
Finch Street North Precinct, Glen Iris



Finch Street North Precinct
Boundary



123 Finch Street Glen Iris



127 Finch Street Glen Iris



150 Finch Street Glen Iris



158 Finch Street Glen Iris

Location

121-145 & 150-168 Finch Street GLEN IRIS, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO633

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - July 31, 2018

What is significant?

The Finch Street Precinct at 121-145 and 150-168 Finch Street, Glen Iris.

Elements that contribute to the significance of the precinct include (but are not limited to):

- . The late Federation houses developed through the 1910s including fine examples of the Federation Arts and Crafts, Bungalow and Queen Anne styles
- . The transitional Interwar houses from the late 1910s to 1920
- . The predominantly single and attic-storey character
- . The detached form of the houses with generally uniform front and side setbacks
- . Generous allotments providing landscaped settings for dwellings
- . Intactness of form
- . Gabled streetscapes
- . Red brick walls and chimneys
- . Terracotta tile roofs
- . Verandahs and porches with timber posts and/or masonry piers
- . Original detailing including projecting gable-ends, dormer windows and window bays; half-timbered gable-ends; timber shingled gable-ends and window bays; timber brackets; exposed rafter-ends and timber casement windows;
- . Bluestone kerbs and channels;
- . Mature street trees.

Nos 123, 127, 150 and 158 Finch Street are 'individually significant' within the precinct.

Nos 121, 125, 133, 135, 141, 145, 152 and 160-168 are 'contributory' to the precinct.

Nos 129, 131, 137, 139, 143 and 156 are 'not contributory' to the precinct.

How is it significant?

The Finch Street Precinct is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The Finch Street Precinct forms a fine, representative and highly intact group of predominantly late Federation houses built in the 1910s. Together these houses display typical features of the Federation Arts and Crafts, Bungalow and Queen Anne architectural styles popular in Glen Iris and across Melbourne more broadly, including a consistent use of materials and elements, such as red brick walls and chimneys, terracotta tile and slate roofs, roughcast render, half-timbering and projecting gable-ends, dormer windows and window bays. A small number of early transitional Interwar houses from 1918 to 1920 contribute strongly to the precinct due to their similar scale and similar use of high quality materials and decorative elements (Criterion D).

The Finch Street Precinct forms a unified group of late Federation and early transitional Interwar houses. The consistent application of high quality materials and detailing, such as roof forms, chimneys, projecting gable-ends, dormer windows and window bays, in conjunction with the tree-lined street with bluestone kerbing, presents a highly picturesque streetscape (Criterion E).

Heritage Study/Consultant	Stonnington - City of Stonnington Federation Houses Study, GJM Heritage Pty Ltd, 2017;
Construction dates	1912,
Hermes Number	201835
Property Number	

Physical Description 1

The Finch Street Precinct includes the houses at 121-145 and 150-168 Finch Street, Glen Iris, created out of 'The Olives Estate' subdivision. The Precinct is characterised by substantial detached brick homes of high architectural quality, set on generous allotments with established gardens. As development occurred over a relatively short period of time, there is a consistency in style with building stock comprising largely dwellings constructed in the Federation Arts & Crafts and Federation Bungalow Styles. Elements common to most built forms include (but are not limited to):

- . red brick wall construction with timber shingle or roughcast render and timber strapping to the attic storey and gable ends;
- . terracotta or slate roof tile, roof forms comprising a variety of hip and gables with large polygonal or 'eyelid' dormers;
- . brick chimneys with simple rendered cappings; and,
- . timber casement windows.

Fencing is generally modern timber picket or brick pier and infill of a low scale. Towards the northern end of the street, fencing is generally higher with solid fencing more common.

Finch Street itself is an asphalted road reserve, with concrete footpaths and crossovers. Bluestone kerb and channeling remains along the length of Finch Street, with some minor areas replaced with concrete. Substantial street trees are planted along the majority of the street, forming a canopy with wide nature strips that create a leafy aspect.

Places of Individual Significance to Precinct:

123 Finch Street

A substantial attic storey dwelling with elements of the Federation Queen Anne and Federation Bungalow style that presents as symmetrical to the street, with the central dormer window flanked by two gabled bay windows with fish scale timber shingles to the gable ends. The dwelling features notable Federation Queen Anne elements including decorative terracotta dragon finials, stained and leaded timber casement windows, and tall red brick chimneys with terracotta pots as well as elements of the Federation Bungalow seen in the simple massing, and simple masonry and timber verandah integrated with the main roof.

127 Finch Street

A substantial attic storey dwelling in the Federation Arts & Crafts style. Constructed of masonry with roughcast render (overpainted), the dwelling presents two street facing gables with a terracotta tile roof. The massing is simple, with restrained decoration including a simple timber lattice to the gable ends and sturdy masonry piers to the verandah.

150 Finch Street

A substantial transitional Bungalow dwelling set on a corner allotment. Constructed of red brick with smooth rendered banding at sill level (overpainted) and roughcast render (overpainted) to the gable end, the dwelling is simply massed with a large street facing gable and two-storey hipped roof section facing Hillside Avenue. The gable end features simple timber latticework, a central timber window (modern) with nameplate below. The gable end is supported on simple timber brackets. A simple flat roofed verandah, supported on masonry piers with squat timber posts and timber eaves detailing, returns the corner.

158 Finch Street

A substantial red brick attic storey dwelling constructed on a corner allotment. The dwelling presents a large transverse gable clad in terracotta tiles to the street, punctuated by a central street facing gable. Stylistically, the dwelling draws on the Federation Bungalow style with broad, simple roof planes; a simple timber verandah; large street facing gable with roughcast render (overpainted) and timber strapping; exposed eaves with rafter tails; and timber casement windows with simple rectangular grid lead lighting. The dwelling features timber casement windows with decorative window hoods, the corner window features a bell cast profile clad in timber shingles and the bay window features a more substantial awning supported on oversized timber brackets.

Places that are Contributory to Precinct:

121 Finch Street - A red brick attic storey dwelling in the Federation Arts & Crafts style with half timbering to the gable ends, strong simple massing and timber casement windows.

125 Finch Street - An attic storey Federation Bungalow style dwelling with characteristic 'eyelid' dormer, strong, simple massing and transverse gable roof.

133 Finch Street - A masonry (overpainted) attic storey dwelling in the Federation Arts & Crafts style. Characteristic features include the substantial dormer, timber bay windows with simple rectangular grid leadlight, and window hood supported on oversized timber brackets.

135 Finch Street - A substantial red brick Federation Arts & Crafts style dwelling with characteristic street facing gable, tall red brick chimney stacks and integrated verandah supported on masonry piers with squat timber posts.

141 Finch Street - An attic storey Federation Arts and Crafts style dwelling with simple half-timbered street facing gables, and restrained detailing to the verandah.

145 Finch Street - Single storey red brick dwelling that draws broadly on the Federation Arts & Crafts style, with modern second storey to the rear. Characteristic elements include the half-timbered street facing gable, tiled roof and simple verandah form supported on masonry piers with timber posts above.

152 Finch Street - Substantial attic storey Federation Arts & Crafts dwelling with some bungalow details including the tall rendered chimney stacks and stained timber shingles to the gable ends. The dwelling is largely concealed by a tall modern brick fence.

160 Finch Street - Single storey Federation Queen Anne dwelling set on a corner allotment. The masonry dwelling (overpainted) features a complex hip and gable roof clad in slate, with decorative red brick chimneys, ornamental timberwork to the verandah and projecting gable end.

162 Finch Street - A red brick, attic storey dwelling in the Federation Bungalow style with large transverse gable roof and central dormer clad in terracotta tiles.

164 Finch Street - A single storey, red brick Federation Queen Anne style dwelling with a terracotta tile roof. Presents typical characteristics of the style including timber casement windows to the projecting gable, tall red brick chimneys, terracotta ornamentation to the picturesque hip and gable roof, and ornamental timberwork to the return verandah.

166 Finch Street - A single storey Federation Arts & Crafts style dwelling with a terracotta tile hipped roof and prominent street facing gable, supported on masonry piers with simple timber posts.

168 Finch Street - A single storey red brick & roughcast render (overpainted) Federation Bungalow, with transverse gable roof and central street facing gable porch clad in slate. The gable end features characteristic

half timbering, and the gable end is supported on tapered masonry piers with red brick bases.

Places that are Not Contributory to Precinct:

Nos. 129, 131, 137, 139, 143 and 156 do not contribute to the precinct.

Integrity

The dwellings within the precinct retain a high degree of integrity to the late Federation/early Interwar (transitional) period in fabric, form and detail. While all houses have undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque c1910-1920 precinct. Six properties within the precinct are of more recent origins but their presence does not diminish the character and quality of the broader precinct.

Physical Description 2

The gradings of properties within the precinct are as follows:

No. Grading

121 Contributory
123 Significant
125 Contributory
127 Significant
129 Not Contributory
131 Not Contributory
133 Contributory
135 Contributory
137 Not Contributory
139 Not Contributory
141 Contributory
143 Not Contributory
145 Contributory
150 Significant
152 Contributory
156 Not Contributory
158 Significant
160 Contributory
162 Contributory
164 Contributory
166 Contributory
168 Contributory

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>