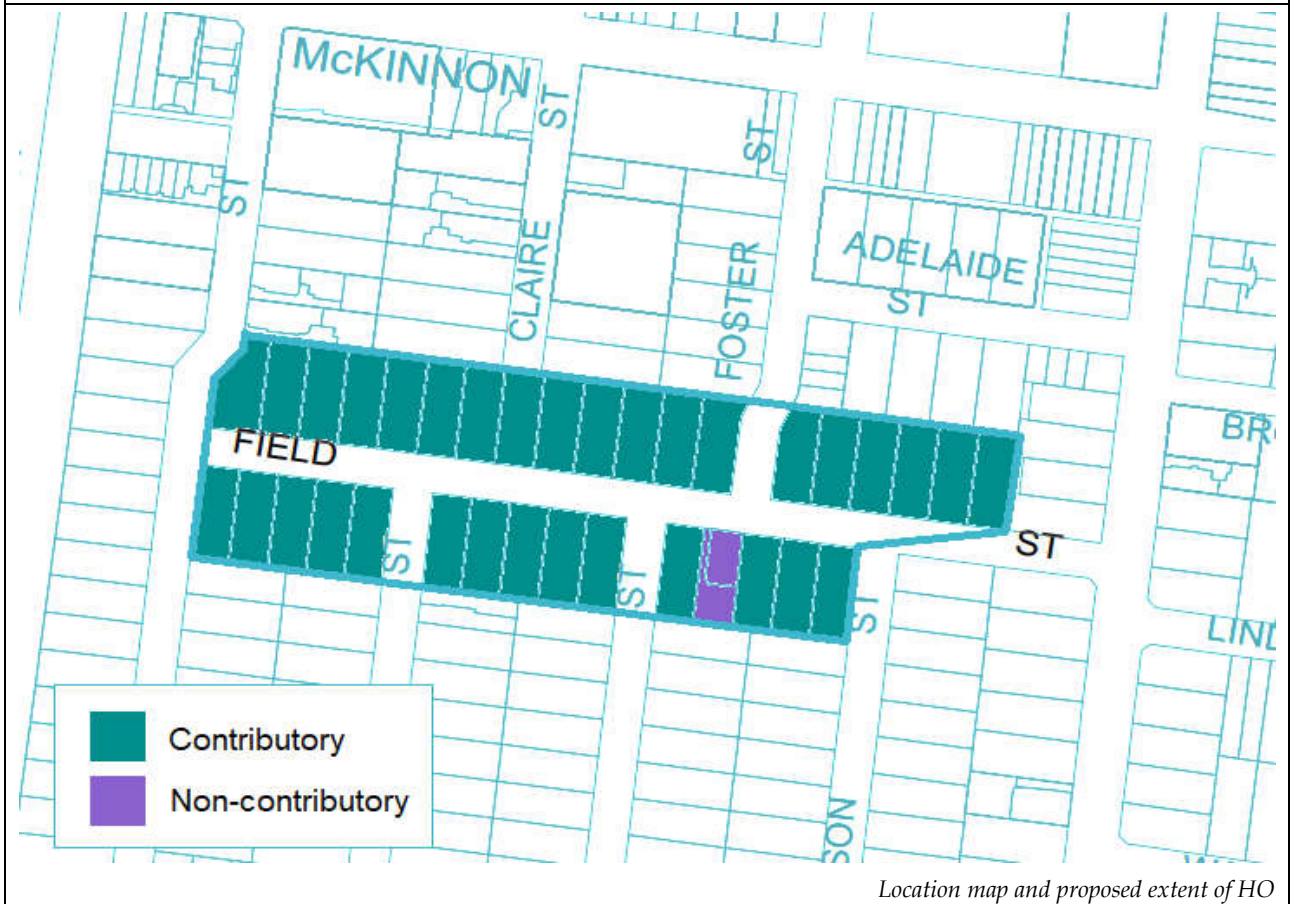


<b>IDENTIFIER</b>	FIELD STREET PRECINCT	<b>Citation No</b>	N/A
<b>Other name/s</b>	Garfield Estate (part)	<b>Melway ref</b>	68 E11
<b>Address</b>	Field Street (Nos 1-37, 2-30) BENTLEIGH	<b>Date/s</b>	c1924 (subdivision) c1925-49 (house construction)



North side of Field Street, June 2019



Location map and proposed extent of HO

<b>Heritage Group</b>	Residential buildings (private)	<b>Condition</b>	Excellent
<b>Heritage Category</b>	Residential precinct	<b>Intactness</b>	Excellent (few changes)
<b>Recommendation</b>	Include on heritage overlay schedule as a heritage precinct		
<b>Controls</b>	<input type="checkbox"/> External Paint	<input type="checkbox"/> Interior Alteration	<input type="checkbox"/> Trees

## History

Field Street marks the northern boundary of a substantial pre-war subdivision that extended between Jasper Road and Bent Street, and as far south as Hayes Street. For many years, this expansive site had been occupied by Messrs Garfield Brothers, market gardeners. During 1924, the Garfields sold the property and relocated their market gardens to Werribee, “owing to the extension of the suburban necessities and the land becoming too valuable for vegetable growing” (*Weekly Times*, 30/5/1925:30). Their former Bentleigh property was duly subdivided as the 221-lot *Garfield Estate*, gazetted in November of that year (Figure 1).

Effectively, the *Garfield Estate* formed an extension to an earlier subdivision, the so-called *East Brighton Estate* (1885) on Centre Road, laid out to take advantage of the opening of what was then known as East Brighton railway station (renamed Bentleigh in 1907). Extending north from Centre Road, the 75-lot *East Brighton Estate* created Bent Street, Vickery Street, Ward Street and Morres Street, terminating at what would later become Bruce Street. The estate developed sporadically, with lots north of Ward Street apparently remaining unsold into the early twentieth century. In 1924, these lots were be re-subdivided as part of the *Garfield Estate*, which extended Bent Street and Vickery Street, and created the new thoroughfares of Bruce Street, Godfrey Street, Austin Street and Field Street.

According to the *Shire of Moorabbin Rate Book* for 1924-25, dated 12 December 1924, all of the lots in the new *Garfield Estate* were still vacant at the time. The volume for 1925-26, dated 7 December 1925, records that several houses had been built, including the first one in Field Street. Erected at No 9 (Lot 161), this was rated as a five-roomed timber dwelling with a Net Annual Value (NAV) of £32 and owned by one Joseph Cooper, a boot-repairer by trade. By the end of 1926, a second house (similarly rated as a five-roomed timber dwelling) had appeared nearby at No 13 (Lot 159), occupied (and presumably erected) by William Turner, a builder. Both houses are shown on the MMBW Detail Plan of the area, issued in early 1928 (Figure 2). A flurry of construction duly followed and, by the end of that year, the original houses at Nos 9 and 13 had been joined by a dozen more. These comprised three more timber houses at Nos 7, 27 and 37, and six others in brick at Nos 17, 19, 21, 23, 25 and 35. Expansion also spread across to the south side of Field Street, with two brick houses at Nos 14 and 18, and a timber house at No 10.

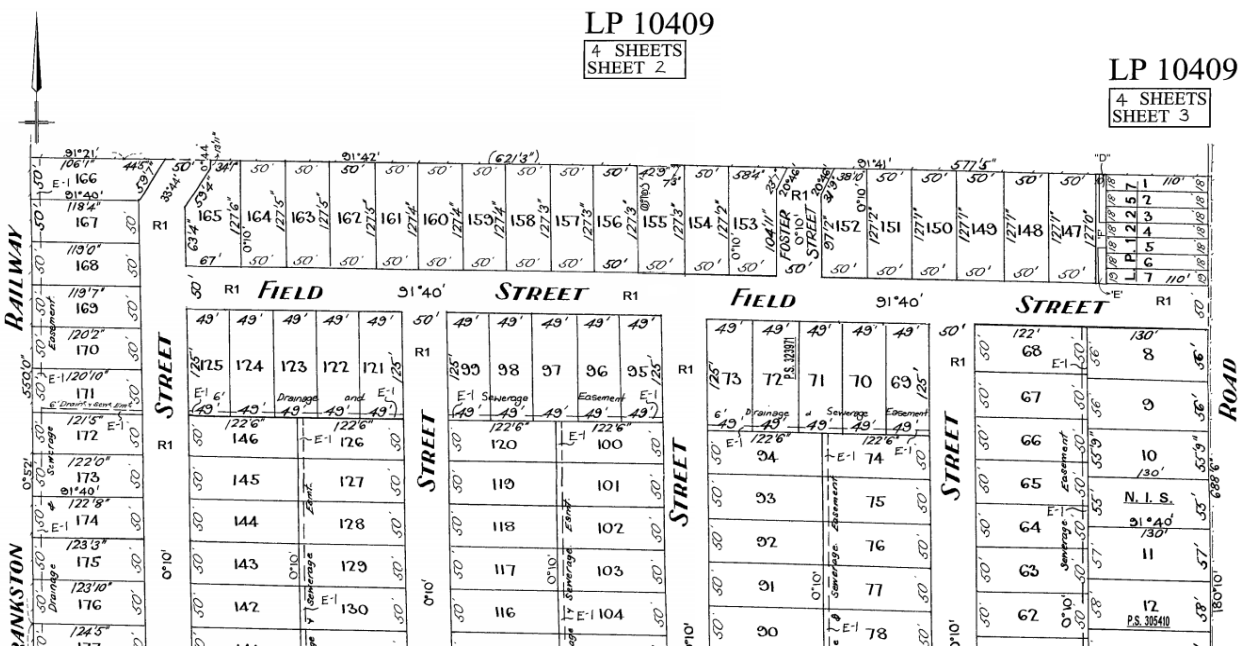


Figure 1: Detail of subdivision plan for *Garfield Estate* (1924) showing lots along Field Street  
(Source: Plan of Subdivision LP 10409, via [www.landdata.com.au](http://www.landdata.com.au))

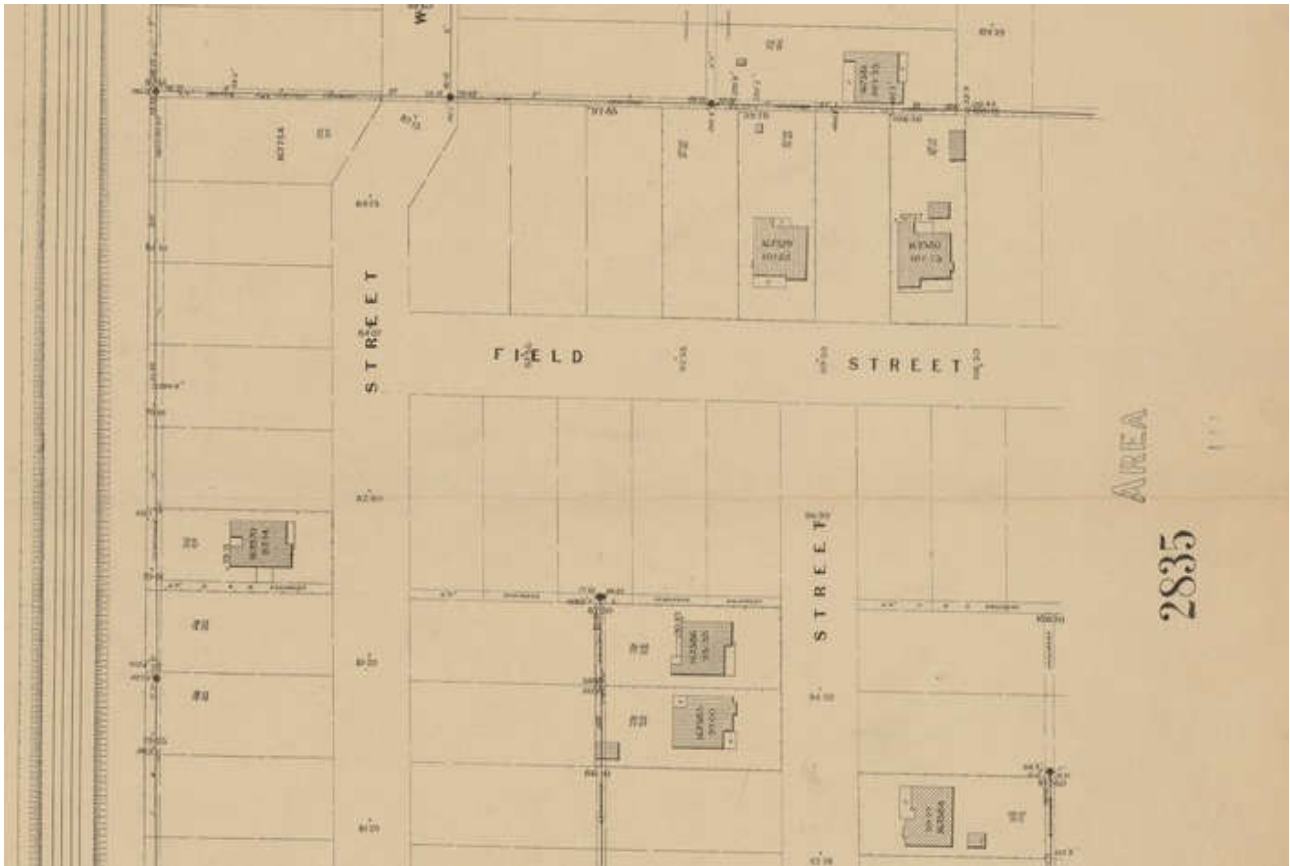


Figure 2: Detail of MMBW Plan 2836 (1928), showing original houses at Nos 9 & 13 Field Street (note other early houses at 51, 52 & 53 Vickery Street, 57 Bent Street and 1 Claire Street) (Source: Map Collection, State Library of Victoria)

By the end of 1930, more than half of the allotments on Field Street had been built upon, with thirteen houses on the north side of the street and five houses on the south side. With the Great Depression prompting an understandable lull in private residential construction, there was virtually no further development along Field Street in the early 1930s. The sole exception was a new house at No 15 (a block that, hitherto vacant, effectively connected Field Street with Claire Street), completed circa 1934. However, the remaining undeveloped blocks along Field Street would not be built upon until the latter half of that decade. Directory listings indicate that eight houses were built between 1935 and 1938 (Nos 2, 3, 4, 5, 6, 8, 12 and 30), another three by 1940 (Nos 29, 31 and 33), and one more (No 20) by 1942.

Thus, by the time that WW2 effectively halted private residential construction, almost 90% of the allotments in Field Street had already been developed with the construction of a single detached dwelling in brick or timber. Of the 34 original blocks, only three remained vacant into the post-WW2 era. Two of these (Nos 16 and 22) were both developed in the late 1940s with detached brick dwellings, while the last remaining block (No 24) was built upon in the early 1950s. This last site, in turn, would be redeveloped in the early 1990s with the construction of two separate single-storey dwellings, designated as 24 and 24a Field Street.

### Description

The houses along Field Street comprise two rows of dwellings largely dating from the mid-1920s to the early 1940s, with only one property of recent origin. As built, the original houses were all single-storey detached dwellings (although a few have had a discreet second storey added in more recent times) with a consistent scale and setback.



*Figure 3: Typical bungalows along north side*



*Figure 4: Typical bungalows along south side*

With more than half of the original houses built from 1925 to 1930, they tend to be representative of the prevailing bungalow style. Most of these earlier houses are of timber construction, clad in conventional weatherboard (eg Nos 10, 11, 12 and 13; Figure 5). The contemporaneous houses of brick construction tend to be at least partly rendered, typically combining both flat and roughcast finishes (eg Nos 17, 18, 23), contrasted with plinths, banding or other embellishment in tuck-pointed clinker brickwork. These houses have irregular rooflines that combine hipped, gable or gambrel forms, clad with red terracotta tiles and often penetrated by plain chimneys.

The street facades of these earlier houses are asymmetrical, with offset front porches, bays of timber-framed windows, and gable ends infilled with shingles and/or strapped cement sheeting. Front porches are of brick construction, with permutations of piers and dwarf walls combining both rendered and face brick finishes, variously surmounted by squat Tuscan-style columns (eg Nos 10, 11, 15, 26), fluted square pillars (eg Nos 3, 5, 12, 18, 19, 23, 25), or, less commonly, by tapering piers (No 7) or plain timber posts (Nos 9, 13). Several of the porches incorporate round or segmental arched heads (eg Nos 1, 14, 17, 21, 28, 30). Windows tend to be grouped as double or triple sashes, typically double-hung and often enlivened by glazing bars (eg Nos 7, 12) or with leaded glazing in various geometric patterns. A couple of the houses have bay windows (eg No 11), while one (No 1; Figure 6) has an unusual Serlian motif, comprising a central round-arched window flanked by two rectangular windows.

The relatively few houses in Field Street from the late 1930s and '40s are of brick construction, either face brick (No 16, 22, 31) or flat rendered (No 20, 33). Roofs, variously hipped or gabled, are clad with red terracotta tile. Some of these later houses have triple-fronted facades with Moderne touches such as corner porches and return windows with metal-framed sashes (Figure 7). Others, more expressive of the Tudor Revival style, have stepped corbelled eaves, arched porches and timber-framed windows. Of the two houses built in the late 1940s, one (No 22; Figure 8) can be considered as a late manifestation of the pre-war Tudor Revival mode, while the other (No 16) is a simpler triple-fronted house with corner windows and flat roofed porch that pays lip service to the pervasive Moderne style, which remained popular into the earlier post-WW2 era.

Most of the original houses in the street retain front fences that are either original or more recent but still sympathetic with the inter-war period. Numerous houses have dwarf walls in either face brick (Nos 1, 3, 12, 17, 20, 22, 23, 33) or rendered brick (Nos 25, 28, 29, 30, 31), often with piers and/or capping. Several properties (Nos 2, 5, 7, 10, 13) have simple timber fences with woven wire, while others have picket fences of more recent origin (No 4, 6, 8). A few properties retain metal driveway gates (Nos 16, 28, 29), while all but one of the corner houses have metal hand-gates (Nos 1, 2, 10, 12, 20, 22, 25, 30).



Figure 5: Timber bungalow at No 13 (1925; one of the first houses in Field Street)



Figure 6: Rendered house at No 1 with unusual Serlian window motif (c1930)



Figure 7: Rendered house at No 20 in the Streamlined Moderne style (c1941)



Figure 8: Clinker brick house at No 22 in a belated Tudor Revival mode (c1949)

Landscaping of front gardens is also generally sympathetic to the pre-war era, with open lawn areas, perimeter garden beds and low plantings of hedges and shrubs along the street boundary line. The nature strips along both sides of Field Street are punctuated by a number of generally small trees, some evidently older than others.

The only “new” houses in the street are a detached pair strata-titled single-storey dwellings at Nos 24/24a, erected in the early 1990s on the site previously occupied by a house from the early 1950s. The front house (No 24) is a rendered brick dwelling in a faux-Federation style, with timber verandah, finials and a low gambrel roof clad in corrugated steel. The rear house (No 24a), barely visible from the street, is a simpler hip-roofed brick dwelling.

### Significant Places

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

- Field Street: Nos 1-37, 2-22, 26-30

The following houses are deemed to be *non-contributory* elements within the precinct:

- Field Street: No 24/24a

## Comparative Analysis

Interwar residential development is an important theme in Bentleigh, and especially the subdivision of former market gardens that coincided with the electrification of the railway line in 1922. The *Garfield Estate* formed part of a major boom of local subdivision along the railway line that included the *McKinnon Station Estate* (1921), the *Railway Estate* (1921), the *Grand View Estate* (1923), the *Jones Estate* (1924) and the *Marriott Estate* (1925). The last two listed here, as with the *Garfield Estate*, were named after the market gardening families that had occupied the land.

Despite this proliferation of residential settlement in the 1920s and '30s, few cohesive streetscapes remain from these estates today. In areas closest to major roads and railway stations, pre-war building stock has become heavily punctuated by post-war flats and houses. This characterises many residential streets north of *Garfield Estate* off McKinnon Road (eg Claire Street, Station Avenue, Prince Edward Avenue, Graham Avenue, Glen Orme Avenue, Elm Grove, Wattle Grove and Ellindale Avenue), those to the west, on the opposite side of the railway line (eg Lees, Exhibition, Carlton, Blair, Hamilton and Bleazby Streets).

With 221 lots, the vast *Garfield Estate* was by far one of the largest of Bentleigh's inter-war estates (cf, the 52-lot *Grandview Estate*, the 63-lot *Jones Estate* and the 70-lot *Marriott Estate*). Today, the extent of the *Garfield Estate* (bounded by Jasper Road, Field Street, Hayes Street and Bent Street) retains much pre-war building stock, but individual streetscapes display contrasting degrees of cohesion.

The southern fringe of the estate, where blocks are much closer to Bentleigh railway station and thus more desirable for speculation, has witnessed a considerable amount of redevelopment for higher-density living. This includes several blocks of flats erected in the 1950s and '60s (typified by those at No 20 Bent Street and Nos 16, 20, 21 and 25 Vickery Street). Since the 1990s, this pattern has become even more pronounced in the portion of Bent Street south of Bruce Street, where several substantial new residential buildings (including both large houses and blocks of flats) now occupy former bungalow sites at Nos 9, 14, 16, 22, 23, 24, 26, 30 and 36.

Elsewhere in the *Garfield Estate*, pre-war bungalows are interspersed with a smattering of more recent houses. While some, such as 4 Bruce Street and 41a Godfrey Street, are of comparable single-storey scale, most are larger two-storey dwellings, typified by those at 197 Jasper Road, 37 and 55 Godfrey Street, 41 and 59 Bent Street, 1 Bruce Street, 9 and 12 Donaldson Street, and 39, 41, 42A and 58-60 Vickery Street.

Of the original pre-war bungalows remain standing in the *Garfield Estate*, a considerable number have been extended with dominant second storey additions. This is a recurring characteristic of the streets south of Field Street, with numerous examples noted in Vickery Street (eg Nos 29, 33, 46, 48, 51 and 53), Godfrey Street (eg Nos 14, 43, 51, 57) and Donaldson Street (eg Nos 8, 13, 14, 15, 16, 18), as well as a handful in Bruce Streets (Nos 4, 19 and 29) and the northern part of Bent Street (Nos 42, 50 and 51).

### Conclusion

Field Street stands out among the other streets in the *Garfield Estate* for its notable streetscape cohesion. Of the 34 detached dwellings with their principal frontages to Field Street, all but three date from the estate's initial pre-war phase of development. Two more houses were built in the later 1940s but are otherwise comparable in style and form, while the only house of more recent origin (circa early 1990s) is sympathetic in scale, form and setback. Furthermore, only two of the original pre-war houses (Nos 17 and 21) appear to have been enlarged by second storey additions that are visible from the street.

## Statement of Significance

### *What is Significant?*

The Field Street Precinct, encapsulating properties at 1-37 and 2-30 Field Street, Bentleigh, comprises 35 detached dwellings along both sides of the street. This building stock consists almost entirely of single-storey brick and timber houses from the mid-1920s to the late 1930s; two more houses in similar styles appeared in the late 1940s, while the sole property of more recent origin is a pair of strata titled 1990s dwellings at No 24/24a.

Field Street forms part of the large and ambitious *Garfield Estate*, a 221-lot residential subdivision extending between Jasper Road and the railway line, created in 1924 from the former market gardens of the eponymous Garfield Brothers.

### *How is it Significant?*

The Field Street 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 Field Street Precinct is associated with the *Garfield Estate*, a substantial residential subdivision that was laid out in 1924 and developed rapidly over the next fifteen years. Comprising more than two hundred allotments, the *Garfield Estate* was one of the largest and most ambitious of several local residential subdivisions created in the 1920s from former market gardens, taking advantage of the electrification of the railway line in 1922. The houses along Field Street, two of which date back as far as 1926, represent the most intact cluster of original pre-war residences within the entire extent of the *Garfield Estate*. (Criterion A)

The Field Street Precinct is significant as a notably intact inter-war residential streetscape in Bentleigh. Most houses, dating from c1925 to c1935, are demonstrative of the prevailing bungalow idiom of the time: single-storey detached brick or timber dwellings with tiled roofs and asymmetrical facades with front porches. Unified by a consistency of form and materials, they also show individuality through different window, porch and decorative treatments. They are complemented by slightly later brick houses in the Tudor Revival and Moderne idioms. Consistent in scale, form, setback and materials, the houses in Field Street combine to form cohesive inter-war residential streetscape that represents a rare survivor in the Bentleigh area. This is enhanced by their setting, including front gardens with open lawns, garden beds and low plantings along street boundaries, many of which are marked by brick or timber fences that, if not original, are evocative of the inter-war era. (Criterion E)

## References

Plan of Subdivision LP10409, dated 11 November 1924.

Shire of Moorabbin Rate Books (North Riding No 1). VPRS 583/P0, PROV.

MMBW Detail Plan No 2836, 14 February 1928. Map Collection, State Library of Victoria.

*Sands & McDougall Directory of Victoria*, various.

## Authorship

Citation prepared by Simon Reeves, Built Heritage Pty Ltd  
8 August 2019