

## Statement of Significance: Findon Avenue Precinct

Date of Statement: August 2020

<b>Address:</b>	Findon Avenue: 2-16 (even)	<b>Name:</b>	-
<b>Place Type:</b>	Residential building (private)	<b>Grading:</b>	Contributory
<b>PS ref no:</b>	HO240	<b>Constructed:</b>	1939-41



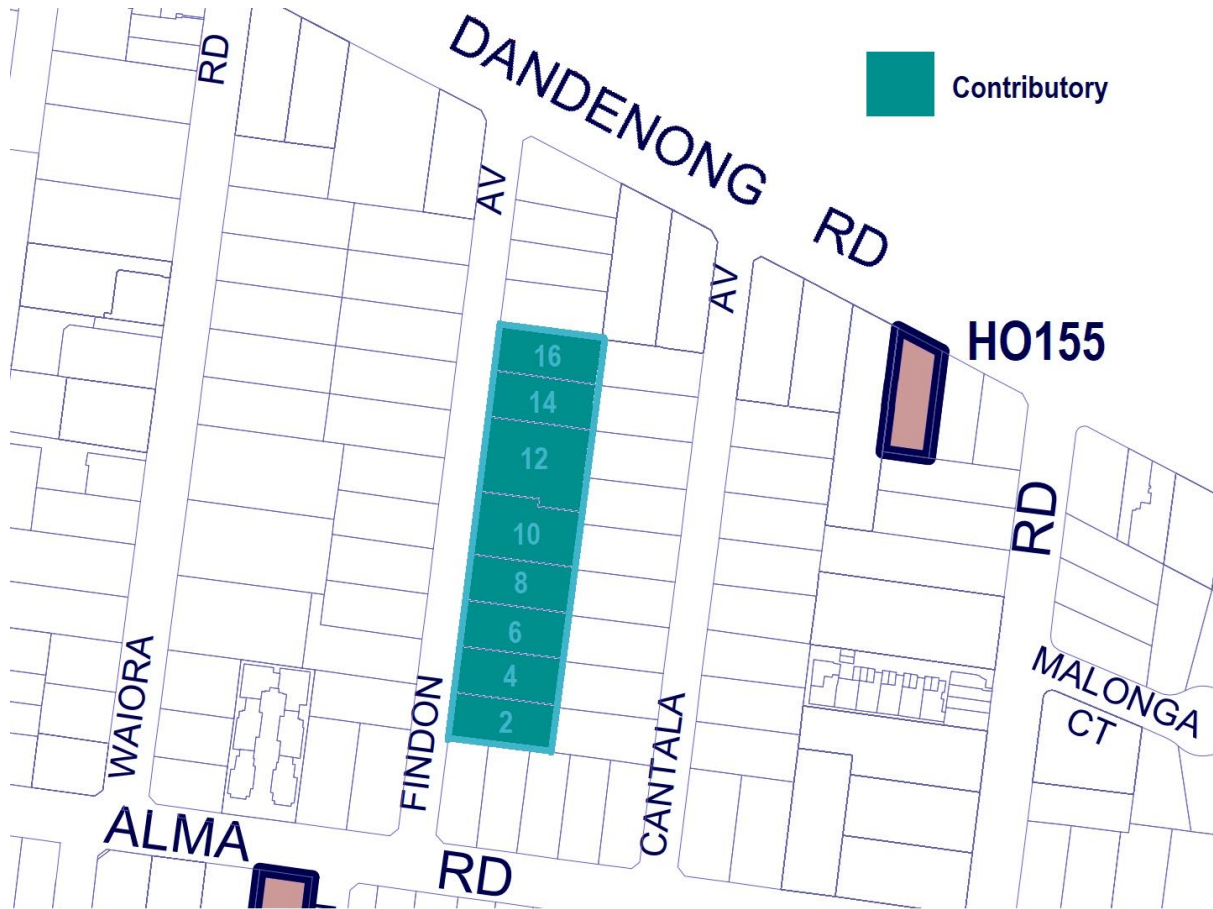
Photograph by Built Heritage Pty Ltd, October 2019

### What is significant?

The Findon Avenue Precinct comprises a row of detached double-storey brick residences of grand scale and prepossessing architectural form, occupying elevated sites on the east side of the street. They were erected over a period of three years following the 1938 auction of allotments on the *Cantala Estate*, created from the subdivision of the eponymous mansion, *Cantala*, former home of the Miller family, which occupied fourteen acres on Dandenong Road. The houses, all built by wealthy families (some of whom engaged leading architects such as Edward Billson, Frederick Morsby and the firm of Yuncken, Freeman Brothers, Griffiths & Simpson), express a range of fashionable architectural styles of the day including Moderne, Functionalist and Georgian Revival.

The following houses are deemed to be *contributory* elements in the precinct:

- Findon Avenue: Nos 2, 4, 6, 8, 10, 12, 14, 16



### How is it significant?

The Findon Avenue Precinct satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion A: Importance to the course, or pattern, of Glen Eira’s cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

### Why is it significant?

The Findon Avenue Precinct is historically significant for associations with the creation and early development of the *Cantala Estate*, which was the largest, most ambitious and most prestigious inter-war residential subdivision in Caulfield. Created from a fourteen-acre property that had been held by the Miller family since 1895, the *Cantala Estate* (released in three stages in 1933, 1938 and 1939) attracted considerable attention from the press and potential buyers. While allotments on the estate were all highly desirable for their proximity to Dandenong Road (and the electric tram line thereon), it was the elevated land along the east side of Findon Avenue that proved to be the most sought-after. These sites, sold and developed within only three years of the 1938 auction, were snapped up by wealthy families who proceeded to build suitably grand dwellings (some designed by noted architects) to exploit the elevated position and bayside views. This continuous row of eight dwellings now remains as the most extant collection of original houses on the entire *Cantala Estate*.

(Criterion A)

This document is an incorporated document in the Glen Eira Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

The Findon Avenue Precinct is aesthetically significant as a cohesive group of stylish and palatial residences of the late inter-war period. Erected by wealthy families who engaged the services of leading architects and builders, the houses exhibit notable consistency through their imposing scale, common setbacks, elevated siting, and various elements (such as expansive windows, balconies and sundecks) that were incorporated to take advantage of bayside views. The houses demonstrate the pervasive influence of the fashionable architectural styles of the period, including outstanding individual examples of the Georgian Revival (No 10), Streamlined Moderne (Nos 4, 12) and Functionalist (No 16), and others (Nos 2, 6, 8 and 14) displaying a confident melding of different styles. Collectively, the houses form a consistent and substantially intact streetscape of uncommonly grand dwellings from the late 1930s and early 1940s. (*Criterion E*)

### **Primary sources**

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Heritage Citation P03, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.