

Heritage Citation

FINCH STREET NORTH PRECINCT

Address: 121-145 & 150-168 Finch Street, Glen Iris

Prepared by: GJM Heritage/Purcell

Date: August 2017 (updated 31 July 2018)

Place type: Residential	Architects: Various
Precinct Grading: Locally significant	Builders: Various
Integrity: Very High	Construction Date: 1912-1920
Recommendation: Include in the Heritage Overlay	Extent of Overlay: See Figure 8, p19



Figure 1. 123 Finch Street (GJM Heritage/Purcell, June 2016)



Figure 2. 150 Finch Street (GJM Heritage/Purcell, May 2017)



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.

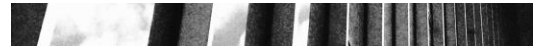
How is it significant?

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).



Historical Themes

The place illustrates the following themes as outlined in the *Stonnington Environmental History* (2009):

8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal
- 8.4 Creating Australia's most 'designed' suburbs

Locality history

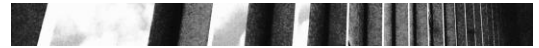
The first European settler in the Malvern district was John Gardiner in 1835, a pastoralist from New South Wales, who was one of the first overlanders to Port Phillip. He pastured his stock near the junction of Gardiner's Creek and the Yarra River and was the namesake of Gardiner's Creek, Gardiner's Creek Road (now Toorak Road) and both the locality and the Shire of Gardiner (before they were re-named Malvern) (City of Stonnington [CoS]; Context 2006:34). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The boundary comprised the current localities of Malvern, Malvern East, Glen Iris (south of Gardiners Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). The locality of Glen Iris is divided by Gardiners Creek, and has straddled two municipalities since its formation. The name was derived from the residence built for J. C. Turner on land acquired from a settler who had voyaged to Victoria on a ship called 'Iris' (Victorian Places).

The part of Glen Iris south of Gardiners Creek was first to develop. The first development comprised farms that overlooked the Glen Iris Valley (also referred to as Gardiners Creek Valley) (Victorian Places). In 1890, the railway line along the northern extent of the municipality was established through the Glen Iris Valley from Burnley, establishing Glen Iris and Gardiner stations, however, the expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:66). The 1903 *Australian Handbook* (cited in Victorian Places) described Glen Iris as a 'favourite picnic spot' with 'numerous market gardens and villa residences'. In 1903 the locality had a population of about 200, which was small in comparison to other localities within the Malvern municipality. However, from 1900, the municipality as a whole saw rapid development and urbanisation; it was declared both a Borough and then a Town in 1901, and in 1911 became the City of Malvern with a total population of 16,000 (Context 2006:86; Victorian Places). Residential development during the early twentieth century often occurred on newly subdivided estates or filled nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5).

The Prahran and Malvern Tramways Trust was established in 1908, with three electric tramlines opened in the locality by 1917: Malvern Road turning north into Burke Road, Wattle Tree Road terminating at Burke Road, and High Street terminating at Glen Iris Railway Station. The arrival of the tramlines further drove commercial centres in the immediate vicinity and residential development beyond (Context 2006:70-2, 113; Victorian Places). In 1912 it was reported that 800 houses a year were being built in the (by then) City of Malvern, which boasted 'a progress unprecedented by any other suburb' (Context 2009:128). Much of this new development was taking place in the Glen Iris Valley (Context 2009:128). Between 1911 and 1921 the population of the municipality doubled, from 16,000 to 32,000, and then increased steadily to 43,000 by 1933. Development steadied from the 1930s, with the population in the former City of Malvern averaging 45,000 until the 1990s (Victorian Places). The City of Malvern amalgamated with the City of Prahran in 1994, to form the City of Stonnington.

Precinct history

Finch Street is a long north-south road, first referred to as Finch Street North and Finch Street South, which was laid out in various stages and developed as part of numerous estate subdivisions. Finch Street South, between Dandenong Road and Wattle Tree Road (in Malvern East), was laid out in stages in 1860 and 1880;



however, the land remained undeveloped until the railway line between Oakleigh and South Yarra opened in 1879. Finch Street South was subsequently developed as part of the 1885 Gascoigne Estate and 1890 Waverley Estate, and comprises Federation houses, with a high percentage of Interwar houses along Wattletree Road, Belson Street and Nott Street (Raworth 1994:3-4). The northern end of Finch Street North (and Vincent Street), between Martin Crescent and High Street (Glen Iris), was created in 1886 (Foster & Stefanopoulos, 2006:29).

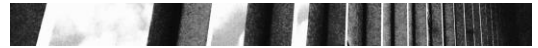
The 1890s depression brought about a cessation in development throughout the Melbourne region. This stall is vividly illustrated by the contrast of housing styles in many nineteenth century middle-class subdivisions, where Victorian houses of the boom era stand beside Federation houses associated with the recovery that are of an entirely different architectural expression (Context 2009:11). The subdivisions often also comprised later infill dating to the Interwar and Post-war periods.

The portion of Finch Street within the Precinct – being the southern portion of Finch Street North – was laid out in 1911. Alfred E. Clarke purchased Crown Portion 91 (Parish of Prahran at Gardiner, totalling 15½ acres) north of Wattletree Road in May 1891 (LV:V2354/F686). A 1901 auction notice for Olives Estate (Figure 3) showed an earlier alignment proposed for this part of Finch Street – it was aligned further west and forked into two to meet the northern sections of Finch Street and Vincent Street – advertising 38 ‘unusually large residential allotments’. However, the streets were not created in this configuration and in June 1902 Clarke sold the land to Alfred R. Clarke, of Universal Buildings, Adelaide, South Australia (LV:V2354/F686). The 1908 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (No. 1751) confirmed that Finch Street had not yet been laid out between Wattletree Road and what is now Martin Crescent to the north (originally Regal Avenue), with the area listed as a ‘paddock’ in the Sands & McDougall directories. It was the introduction of a tramline along Wattletree Road in 1910 that led to increased building activity in this area.

Clarke in turn sold the land in November 1911 to Walter Richmond Butler, architect, who created ‘The Olives Estate’ subdivision soon after purchase. The Estate comprised the current alignments of Finch and Vincent streets, with 60 lots fronting these and Wattletree Road (Figure 4). Butler on-sold lots from January 1912 (LV:V2354/F686; LP5648). In 1912, Hillside and Heaton avenues and a section of Martin Crescent were formed as part of Hillside Estate subdivision, east of Finch Street (Foster & Stefanopoulos, 2006:28).

Development in the Precinct commenced slowly from 1912, with all houses within the Precinct constructed by 1920, during the late Federation and early Interwar periods. The 1912 MMBW plan (DP 1752) showed that north of Martin Crescent (outside of the Precinct), five lots had been developed on Finch Street. The Sands & McDougall Directories indicate that by 1914, Finch Street North (the extent between Wattletree Road and High Street) had a total of seven houses, with one house under construction (S&Mc). Development soon began to accelerate, and in 1915 the Sands & McDougall Directory recorded that Finch Street North had 12 houses, with an additional six houses under construction. By 1918, approximately 26 houses occupied the street, with 2 houses under construction.

The Sands & McDougall Directories and municipal rate books indicate that the Finch Street Precinct was fully developed by 1920. The 1920 Sands and McDougall Directories lists a full row of occupants on the west side of the street, from nos. 81 to 105 (current nos. 121-145); excluding nos. 89 and 97 (current nos. 129 & 137) which were later subdivisions. On the east side of Finch Street between Hillside Avenue and Regal ‘Street’ (Martin Crescent), the 1920 Sands & McDougall Directories lists five occupants and one ‘house being built’, with nos. 90, 92 and 96 (nos. 158, 160 & 164) numbered in the directory, and the house at no. 94 (no. 162) ‘being built’. The titles (LV:V2354/F686) and rate books confirm the built dates for the remaining houses on the east side of Finch Street within the Precinct. ‘Alviudean’ at no. 150 was built in 1919 (see below), no. 152 was built in 1918, no. 156 was a later subdivision of no. 158 which was built in 1916 (see below), no. 166 was the last house to be built in the Precinct in 1920, and no. 168 at the northern extent of the Precinct was built in 1918 (RB). The numbering system along Finch Street North changed to



the current system in 1949 (SHC).

The 1948 MMBW Base Map (No. 78) showed the Precinct fully developed, with footprints of the houses within the Precinct (Figure 5). It indicates that the houses at no. 129 and no. 156 were a result of later subdivision, while no. 137 had been subdivided and developed by this date. Houses within the Precinct have undergone various degrees of relatively unobtrusive development, comprising the painting of previously face brick surfaces, the addition of first floor rooms towards the rear of the house, extensions to the rear elevation, or the construction of a carport or garage to the side of the house.

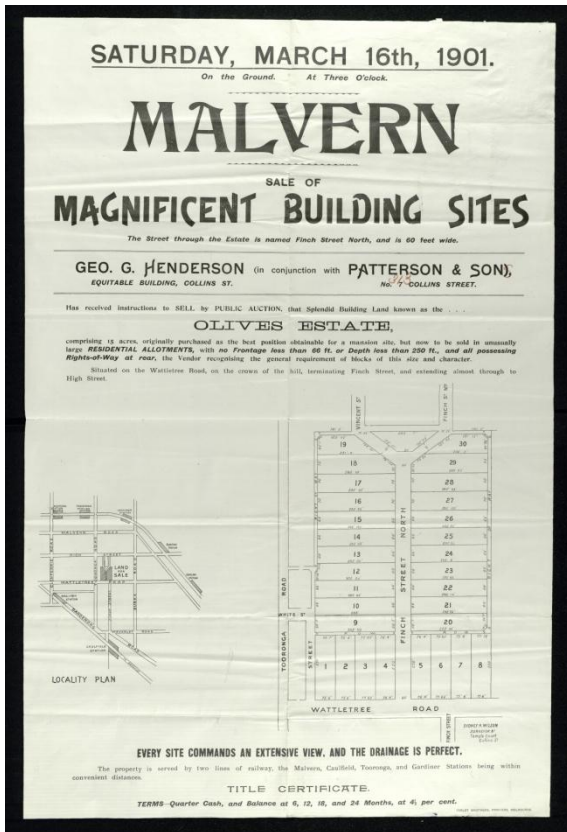


Figure 3. The 1901 auction notice for 'Olives Estate', with the earlier proposed street alignment of Finch Street within the Precinct (SLV, 'Finch Street North and Wattle Tree Road', 1901).

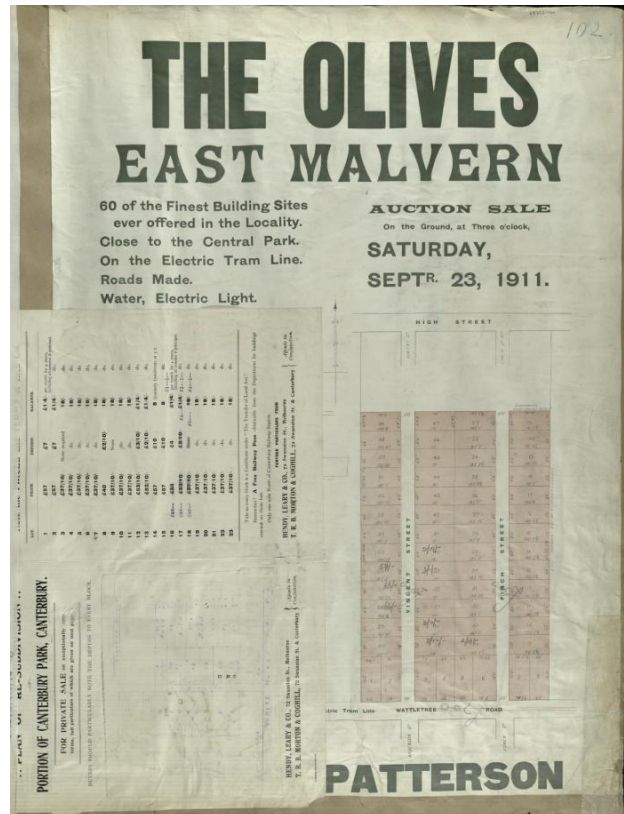


Figure 4. The 1911 auction notice for architect Walter Richmond Butler's subdivision of The Olives Estate (SLV, 'The Olives, East Malvern', 1911).

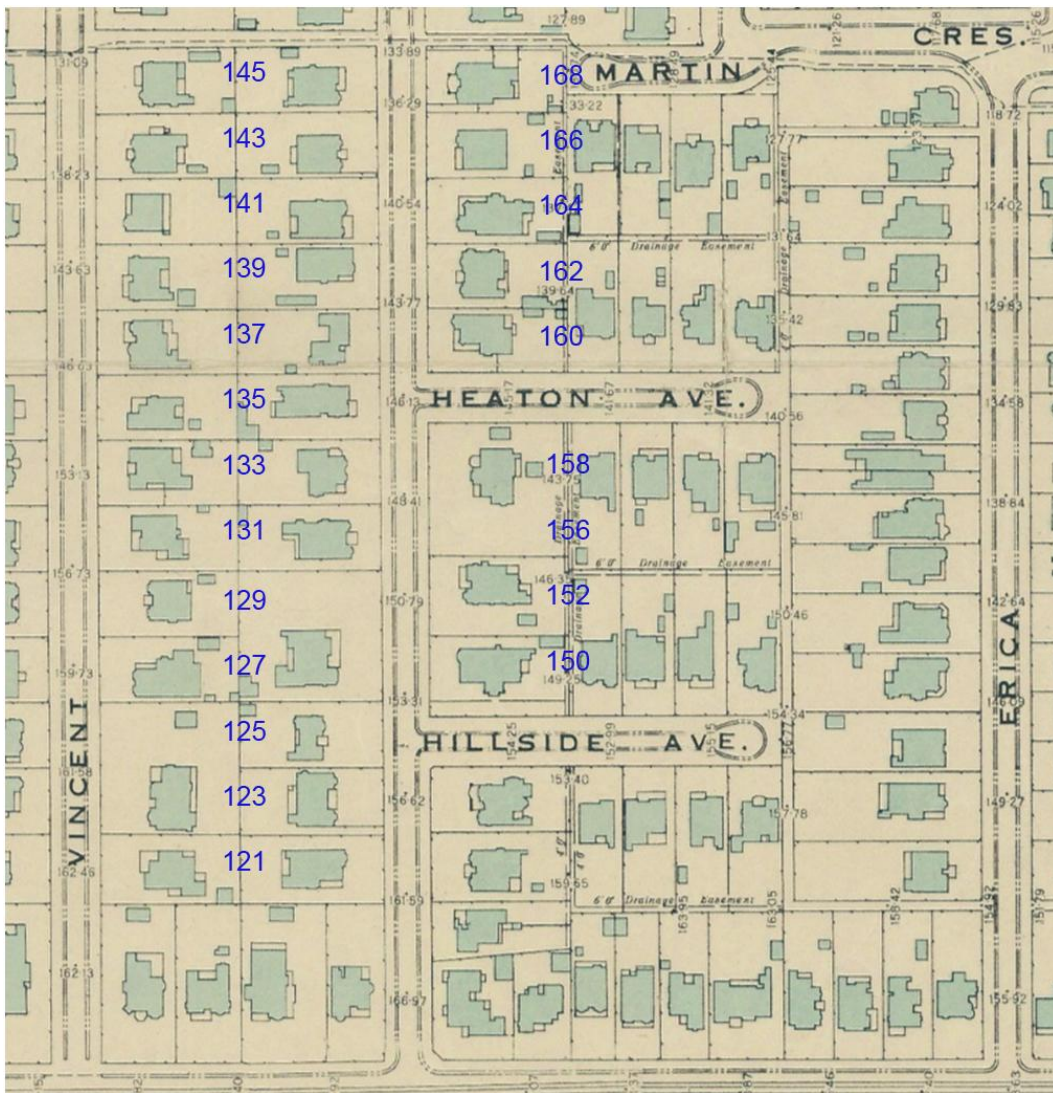


Figure 5. The 1948 Melbourne and Metropolitan Board of Works Base Map for the area showed a footprint of the houses within the Precinct at this date (current address numbers in blue).

Histories for individually significant places within the Precinct follow.

'Tarrin' 123 Finch Street (1913)

No. 123 (Lot 33) was one of the first lots to sell in 'The Olives Estate' subdivision, selling to William Parker, builder in February 1912 (LV:V2354/F686). The house was built in 1913 by owner builder William Parker (SLV; SHC). The 1913-14 rate books recorded that Parker was the owner and occupant of a six room brick house in the course of erection (in 'COE'), with an interim Net Annual Value of 44 pounds. The following year, Parker was listed the owner and occupant of a seven room brick house, with a Net Annual Value of 58 pounds (RB). In 1914, Parker also purchased Lot 34 (current no. 121) from William Calder, and erected a six room brick house the same year, selling in 1914 or 1915 to Mrs Amelia Fethers (RB). Parker is known to have built several other houses in the area (SHC). The house was first addressed as 83 Finch Street, before street numbers changed in 1949, after which the place was addressed as no. 123 (SHC). In 1916, Parker sold the property to Thomas Wallace, after which the house had a number of subsequent owners (LV:V3977/F250). Photos of 121 Finch Street dated February 1917, showed the house at no. 123 in part (Figures 6 & 6) (SHC). In 1922, a notice in *The Prahran Telegraph* (18 Aug 1922:6) addressed Andrew F. Murray at 'Tarrin' at 83 Finch Street, East Malvern.

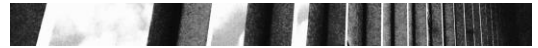


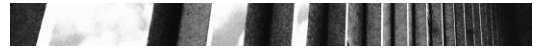
Figure 6. A 1917 photo of 'Weyanoke' at 121 Finch Street (left), and part of 123 Finch Street (right). New street trees had been planted beside the bluestone gutters. The photo was taken 18 February 1917, at 10.30am (SHC, MP 2704)



Figure 7. Looking north at nos. 121 and 123 (behind) Finch Street in 1916. A house is visible to the north. The photo was taken 25 June 1916, at 10.30am (SHC, MP 2709).

127 Finch Street (1917)

Lot 31 of 'The Olives Estate' (later addressed as no. 87), which was first sold to Ada S. Norman in April 1913 (LV:V2354/F686), who in turn sold to Septimus and Mary Ralph in 1914 (RB). In 1917, Septimus A. Ralph purchased the adjacent lot 30 (current no. 129) and built the existing house at 127 Finch Street, which they occupied. In 1917, the house on Lot 31 was listed for the first time as a nine room brick house with a high Net Annual Value of 140 pounds (RB). The house was designed in 1917 by architect Leslie J. W. Reed, of 'Kalerno' of 45 Thanet Street, Malvern (SHC, MB 105). Septimus A. Ralph was a solicitor based on Little Collins Street, Melbourne (*Argus*, 5 Jul 1913:6).

**Leslie J W Reed, architect**

The following architect biography was written by Built Heritage (online Dictionary of Unsung Architects)

Born in Malvern in 1893, Leslie Joseph Whitaker Reed was the third child (and eldest son) of Samuel James Reed and the former Mary Ann Kirkus. He was not only born and bred in Malvern, but lived in that area for most of his life, and was most professionally active there. Little is known of his education or training; by his own admission, he commenced architectural practice in early 1914. In May of that year, one of Reed's earliest recorded projects, a "picturesque weekend cottage" in the Dandenongs that he designed and built for his own use, was published in a housing magazine. He appears to have undertaken little work over the next few years, and it was not until 1922 that his name is recorded as the designer of the Morton-Ray Masonic Temple, an extraordinary Classical pile on Dandenong Road in Malvern East. That same year, Reed married Una Linda Carson (1896-1977); the couple subsequently moved into a house that he designed and built at the corner of Burke Road and High Street in Malvern East. They had three children: two daughters (one of whom died as a child in 1938) and a son.

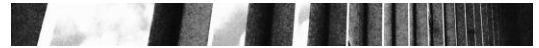
When Reed became registered as an architect in June 1923, he listed his professional address at 967 High Street, Armadale. At that time, he claimed nine years of architectural experience in Victoria, citing recent projects including a block of residential shops in Elwood and some alterations to a showroom in Flinders Lane. His subsequent career was largely characterised by residential projects; like many architects of his generation, he embraced a range of fashionable historicist styles in rapid succession, including California Bungalow, Spanish Mission and Tudor Revival. By the 1930s, when he had relocated his office to 430 Lower Malvern Road in Glen Iris, Reed's practice had expanded to include apartment blocks and small industrial projects, which invariably followed the prevailing Moderne tastes of the day. During the period, he also designed several houses (notably residences for Arthur Rose at Caulfield and William Stott at St Kilda) that used glazed bricks laid in random courses to create a highly decorative patchwork effect.

After the Second World War, Reed (by then aged in his early 50s) resumed his practice. Initially, he continued to design in a historicist mode, typified by a small Colonial-style house in Caulfield (1949) and a late Moderne shopfront at South Yarra (1954). He had at least partly embraced the modernist style by the late 1950s, when he moved from Malvern to Ringwood. Reed continued to practise into the early 1960s, mostly designing single residences in the developing post-war suburbs. He died on 28 May 1964 at the age of 71 years. He was survived by his wife, his daughter Eira (1927-2009) and his son, J Stuart Reed (1924), who had followed in the family profession and become a well-known architect (in Brisbane).

Reed's residential work within the City of Stonnington is known to include the residence for Septimus Ralph at 127 Finch Street, Glen Iris (1917), a residence for himself (Nanowie) at 213 Burke Road, Malvern (1923), and a residence for Mrs H E Lockwood, 14 Myamyn Street, Malvern (1928). Within the Stonnington History Centre collection are Reed's drawings for the house at 29 Nott Street East Malvern (1930).

'Alviedean' 150 Finch Street (1919)

No. 150 Finch Street was Lot 12 of 'The Olives Estate' (later addressed as no. 86). Lots 11 and 12 were sold to Herbert Provis Wilton in October 1912, who on-sold both lots in 1913 (LV:V2354/F686; RB). Lot 11 was later converted to the Hillside Avenue street alignment. The land at Lot 12 (No. 150) was sold to Mrs Annie Clement, and then Catherine Harris by 1917. The house was built for the subsequent owner Athol Heither in 1919 (RB). The 1919 rate books indicate that Heither was the owner and occupant of the nine room brick house on Lot 12, with a Net Annual Value of 100 pounds (RB). The house was designed by Levey & Marsh 'bungalow designers and builders' (SHC, MB 1020). The house is called 'Alviedean' and it is suggested 'Alvie' may have been a family name (one of his daughters was named Emily Elvie Heither), with 'dean' a version of 'dene', meaning 'valley' (SHC, MB 1020). The Heithers remained the owners until at least the mid-1930s (*Argus*, 9 Jun 1934:13). In 1939, the 'splendid furnishings' of 'Alviedean' were advertised for sale, 'under instruction from the owner, owing to the property having been sold' (*Argus*, 26 Aug 1939:22).



Levey & Marsh, bungalow architects and builders

Alfred Levey was listed in the Electoral Rolls as a 'factory proprietor' between 1913 and 1943. However, the 1918 rate books listed Alfred Levey as a builder (prior to 1918 the rate books do not record his occupation). Levey commenced business with Clifford Marsh and from 1918 'Levey and Marsh' advertised their services as 'original bungalow designers and builders,' addressed at 5 Gladstone Street, Windsor (*Argus*, 16 Nov 1918:17). In the 1920s 'Levey and Marsh, home builders' were addressed at 221 Burke Road, Malvern, advertising their residential work in the area (*Argus* 4 Nov, 1922:28; 10 Dec 1927:28; 28 Jan 1928:24). Clifford Marsh was recorded in the electoral rolls as a builder, from 1913 to at least 1931. Marsh was first addressed at 60 Odessa Street, St Kilda in 1913, later addressed at Cliff Lodge, Malvern Road, Malvern East (Electoral Rolls). Architectural drawings by Levey & Marsh held at the Stonnington History Centre demonstrate their range of bungalow designs for the Stonnington area (however exact addresses are not listed). One drawing dated 1922 was entitled 'Alfred Levey & Clifford Marsh, Bungalow designers and builders' addressed at Burke Road, East Caulfield. Another 1922 document addressed them at Malvern Road, Malvern. Levey & Marsh drawings were prepared for a house on Dorrington Avenue, Glen Iris (probably no. 1) for Mrs F. Levey, and a house on Brunel Street, Malvern East (possibly no. 5) (SHC).

158 Finch Street (1916)

No. 158 Finch Street (Lot 15) and a majority of No. 156 (Lot 14) immediately south, were both sold to Agnes F. Jago in October 1915 (LV:V2354/F686). The nine room brick house at no. 158 was built for Mrs Agnes F. Jago in 1916, and had a Net Annual Value of 85 pounds (RB). The house was later addressed as 90 Finch Street (S&Mc). Agnes Frances Jago resided at the house until her death in 1938 (*Argus*, 20 Jan, 1938:13).

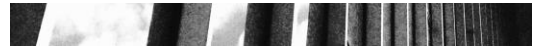
Description

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

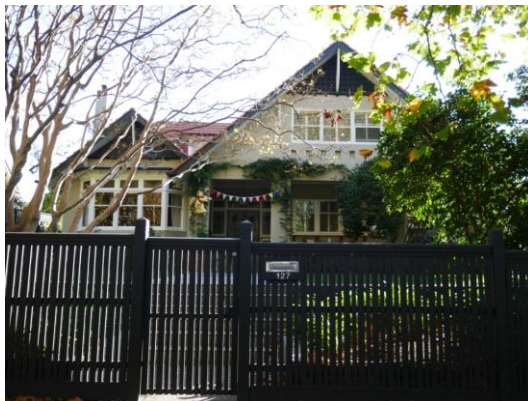
Address

123 Finch Street

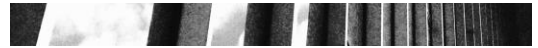


A substantial attic storey dwelling with elements of the Federation Queen Anne and Federation Bungalow style that presents as symmetrical to the street, with the central dormer window flanked by two gabled bay windows with fish scale timber shingles to the gable ends. The dwelling features notable Federation 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

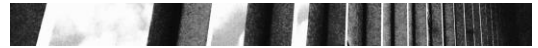


A substantial transitional Bungalow dwelling set on a corner allotment. Constructed of red brick with smooth rendered banding at sill level (overpainted) and roughcast render (overpainted) to the gable end, the dwelling is simply massed with a large street facing gable and two-storey hipped roof section 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

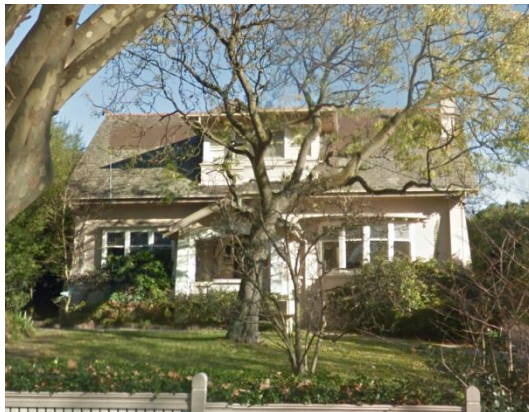
Address

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

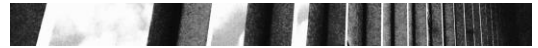


An attic storey Federation Bungalow style dwelling with characteristic 'eyelid' dormer, strong, simple massing and transverse gable roof.

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

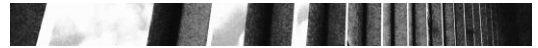


An attic storey Federation Arts and Crafts style dwelling with simple half-timbered street facing gables, and restrained detailing to the verandah.

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



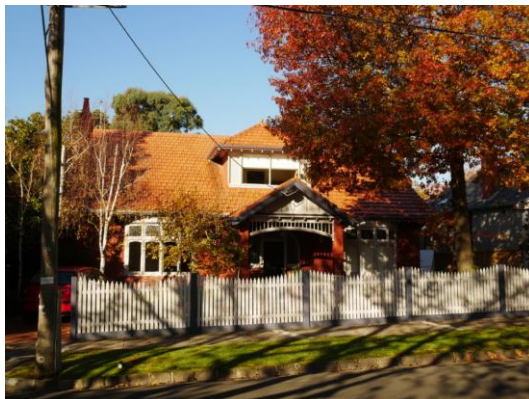
Substantial attic storey Federation Arts & Crafts dwelling with some bungalow details including the tall rendered chimney stacks and stained timber shingles to the gable ends. The dwelling is largely concealed by a tall modern brick fence.

160 Finch Street

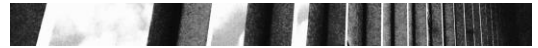


Single storey Federation Queen Anne dwelling set on a corner allotment. The masonry dwelling (overpainted) features a complex hip and gable roof clad in slate, with decorative red brick chimneys, ornamental timberwork to the verandah and projecting gable end.

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.

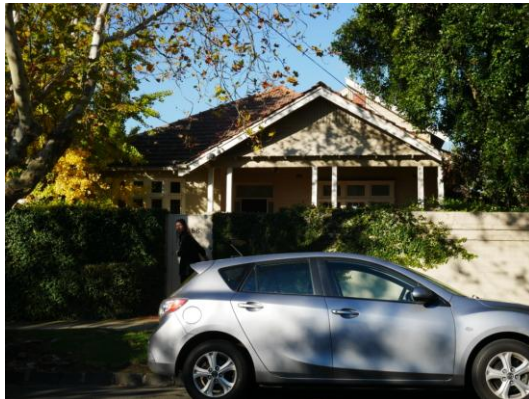


164 Finch Street



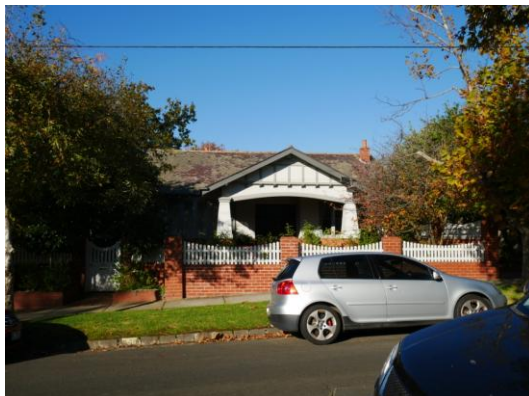
A single storey, red brick Federation Queen Anne style dwelling with a terracotta tile roof. Presents typical characteristics of the style including timber casement windows to the projecting gable, tall red brick chimneys, terracotta ornamentation to the picturesque hip and gable roof, and ornamental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

166 Finch Street

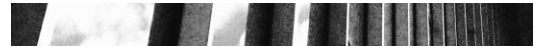


A single storey Federation Arts & Crafts style dwelling with a terracotta tile hipped roof and prominent street facing gable, supported on masonry piers with simple timber posts.

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.



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.

Comparative Analysis

The Finch Street Precinct is of note as a representative and highly intact group of predominantly late Federation houses, typical of suburban development that occurred in suburbs such as Glen Iris, Malvern East, Malvern and Armadale in the early twentieth century. This section of Finch Street developed over a short period of time from 1912, after the subdivision and sale of land in 'The Olives Estate' in 1911. This precinct of substantial, detached brick houses on generous allotments displays a consistency of scale and architectural character which draws on a range of Federation styles popular at the time, including the Arts and Crafts, Bungalow and Queen Anne.

A number of comparable precincts are included in the Heritage Overlay of the Stonnington Planning Scheme, including the Gascoigne Waverley Estates Precinct, Malvern East (HO133), Claremont Avenue Precinct, Malvern East (HO156), Coonil Estate Precinct, Malvern (HO375) and the Armadale Precinct (HO130). While these precincts are larger in area than the Finch Street Precinct, they contain comparable streets of highly intact Federation houses that contribute to their heritage significance.

Gascoigne Estate Precinct, Malvern (HO133)

The Gascoigne Estate Precinct, Malvern is a large precinct located adjacent to the Finch Street Precinct, south of Wattletree Road. It includes the southern end of Finch Street, first known as Finch Street South. Initial subdivision of the Gascoigne Estate occurred in the late nineteenth century, with significant growth taking place in the first decades of the twentieth century. This development is particularly evident at the southern end of the precinct, which contains consistent streetscapes of Federation houses, set on generous allotments in wide tree-lined streets. A group of houses at the southern end of Finch Street, including 'The Gables' at 15 Finch Street, are particularly large and distinctive examples of the Federation style.

Claremont Avenue Precinct, Malvern (HO156)

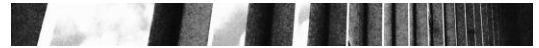
The Claremont Avenue Precinct, Malvern is a large precinct located directly to the west of the Gascoigne Estate Precinct, Malvern. It is associated primarily with the 1880s 'Malvern Station Estate' subdivision and contains streets of small Victorian houses and large numbers of detached Federation houses. Rapid development occurred to the east of the precinct in the early twentieth century resulting in broad streets with consistent rows of modest Federation houses. These include Claremont, Wheatland, Glendearg and Staniland streets.

Coonil Estate Precinct, Malvern (HO375)

The Coonil Estate Precinct, Malvern developed in stages during the late nineteenth and early twentieth centuries and contains houses constructed in the Victorian and Federation periods. Large numbers of Federation houses were built on the subdivided land of the 'Coonil Mansion Estate' in the early twentieth century and streets such as Coonil Crescent, Canberra Grove, Derril Avenue and Thanet Street contain rows of modest to large Federation houses which are predominantly Federation Queen Anne in derivation.

Armadale Precinct (HO130)

The large Armadale Precinct developed from the 1860s through to the early twentieth century and contains



substantial numbers of Victorian and Federation houses. Modest to large Federation houses are contained in streets predominantly Victorian in character, and in early twentieth century subdivisions to the east of the precinct. Glassford Street, Munro Street and Kooyong Road contain uniform rows of modest Federation houses and distinctive Federation houses, such as 17 Munro Street and a pair of towered houses at 121 and 123 Kooyong Road, at the entrance to Glassford Street.

Conclusion

The above comparative examples all contain streets of highly intact Federation houses, which illustrate significant suburban development in the City of Stonnington in the early twentieth century. These houses – both modest and large – display characteristics typical of the Federation period. The resulting Federation streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.

The Finch Street Precinct is comparable in quality to similar streets in these precincts. The Finch Street Precinct contains substantial late Federation houses which were generally built in the 1910s and a small number of transitional houses. These houses contribute to a streetscape of high integrity, uniformity of scale and architectural character.

Assessment Against Criteria

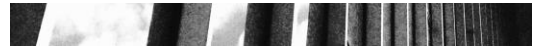
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

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 transitional Interwar houses from the late 1910s to 1920 contribute strongly to the precinct due to their similar scale and similar use of high quality materials and decorative elements.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance)*

The Finch Street Precinct forms a unified group of late Federation and 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, presents a highly picturesque streetscape.



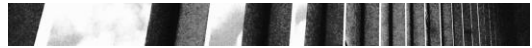
Grading and Recommendations

It is recommended that the precinct be included in the Heritage Overlay of the Stonnington Planning Scheme. The gradings of properties within the precinct are as follows:

Address (# Finch Street)	Significant/Contributory/ Not Contributory
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

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No



Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the purple polygon on the aerial below.

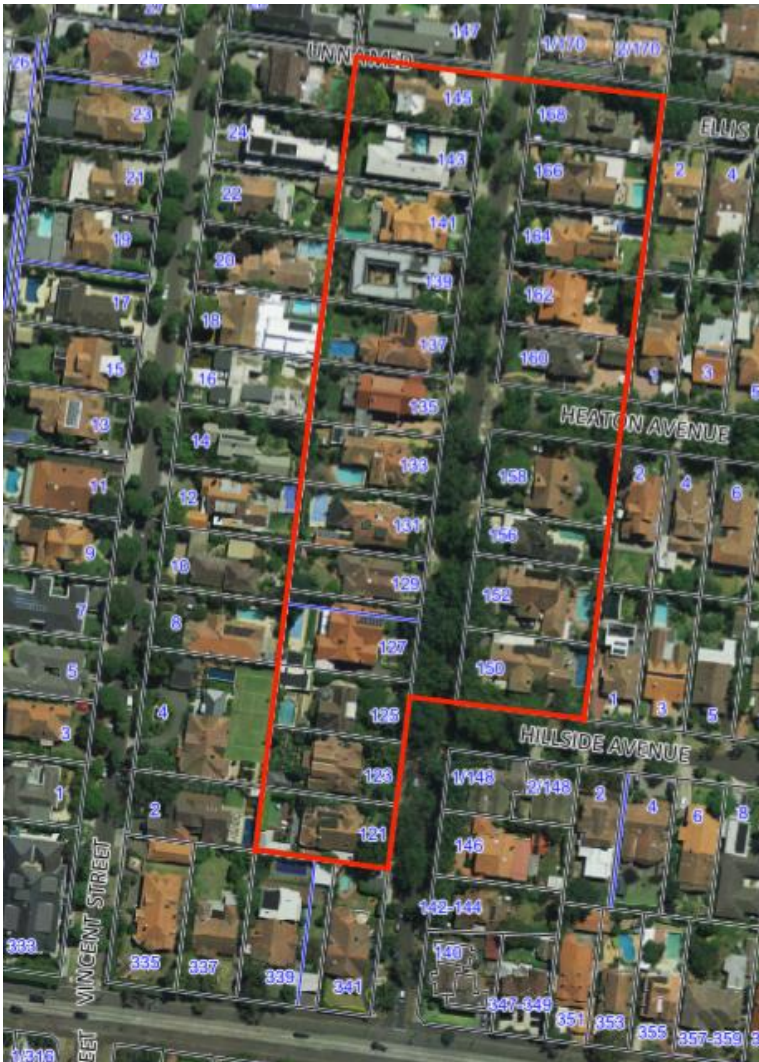


Figure 8. February 2017 aerial of the precinct (Source: Stonnington City Council).

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127 Finch St: 1913-14, entry 3963; 1915-16, entry 4104; 1917-18, entry 4320; 1920-21, entry 4599.

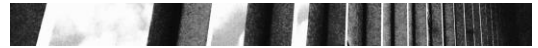
150 Finch St: 1913-14, entry 3956; 1919-20, entry 4480; 1920-21, entry 4593.

158 Finch St: 1916-17, entry 4312.

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