BOROONDARA
City of Harmony

Finchley Court Precinct

Prepared by: GML Heritage

Address: 1–6 Finchley Court, Hawthorn

Name: Finchley Court Precinct	**Survey Date:** April 2022
Place Type: Residential	**Architect:** Unknown
Grading: Significant	**Builder:** Unknown
Extent of Overlay: See precinct map	**Construction Date:** 1941–1945

Figure 1 Precinct map showing contributory properties: Finchley Court, Hawthorn (Source: City of Boroondara)

Historical Context

The area of Wattle Road, Hawthorn, is on the traditional Country of the Wurundjeri Woi-wurrung.

Pastoralists moved into the Boroondara district in the 1830s. In 1837 John Gardiner took up a pastoral licence over an extensive area that encompassed much of Hawthorn, including present-day Wattle Road. The land occupied by Wattle Road and adjacent streets was surveyed as Crown allotments 45 and 46 in the Parish of Boroondara and was offered for sale in 1843; these allotments were first acquired by Matthew Hughes (McWilliam 1997:20).

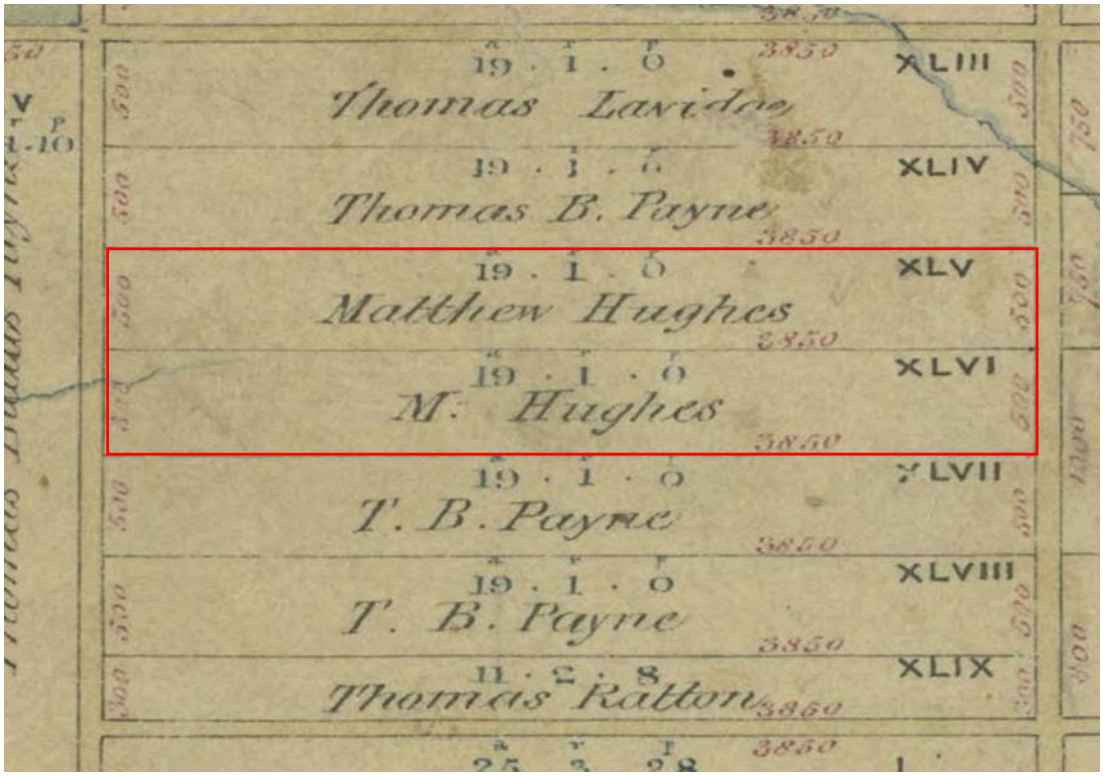

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

The first residents in Hawthorn were an eclectic mix that included farmers, as well as those in trades, business, politics, and the military (Context 2012:4). While Hawthorn was developed primarily as a residential area, by the early 1850s agriculturalists constituted a quarter of its population. Viticulture proved a successful early enterprise, with Boroondara being the third-richest grape growing region in Melbourne (after Coburg and Bundoora) led by French, English and German communities that cultivated small plots with grape vines (Context 2012:5, Peel et al 1993:20).

Five German families (headed by Christian Finger, Gustave Kobelke, Gottlieb Aurisch, Johann Fankhauser and Karl Roemer) arrived in the Hawthorn area in 1850 (McWilliam 1978:7). A contemporary account claims that the German immigrants purchased 40 acres of land at £10 per acre (Argus, 29 November 1884:4). In 1851 Hughes sold allotments 45 and 46 to Edward Kobelke, who then sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). The German settlers also purchased land in areas surrounding Wattle Road. Christian Finger purchased part of Crown allotment 64 at the corner of Glenferrie Road and Oxley Road in 1852. The same year, his son Henry Finger purchased part of Crown allotment 67, situated south of Liddiard Street (McWilliam 1997:21). Finger's property was divided by a lane (today's Wattle Road). He planted a vineyard on the site as the land was on a gentle slope, and close to the Yarra River, which provided a ready water supply.

By the end of the 1850s Weinberg Road was referred to locally as 'German Lane' and 'German Paddock' due to the number of German migrants who had settled there. In 1860 a group of residents, including Finger, Kobelke, Fankhauser, Schober, Aurisch, Gottke, Bruse and Bonwick appealed to the Hawthorn Borough Council to have the road developed and named. The residents asked that the road

be formally named Weinberg Road, weinberg being the German word for vineyard (McWilliam 1997:21).

This is believed to be the first officially named road in Hawthorn (McWilliam 1997:1). The narrow width of the road today is suggestive of early references to the road as a lane. Water from Yan Yean was laid on in 1868 (Argus, 1868).

The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861 (Context 2012:10). The coming of the railway led to an influx of middle-class residents who were able to commute between Melbourne and the suburbs. A surge of development of public and private buildings followed, including various churches and schools, to cater to the growing population (Context 2012:10).

The residential composition of Hawthorn shifted again in the 1870s as the subdivision of larger estates gathered momentum when, following the death of some leading district pioneers, large properties were sold to developers, who divided them into residential lots (Context 2012:10). While a pattern of selling off portions of larger properties was true of Weinberg Road in the 1870s, no evidence has been found (such as estate subdivision plans) that indicates the land was sold to developers to be subdivided. Nevertheless by 1875 over 40 homes had been constructed on Weinberg Road, which was nearly double the number built in the 1860s.

The Melbourne land boom of the 1880s greatly stimulated speculative subdivision and residential development in Hawthorn. This period of economic buoyancy in Hawthorn was further stimulated by the extension of the railway from Hawthorn to Lilydale in 1882 and the spur railway from Hawthorn to Kew in 1887. The pattern of speculative subdivision continued in many parts of Hawthorn as the number of large private estates declined to accommodate the growing professional middle class who were settling in Hawthorn at this time (Context 2012:5). The German families sold off portions of their land through the 1880s in a more ad hoc way and, by 1890, 50 houses had been built on Weinberg Road (Poole 2018). During the 1880s the German presence in Hawthorn began to dissipate, and many of the original farming families relocated their vineyards and orchards elsewhere. The Fankhausers, for example, moved to Balwyn, where they lived south of Belmore Road.

Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906.

The early 1900s brought new prosperity and the return of suburban and commercial development after the economic depression of the 1890s. The electric tramlines built between 1913 and 1918 in Burke Road, Camberwell Road and Riversdale Road provided improved public transport, connecting local residents with Hawthorn's commercial centres and providing ready access to the city (Context 2019:1). The City of Hawthorn changed the name of Weinberg Road to Wattle Road during World War I due to growing anti-German sentiment (Built Heritage 2012:37).

The first half of the twentieth century saw a number of Wattle Road's large land holdings subdivided, creating new streets and courts. These included Vivian Grove (1911), Burton Avenue (1912), New Street (1923), Carson Crescent (1924), Finchley Court (1940) and Ardene Court (1957).

The early postwar period saw significant change in Wattle Road with the demolition of a number of its early houses and the construction of large unit developments. Up until this time, many early houses had retained their substantial allotments. Similar development has continued throughout the late twentieth century and into the twenty-first. In recent years there has been further demolition of early Victorian houses and the construction of multi-unit developments and, more recently, substantial blocks of apartments.

Precinct History

Finchley Court, Hawthorn is on the north side of Wattle Road, between Ardene Court and Glenferrie Road.

The land occupied by Wattle Road and adjacent streets was surveyed as Crown Allotments (CA) 45 and 46 in the Parish of Boroondara and was first offered for sale in 1843. In 1851 the area of Wattle Road was acquired by five immigrant families from Silesia in Prussia. CA 45 and 46 were purchased by Edward Kobelke, who then subsequently sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30).

In the late 1870s William Cleverdon, a solicitor, purchased approximately one acre of Fankhauser's land at the corner of Weinberg (Wattle) Road and Glenferrie Road. At this he erected a house on the land fronting Glenferrie Road (McWilliam 2004: 27). In June 1885 the land was transferred to Alexander McMillan, a squatter (Figure 6) (CT V1706 F131). The land was rated for £100 (RB 1885). Following McMillan's death in July 1897, his land was transferred to the Equity Trustees Executors and Agency Company Limited (CT V1706 F131).

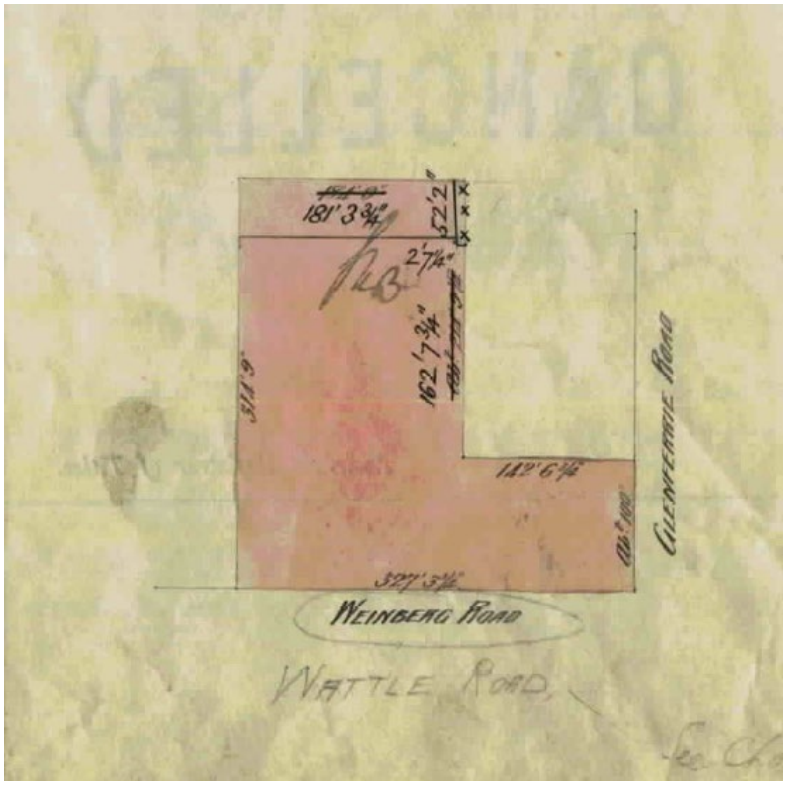

Figure 3 Detail from the Certificate of Title in the ownership of Alexander McMillan 1885 (CT 1706 F131).

A 1902 detail plan prepared by the Melbourne and Metropolitan Board of Works shows the 1879 dwelling built for William Cleverdon on the portion of land fronting Glenferrie Road, but the subject site remained undeveloped (Figure 7).

In August 1921 the parcel of land was transferred to Millie Glass (CT V1706 F131). A northern portion of the land was transferred to the Department of Education in May 1924 for use by Glenferrie Primary School (Figure 8), but otherwise the land was retained in the Glass family until June 1941, when a portion was transferred to Florence Craig (Figure 9).

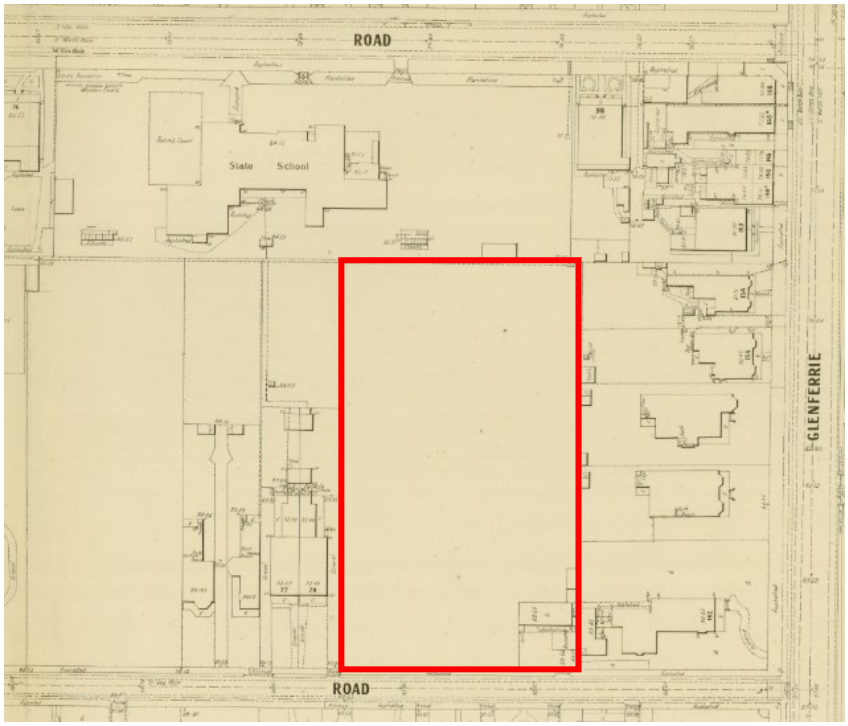

Figure 4 Part of Detail Plan No 1486, City of Hawthorn, 1902, showing that the subject site, denoted in red outline, is undeveloped land. The outbuildings associated with 162 Glenferrie Road, Hawthorn are located at the corner of the subject site. (Source: State Library Victoria)

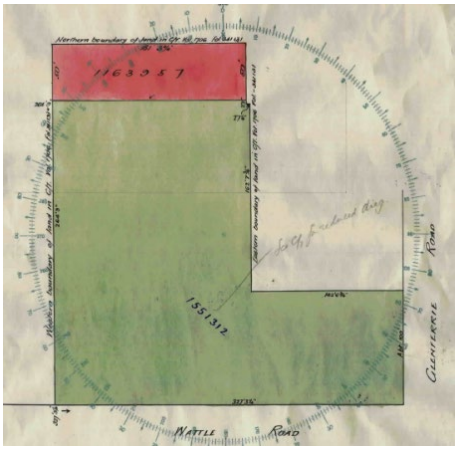

Figure 5 Detail from Certificate of Title V1706 F131 showing the parcel of land (coloured red) transferred to the Education Department (1163957) in 1924. The remaining portion (coloured green) was retained by the Glass family (1551312). (Source: LANDATA)

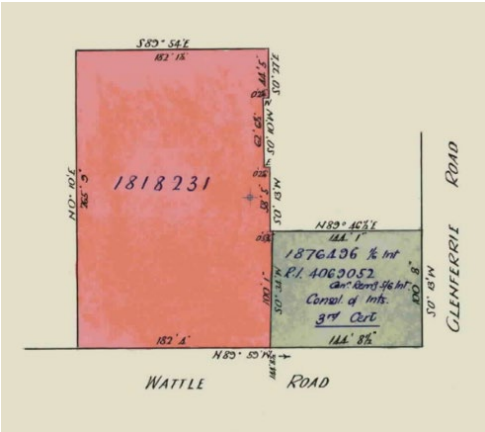

Figure 6 Detail from Certificate of Title V5924 F712 showing the parcel of land (coloured red) transferred to Florence Craig in 1941 (1818231). The remaining parcel of land (coloured green) was retained by the Glass family (1876496) (Source: LANDATA)

In May 1941 a building application was lodged with the City of Hawthorn for the erection of six flats at Finchley Court (BP). Although this was lodged in the month before Florence Craig appeared on the Certificate of Title, she is assumed to be the applicant. The City of Hawthorn called for tenders for the construction of Finchley Court in October 1941 (*Argus*, 4 October 1941: 7), and it must have been completed by April 1942, when a newspaper advertisement for 'Flat 1, Congleton, Finchley Court' appeared in the *Age* (8 April 1942: 8).

Craig subsequently subdivided her parcel of land into six allotments around Finchley Court (Figure 10) (CT V0541 F196). The allotments were sold between August 1942 and December 1949 (Table 1).

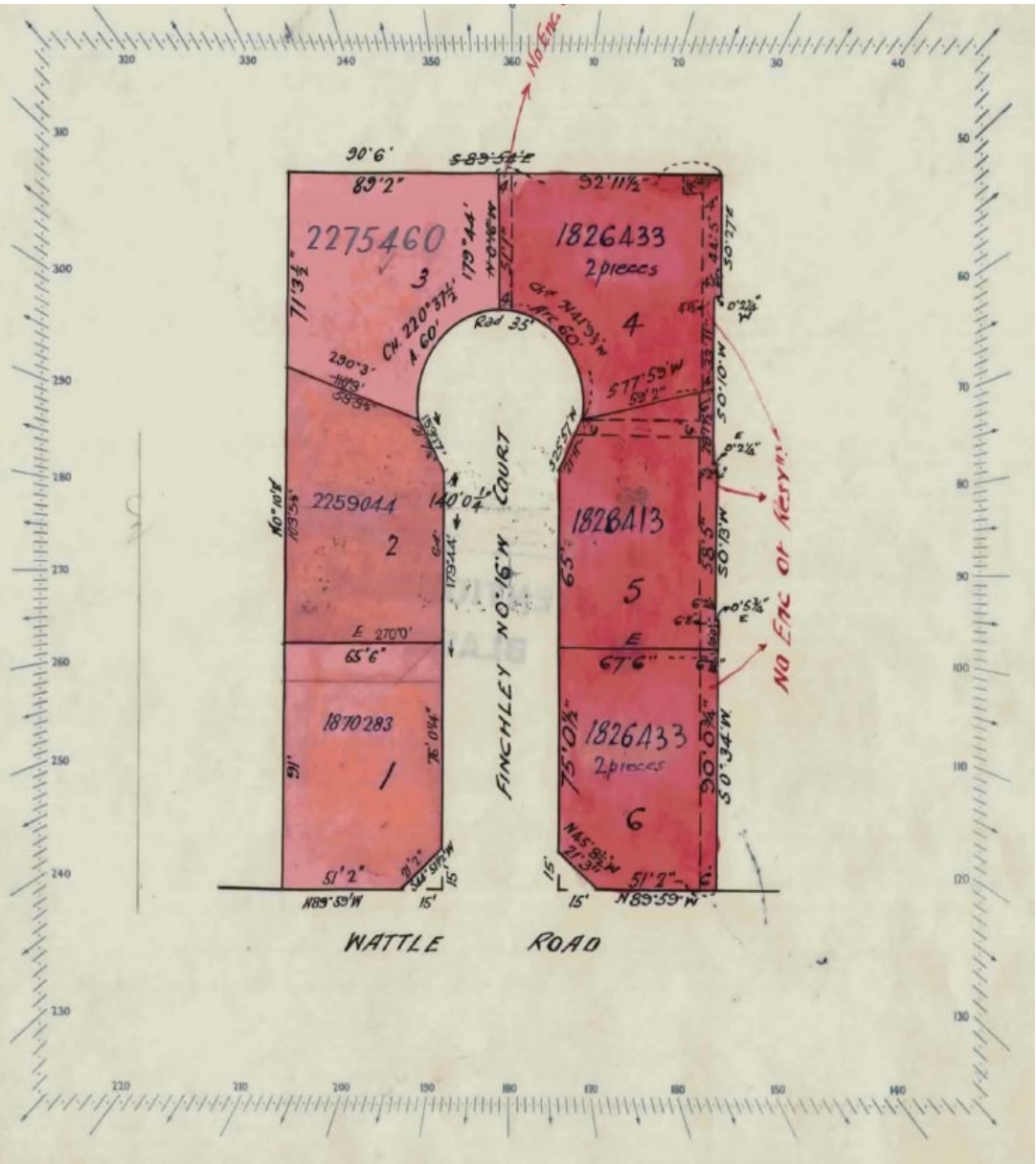

Figure 7 Detail from Certificate of Title V0541 F196 showing the subdivision of Finchley Court in about 1942 (Subdivision No. 16097). (Source: LANDATA)

Table 1 Transfers of allotments on Subdivision Plan No. 16097 as detailed in Certificates of Title V6541 F196 and V6578 F402.

Date	Purchaser	Transfer No.	Lot No.	Street Address
24 August 1942	Edith Isabel Murray	1826433	6	6 Finchley Court
28 August 1942	Edith Isabel Murray	1826433	4	4 Finchley Court
28 August 1942	Emilie Violet Carrick	1828413	5	5 Finchley Court
26 October 1942	Robert Charles Whittaker and Bertram Leslie Whittaker	1870283	1	1 Finchley Court
25 October 1949	Russell Ralph Foreman	2259044	2	2 Finchley Court
19 December 1949	Chaskiel Rozner and Klara Rozner	2275460	3	3 Finchley Court

Six completed flats are shown on the six subdivision lots in a 1945 aerial photograph (Figure 11). Finchley Court was not listed in the 1942 Sands & McDougall postal directory, but by 1945 the directory listed six flats in the court. They were listed by building name rather than street number: Kingsley Flats; Congleton Flats; and Chester Flats on the western side (lots 1–3), and Cheviot Flats; [Yarrabah] Flats; and Blencartha Flats on the eastern side (lots 4–6) (S&McD 1942 and 1945; *Australian Jewish News*, 12 June 1970: 33). It is therefore assumed that the flats were constructed between 1941 and 1945, and that the allotments were sold with the completed flat.

Figure 8 Aerial image of the Finchley Court subdivision (outlined in red) in 1945. (Source: LANDATA)

Of the six flats, numbers 1, 3, 4 and 5 have been retained in single ownership. Numbers 2 and 6 were registered as strata plans in 1985 and 1983, respectively (CT V9649 F310; V9501 F809)

Description

The Finchley Court Precinct is at Finchley Court, Hawthorn on the northern side of Wattle Road between Glenferrie Road and Ardene Court. It includes six double-storey brick flats.

Finchley Court is a court subdivision which runs north–south from Wattle Road. The asphalt street has concrete kerbing and is lined by mature and semi-mature street trees; the Lilly Pilly trees in the nature strip (*Syzygium smithii*) had been planted by 1945.

The precinct comprises six double-storey walk up flats, all built by the same owner in 1941–45. As a result the group demonstrates remarkable unity and cohesion within the streetscape. All the flats

reflect design characteristics popular in the interwar years that carried on into the 1940s and 50s. This is characterised by their clinker brick or cream brick construction with hipped terracotta-tiled rooves with overhanging eaves and brick chimneys. 1 Finchley Court is distinctive for the use of various recycled bricks, which creates unique shades and patterns within the exterior walls.

The aesthetic of the flats reflects the austerity of the time, a result of wartime restrictions and materials and labour shortages. Because of this austerity the flats are reserved in their detailing. However, there are some restrained decorative elements, such as dark brick banding at the building base and at window sills and lintels, brick quoining, and decorative metal hand rails to external stairs. All have timber-framed windows, including sash and double-hung sash windows (some with horizontal glazing bars) and tripartite windows. Some external entries have flat concrete canopies.

Although the group shows a remarkable unity in materials and design style, each building expresses subtle differences in external form and orientation. The flats within the precinct are both symmetrical and asymmetrical in form, with a mix of internal or external staircases to the second storey. This results in a lively sense of individuality alongside common design characteristics, decorative detailing, and materiality.

Most of the flats do not have front or common side boundary fences, and there are groups of letterboxes in brick piers at Nos 1, 2, and 5. Each flat building has a garden setting characterised by an openness to the street, lawns, ornamental gardens, and hedges. Driveway crossovers and parking areas are provided at the sides of the buildings, which reflects the site layout in 1945. No 3 retains its distinctive semi-circular pathway in the front garden that can be seen in the 1945 aerial image. An original concrete strip driveway and brick garage remains at number 1. There is a recently built free-standing carport at No 6 and modern front fences at Nos 3 and 4.

Figure 9 1 Finchley Court. (Source: GML Heritage 2021)

Figure 10 1 Finchley Court (Source: GML Heritage 2021)

Figure 11 2 Finchley Court (Source: GML Heritage 2021)

Figure 12 2 Finchley Court (Source: GML Heritage 2021)

Figure 13 3 Finchley Court (Source: GML Heritage 2021)

Figure 14 3 Finchley Court (Source: GML Heritage 2021)

Figure 15 4 Finchley Court (Source: GML Heritage 2021)

Figure 16 4 Finchley Court (Source: GML Heritage 2021)

Figure 17 5 Finchley Court (Source: GML Heritage 2021)

Figure 18 5 Finchley Court (Source: GML Heritage 2021)

Figure 19 6 Finchley Court (Source: GML Heritage 2021)

Figure 20 Finchley Court (Source: GML Heritage 2021)

Integrity

The Finchley Court Precinct has high intactness and integrity, with few changes to the original or early elements of the flats. Overall, the visual cohesion of the group is strong, with all dwellings being largely intact and each retaining key characteristics of their design and construction. Stylistically restrained the flats clearly reflect the austerity prevalent in the late interwar years, and into the 1940s and 50s. All flats retain their original built form, roof form, internal and external stair cases with decorative balustrades, materiality and pattern of fenestrations. They all retain their original timber-framed windows. The group mostly retains its original garden setting and some elements of their original layout, including driveway crossovers, an original driveway and garage at No 1, spaces for parking at the sides, and banks of letter boxes within matching brick piers. The modern front fences at Nos 3 and 4 are visually intrusive but are removable.

Comparative Analysis

The precinct comprises a small group of six double-storey flats all built in 1941–45 within a court subdivision (Finchley Court). The aesthetic of the flats reflects the austerity of the era in which they were constructed, when materials and labour were in short supply, but they also exhibit materials and characteristic detailing popular in the interwar years and into the 1940s and 50s.

Court Form of Subdivision

The Clutha Estate Precinct, Kew (HO525), the Iona Estate Precinct, Kew (HO804), the Havelock, Denmark Hill and Linton Court Precinct (HO847) the Corsewall Close (HO147) and Clovelly Court within the Grace Park and Hawthorn Grove Precinct (HO152) are comparable examples of later interwar subdivisions that occurred in Boroondara in the late 1930s and 40s (Hawthorn examples discussed below). Like the Finchley Court Precinct, the five HO precincts survive as particularly intact examples of later subdivisions which, for economy and space, utilised small central courts to maximise the size and number of allotments. The residential developments within these precincts, as at Finchley Court, are cohesive because they occurred over short periods of time in then-prevailing architectural styles. The Havelock, Denmark Hill and Linton Court Precinct and the Clovelly Court Precinct consist entirely of flat buildings, as at Finchley Court, whereas development in the other two precincts consisted of freestanding houses built in a range of interwar housing styles. Finchley Court is distinguished from the three other examples of court subdivisions in the Boroondara Heritage Overlay because it was not subdivided from the grounds of a grand Victorian-era estate, but rather from land that had remained undeveloped into the first half of the twentieth century.

Interwar flat buildings

There are other double-storey interwar flats in other precincts in the Boroondara Heritage Overlay which are comparable in terms of scale, period and intactness. The following have been used as comparators.

HO847 Havelock Road, Denmark Hill Road and Linton Court Precinct, Hawthorn East — The precinct comprises a group of eight double-storey brick flats all built in 1940 following the subdivision of a former Victorian-era mansion (demolished in 1939). The four flats on Linton Court were built around a court form of subdivision. The flats reflect elements of the Moderne and International styles and are significant as a cohesive group linked by consistency of design, detailing, materiality and form. It is significant as one of the largest precincts of interwar flats in Boroondara.

HO148 Fairview Park Precinct, Hawthorn — The precinct comprises a collection of high-density luxury flats along Riversdale Road built from the 1920s to the 1950s in a range of architectural styles. The precinct illustrates the changing pattern of development from the 1920s through to the 1950s, when high quality flats were constructed close to the CBD and around public transport nodes. The precinct is enhanced by the moderate garden and side setbacks which facilitate an open garden setting.

HO147 Corsewall Close Precinct — The precinct consists of a collection single and double-storey interwar houses and flats. It clearly illustrates the changing pattern of subdivision within Hawthorn over time from the mansion development era of the 1850s to the smaller subdivisions evident now. The place is unusual for its consistent flat-type development over the entire street, which has been cleverly designed to make multi-unit dwellings appear as single buildings. The precinct clearly demonstrates the application of the garden villa concept to multiunit dwellings.

HO152 Grace Park and Hawthorn Grove Precinct, Hawthorn — The place is a concentrated and relatively intact precinct of generally high-quality residential buildings of the later Victorian and Federation periods through to the interwar periods. South of Barkers Road at Clovelly Court is an impressive interwar apartment group utilising garden villa forms, comparing with both the courtyard flats in the Fairview Park Precinct (HO148) and the more similar Corsewall Close (HO149).

HO149 Glenferrie Hill Precinct, Hawthorn — The precinct contains a number of outstanding examples of Victorian and early Federation-style villas, combined with a series of well-designed and visually striking interwar houses and flats. Within the precinct, the interwar character becomes more pronounced travelling southward along Glenferrie Road, reflecting the general development pattern in this part of Hawthorn, where only the southernmost areas near Gardiners Creek were undeveloped in the early twentieth century. For example, there are three prominent 1930s flats buildings around the intersection with Wellesley Street.

HO97 Creswick Estate Precinct, Hawthorn — The precinct contains a number of large Victorian houses whose grounds were subdivided and developed with suburban houses in the interwar period. The precinct demonstrates high-quality middle-class housing of the interwar period. Earlier examples are free-standing bungalows on garden suburb allotments, with a tendency toward denser development in the late interwar period in the form of single-storey duplexes and maisonettes and double-storey flats. It contains good examples of typical California Bungalows, and Old English and Moderne houses and flats.

Discussion

In terms of style, size and intactness the Finchley Court Precinct is most comparable to Linton Court within HO847 Havelock, Denmark Hill and Linton Court Precinct, Clovelly Court within HO152 Grace Park and Hawthorn Grove Precinct, and HO147 Corsewall Close Precinct. These areas consist of concentrated collections of interwar brick flat developments that share a similar subdivision pattern of allotments set around a court constructed in the interwar and war years. Linton Court and Corsewall Close are distinguished in that they consist of a range of domestic architectural styles popular in the interwar period and into the 1940s and 50s, such as Moderne and Old English styles, as well as the vernacular/austere aesthetic. In contrast, the flats at Finchley Court reflect only a vernacular, austerity aesthetic. Likewise, Finchley Court is less comparable with Clovelly Court which consists of flats which have been designed to appear as single villa dwellings with more substantial garden settings.

While HO148 Fairview Park Precinct (Riversdale Road) also consists of a concentrated collection of flat developments, as discussed above, it is distinguished from Finchley Court in that it reflects a range of architectural styles popular from the 1920s through to the 1950s.

Finchley Court differs from HO149 Glenferrie Hill Precinct and HO97 Creswick Estate Precinct. While HO149 and HO97 include interwar flat developments, these are scattered within a larger mixed development period precinct rather than concentrated within a smaller subdivision.

The Finchley Court Precinct is distinguished as a group of double-storey walk-up flats which were built by a single owner over a very short period of time, between 1941 and 1945. As a result, the group demonstrates remarkable unity and cohesion within the streetscape while also displaying a lively sense of individuality in terms of form, orientation and materials.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

The Finchley Court Precinct is of historical significance for the evidence it provides of major social and environmental change in Hawthorn from the 1930s. This change was associated with a substantial population expansion between 1911 and 1933, which saw an intensive boom in residential subdivision between 1910 and 1940 and resulted in a major increase in multi-unit flat developments. While similar development elsewhere in Hawthorn and Boroondara typically followed the subdivision of former Victorian-era mansion estates, Finchley Court is distinguished as a subdivision from land which had remained undeveloped into the first half of the twentieth century, since the land was first sold to Matthew Hughes in 1843.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute understanding the City of Boroondara's cultural or natural history (research potential).

N/A

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

The Finchley Court Precinct is significant as a highly intact group of flats built in Hawthorn during the war years. The flats were built by a single owner over a short period of time, between 1941 and 1945, and as a result the group demonstrates remarkable unity and cohesion within the streetscape. The reserved detailing of the flats reflects the austerity of the era in which they were constructed, when building materials and labour were in short supply as a result of the war, yet the flats also exhibit materials and design elements that were popular in the interwar years and into the 1940s and 1950s. This includes the face-brick walls, in particular the use of clinker and cream brick, dark brick banding at the building base and brick quoining, terracotta-tiled hipped roofs with overhanging eaves, brick

chimneys, timber-framed windows including sash and double-hung sash (some with horizontal glazing bars) and decorative metal balustrades to external stairs. The distinctive character of the precinct is enhanced by the original subdivision pattern, matching brick piers housing letterboxes, and garden setting.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Statement of Significance

What is significant?

The Finchley Court Precinct, comprising 1–6 Finchley Court, Hawthorn, is significant.

Elements that contribute to the significance of the place include:

- terracotta-tiled hipped roofs
- brick chimneys (Nos 1, 3, 4 and 6)
- face-brick exterior walls, of clinker brick, cream brick and recycled brick, decorative brick patterning (Nos 1, 3, 4 and 6) and brick quoining (No 6)
- timber-framed windows (sash and double-hung sash windows and tripartite windows)
- external concrete stairs with decorative metal hand rails (Nos 1, 2, 5 and 6)
- concrete canopy at external entrances (Nos 3 and 5)
- matching brick piers housing letter boxes (Nos 1, 2, and 5)
- the absence of front fences
- garden setbacks comprising lawns, ornamental gardens, and hedges
- the concrete strip driveway and garage at No 1.

Features that do not contribute to the significance of the precinct include non-original boundary fences at Nos 3 and 4.

BOROONDARA
City of Harmony

How is it significant?

The Finchley Court Precinct, Hawthorn, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

The Finchley Court Precinct is of historical significance for the evidence it provides of major social and environmental change in Hawthorn from the 1930s. Such change was associated with substantial population expansion between 1911 and 1933, which saw an intensive boom in residential subdivision between 1910 and 1940 and resulted in a major increase in multi-unit flat developments. While similar development elsewhere in Hawthorn and Boroondara typically followed the subdivision of former Victorian-era mansion estates, Finchley Court is distinguished as a subdivision from land which had remained undeveloped into the first half of the twentieth century, since the land was first sold to Matthew Hughes in 1843. (Criterion A)

The Finchley Court Precinct is significant as a highly intact group of flats built in Hawthorn during the Second World War. The flats were built by a single owner over a short period of time, between 1941 and 1945, and as a result the group demonstrates remarkable unity and cohesion within the streetscape. The reserved detailing of the flats reflects the austerity of the era in which they were constructed, when building materials and labour were in short supply as a result of the war, yet they also exhibit materials and design elements that were popular in the interwar years and into the 1940s and 1950s. This includes face-brick walls, in particular the use of clinker and cream brick, dark brick banding at the building base and brick quoining, terracotta-tiled hipped roofs with overhanging eaves, brick chimneys, timber-framed windows including sash and double-hung sash (some with horizontal glazing bars) and decorative metal balustrades to external stairs. The distinctive character of the precinct is enhanced by the original subdivision pattern, matching brick piers housing letterboxes, and garden setting. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a Precinct.]

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

Name	Number	Street	Grading	Built Date
Kingsley Flats	1	Finchley Court	Contributory	1941–45
Congleton Flats	2	Finchley Court	Contributory	1941–45
Chester Flats	3	Finchley Court	Contributory	1941–45
Blencartha Flats	4	Finchley Court	Contributory	1941–45

BOROONDARA
City of Harmony

Yarrabah Flats	5	Finchley Court	Contributory	1941–45
Cheviot Flats	6	Finchley Court	Contributory	1941–45

External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy system controls *Is a permit required to install a solar energy system?*	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	Yes, absence of front fences, concrete strip driveway and garage at No 1.
Victorian Heritage Register *Is the place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No
Incorporated plan *Does an incorporated plan apply to the site?*	No

Identified by:

'Hawthorn Heritage Precincts Study' Context Pty Ltd, 2009, revised 2012

BOROONDARA
City of Harmony

References

Age, as cited.

Argus, as cited.

Australian Jewish News, as cited.

Built Heritage Pty Ltd 2012. ‘City of Boroondara Thematic Environmental History’, prepared for the City of Boroondara.

City of Hawthorn. Rate Books. 1850–1870.

City of Hawthorn 1942. Finchley Court, Hawthorn building permit documentation (BP).

Colles, CGA 1910. *History of Hawthorn and Book of Reference, Jubilee Year 1910*. Hawthorn: M.Dew.

Context 2019. 'City of Boroondara Municipal-wide Gap Study: Volume 3 Hawthorn (revised)', prepared for the City of Boroondara.

Context Pty Ltd 2012. ‘Hawthorn Heritage Precincts Study Volume 1’, prepared for the City of Boroondara.

Context Pty Ltd 2012. ‘Hawthorn Heritage Precincts Study Volume 2’, prepared for the City of Boroondara.

Gould, Meredith 1992. ‘Hawthorn Heritage Study’, prepared for Hawthorn City Council.

Gould, Meredith 1993. ‘Hawthorn Heritage Study Volume 1A Main Report’, prepared for the City of Hawthorn.

LANDATA, Certificates of Title (CT), as cited.

Lovell Chen 2014. ‘Kew and Hawthorn further heritage investigations – assessment of specific sites.’ Prepared for City of Boroondara.

McWilliam, Gwen 1978. Hawthorn Peppercorns. Melbourne: Brian Atkins.

McWilliam, Gwen 2004. Hawthorn Street Index: A Brief History of the Streets of Hawthorn, Victoria. Hawthorn: Hawthorn Historical Society.

McWilliam, Gwen 1997. Wattle Road Hawthorn: From German Paddock via Weinberg Road. The author, Hawthorn.

Meyer, Charles 1990. *A History of Germans in Australia 1939–1945*. Caulfield East: Monash University.

Melbourne and Metropolitan Board of works (MMBW) Detail Plan No. 1486, City of Hawthorn, 1902 (State Library Victoria).

National Archives of Australia, ‘Colonial Office: Land and Emigration Commission’, https://discovery.nationalarchives.gov.uk/details/r/C4577

Peel, Victoria 1993. *A History of Hawthorn*. Melbourne: Melbourne University Press in Association with the City of Hawthorn.

Poole, Marilyn 2018. ‘German Speaking Immigrants: The Finger and Fankhauser families,’ https://dt-hs.blogspot.com/2021/06/german-speaking-immigrants-finger-and.html (provided by Doncaster Templestowe Historical Society).

Public Record Office Victoria (PROV), Historic Plan Collection, VPRS8168Royal Historical Society of Victoria, 'William Westgarth', https://www.historyvictoria.org.au/collections-lounge/william-westgarth/

Sands & McDougall (S&McD). Melbourne Directories.

Victorian Places 2015, ‘Hawthorn,’ Monash University and University of Queensland, http://www.victorianplaces.com.au/hawthorn.