significant as one of a long row of substantially intact small garden villas built over a short period in this premier garden suburb subdivision at Kinkora Road. Possibly the work of Kaiser, a prolific speculative builder. Substantially intact.

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<sup>76</sup>. Rate Book and other information supplied by Gwen McWilliam (Recommend that entry nos. should be searched to confirm original and late owners.

**HAWTHORN.**

ADJOINING BARKER'S ROAD RAILWAY STATION (KEW LN)

*Northern Grammar School*

STREET

KINROSS ROAD

HAWTHORN STREET

DENMARK STREET

BARKER'S ROAD

GLENFERRIE ROAD

*Methodist Ladies College*

Barker's Road Railway Station

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