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## 125 Finch Street GLEN IRIS



125 Finch Street, Glen Iris



125 Finch Street Glen Iris

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### Location

125 Finch Street GLEN IRIS, STONNINGTON CITY

### Municipality

STONNINGTON CITY

### Level of significance

Incl in HO area contributory

### Heritage Overlay Numbers

HO633

### Heritage Listing

Stonnington City

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### Statement of Significance

Last updated on - July 31, 2018

Part of the Finch Street North, Glen Iris Precinct

Precinct Statement of Significance:

*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).

Hermes Number 201885

Property Number

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*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/>*