

## BENTLEIGH RESIDENTIAL PRECINCT (HO69)

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<b>Address</b>	Bentleigh - Anstee Grove, Bendigo Avenue (part), Brewer Road (part), Burgess Street, Cairnes Grove, Campbell Street, Centre Road (part), Daley Street (part), Eddys Grove, Gilbert Grove, Milton Street (part), Mitchell Street (part), Sunnyside Grove.
<b>Significance</b>	Local
<b>Construction Dates</b>	Early 1920s to early 1950s
<b>Period</b>	Interwar and early Post-WWII
<b>Date Inspected</b>	Early 2019



### Statement of Significance

#### What is Significant?

Bentleigh Residential Precinct consists of two large but discrete areas of original building stock, almost exclusively housing, in the vicinity of Bentleigh Railway Station between Centre Road (north) and Brewers Road (south) and much of the area between Milton Street (west) and Mitchell Street (east). The following elements contribute to the significance of the precinct:

- Intact dwellings mainly dating to the Interwar period in a range of styles, with a few buildings dating to the early Post-WWII period, including the church at 4 Gilbert Grove.
- Intact roof forms (hipped, gabled, hipped gable) and cladding (predominantly un/glazed terracotta, some concrete),
- Original detailing to gable ends including shingles, batted sheeting, tapestry bricks,
- Original chimneys,
- Intact walls of face brick (red, clinker, cream, tapestry) and/or rendered (roughcast and smooth finishes), as well as timber (mainly weatherboard, but also one shiplap example),
- Original brickwork detailing – diamonds, banding, dentillation etc.,
- Original porches of brick and/or concrete,

- Intact openings – windows and doors – predominantly timber with some steel-framed examples (late Interwar or Post-WWII). Many windows have decorative framing and/or leadlight with stained glass,
- Original low front masonry fences and timber-framed with wire,
- Original garages, and
- Original concrete driveways, especially those with a central grass island, and crossovers.

The following element is considered complementary to the precinct:

- Canary Island Date Palms to Burgess Street.<sup>1</sup>

Contributory places:

- Anstee Grove: 1/2, 4, 6, 8
- Bendigo Avenue: Evens - 40, 46, 48, 50, 52, 54, 56, 60, 62, 64, 66, 68, 72; Odds - 45, 49, 1/51, 53, 55, 57, 59, 1/61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81
- Brewer Road: 31, 33, 35, 37, 39, 41, 43, 51-53, 57, 59, 61, 63, 65, 69, 73, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125
- Burgess Street: 3, 5, 7, 9, 11, 13, 1/15, 17, 19, 1/21, 1/23, 25, 27, 31, 33, 35, 37, 39, 1/41
- Cairnes Grove : Evens - 2, 6, 8, 10, 12, 14, 1/16, 20, 22, 24, 26, 28, 30, 32, 34; Odds - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35
- Campbell Street: Evens - 2, 4, 6, 8, 10, 12, 24, 26, 28, 30, 32, 34, 36; Odds - 1, 5, 7, 9, 11, 13, 23, 25, 1/27, 35, 39, 41
- Centre Road: 202, 204, 206, 208, 210, 212, 222, 224
- Daley Street: Evens - 54, 56, 58, 62, 64, 66, 68, 70, 72, 74, 78, 80, 1/82, 84, 86, 88, 90; 92; Odds - 49, 51, 57, 59, 61, 63, 67, 69, 71, 73, 75, 77, 79, 83, 85
- Eddys Grove: Evens - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 28, 30, 32, 34, 36, 38, 40; Odds - 1, 3, 5, 7, 9, 11, 13, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39
- Gilbert Grove: Evens - 2, 4, 8, 10, 12, 14, 1/16, 18, 20, 24, 26, 28, 30, 32, 36, 38, 40; Odds - 3, 5, 9, 11, 13, 1/15, 17, 21, 25, 27, 29, 31, 33, 35, 41, 43
- Milton Street: Evens - 4, 6, 8, 10; Odds - 1, 3, 5, 9
- Mitchell Street: Evens - 52, 60, 62, 68, 70, 74, 76, 78, 80; Odds - 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75
- Sunnyside Grove: Evens - 2, 4, 8, 10, 12, 14, 16, 18, 20, 26, 28, 30, 32, 34; 38, 40; Odds - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 21A, 27, 1/29, 31, 33, 37, 39

Non-contributory places:

- Anstee Grove: 2/2, 4A, 10
- Bendigo Avenue: 1-2/42, 1-2/44, 47, 2/52, 58, 70, 1-8/74, 1-2/76, 83
- Brewer Road: 2/57, 1/67, 2/67, 71, 97
- Burgess Street: 1, 1A, 2/15, 2/21, 2/23, 29, 2/41, 43
- Cairnes Grove : 4, 8A, 18, 2/18
- Campbell Street: 1-2/3, 1-2/14, 15, 1-2/16, 17, 18, 19 (A+B), 20, 21, 22, 25A, 2/27, 1-2/29, 31, 33 (A+B), 37, 37A, 38, 1-2/40, 42, 44
- Centre Road: 1-3/214

<sup>1</sup> The row of mature date palms that existed at Burgess Street prior to the level crossing works (circa 2015-16) were a well-established component of the streetscape, likely related to rail beautification efforts. Some of these earlier plantings survive to the southern section of the street however, the majority may be replacement trees. (Source: Neapmap, depicting 2015-2019) Similar plantings are evident in nearby sections of the railway corridor to the north, along Nicholson Street.

- Daley Street: 49A, 1-8/53, 55, 60, 65, 1-2/76, 1-6/81, 2/82
- Eddys Grove: 10A, 1-11/15, 26,
- Gilbert Grove: 1, 6, 7 (A+B), 2/15, 2/16, 17A, 19, 22, 23, 34, 37, 39
- Milton Street: 7, 8A
- Mitchell Street: 54, 56, 58, 64, 66, 72
- Sunnyside Grove: 1A, 6, 22, 23, 24, 24A, 1-2/25, 2/29, 35, 2/35, 36, 2/36

### How is it Significant?

The Bentleigh Residential Precinct is of local historical and representative significance to the City of Glen Eira.

### Why is it Significant?

The Bentleigh Residential Precinct is of historical significance as it relates to the key phase of development in the suburb and demonstrates the impact of the electrified railway system on Melbourne's suburban expansion during the Interwar and immediate Post-WWII periods, when Bentleigh was often described as being a 'progressive suburb'. Whilst two subdivisions in the precinct area occurred prior to WWI, most of the land was made available for sale with eight consecutive subdivisions during a six year period from 1923 to 1929 with construction typically following soon after so that most of the area was developed during the 1920s and 1930s, with some during the 1940s and early 1950s. (Criterion A)

The Bentleigh Residential Precinct is of representative significance as consisting of two largely intact areas of original middle class housing, predominantly brick with a few timber examples. The original building stock primarily dates to the Interwar period with a contribution from the Post-WWII period. The integrity of this precinct is in contrast to nearby parts of the suburb where similar development had occurred but has since been heavily compromised. Whilst the prevailing housing style relates to the Californian bungalow, they are interspersed with others indicative of the Spanish Mission, Old English/Tudor Revival, and Moderne styles. There is considerable diversity amongst the examples of each style/type such that there is visual interest to the streetscapes, though certain repeating combinations of details suggest the role of particular builders. (Criterion D)

The Methodist Church at 4 Gilbert Grove is of aesthetic significance as a distinctive late 1940s design by the architect J Wallinga in cream brick with contrasting rendered/concrete detailing and stained glass windows. (Criterion E)

## Description

### General

The Bentleigh Residential Precinct is a large precinct consisting of some 400 properties in 11 streets between Centre Road (to the north) and Brewers Road (to the south). The only non-residential building in the precinct is a church in Gilbert Grove. The precinct consists of two sections:

- Larger western: Milton Street to Campbell Street
- Smaller eastern: Burgess Street to Mitchell Street

The western section of the precinct has the most consistently intact streetscapes, especially Cairnes and Sunnyside groves.

The land is essentially flat at the western end, though is more undulating at the eastern end. Street planting is varied, consisting of a range of native and exotic both young and semi-mature specimens, generally evergreen with some deciduous plantings. Probably the largest tree is a eucalypt at the northern end of Cairnes Grove, and there is another substantial specimen in the middle part of Mitchell Street. Canary Island Date Palm trees (*Phoenix canariensis*) line the railway reserve on the east side of Burgess Street.



Burgess Street – Canary Island Date Palms to west side

The houses are generally set back several metres with garden areas to the front, typically including perimeter planting consisting of various shrubs and areas of lawn. Most houses are visible and there are few established trees, though there are Canary Island Date Palm trees to the front yards of two properties in Bendigo Avenue (nos 46 + 83).

Most sites retain their original low brick fences – face brick and/or rendered. The face brick examples may have (contrasting) dark brown glazed coping bricks and a few have a varied profile - toothed or crenulated. A few sites have fences which include a metal balustrade or a rail, with the most unusual example of the latter type being at 23 Eddys Grove which has five rails. Other sites have a timber-framed fence some with wire mesh as was popular at the time and others with a traditional picket or paling with a top rail. There are some clearly non-original timber fences, which are higher than the typical Interwar period height.

Some sites retain their concrete driveway, a few also with a central grass island. Few if any original garages survive (with paired timber doors) and few probably would have been built initially.

The original houses are single storey, mostly brick, though there are some weatherboard examples throughout the precinct, typically on allotments in the order of 15 x 42-43 metres. The houses are generally intact and retain original presentation and/or elements such as roof cladding, chimney/s, porches, and openings (windows and front door).

There are a few plainer, late 1930s weatherboard houses e.g. 2 Gilbert Grove, 21-25 Eddys Grove.

The houses predominantly date to the Interwar period, though there are a few original Post WWII houses interspersed including two adjoining houses in Sunnyside Grove (nos 23 and 25), located at the western end in the vicinity of the sewerage drain, which was initially open. Post WWII are often readily distinguished from the Interwar period examples as they are usually cream brick with larger steel-framed windows, though otherwise their appearance or format is broadly similar to the Interwar period houses.

The roof forms are usually either gabled (the bungalows) or hipped, with a few being a combination of hipped and gabled sections. The roofs are universally clad in tiles, generally either glazed or unglazed terracotta tiles and some with concrete tiles. Most houses retain original chimneys and the eaves have soffits lined in timber boards or battened sheeting.

The massing is predominantly asymmetric with a porch being a standard feature. The walls are brick, either face brick and/or rendered (roughcast and/or smooth). The brickwork is usually a combination of colours including red, clinker, tapestry (variegated cream, brown, etc.) – the colours being related to the various styles.

Windows are predominantly timber-framed, with a few steel-framed examples. The main front windows are often grouped in three (tripartite) consisting of either three double hung sashes or a wider, central fixed pane flanked by double hung sashes. Some have been replaced with aluminium, typical of the late 20<sup>th</sup> century onwards.

### Styles

Bungalows are the predominant house type and/or style throughout the precinct. Old English/Tudor Revival is well-represented, with some examples of the influence of the Spanish Mission and Moderne styles, and only a few examples of the Georgian Revival style.

Overall, the informal design of the bungalows reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'. These buildings have broad gable or hipped gabled roofs, with the main ridge being transverse (parallel to the street front) or perpendicular to it, and are typically clad in unglazed terracotta tiles with exposed rafter ends to their timber lined soffits. The chimneys tend to be relatively short and simply detailed with a square cross-section. The wall finish is usually brick (red and clinker, some tuck-pointed) in combination with render (often roughcast), though there are a few that are mostly rendered (both roughcast and smooth, e.g. 1 Milton Street). A range of decorative brickwork is applied to the walls and arches including stepped bands, diamonds, column-like motifs as well as quoining and 'highlighted'/dentillated voussoirs. The most diverse and unique brick patterning is found at 59 Brewer Road.

The varying detailing to the gable ends is one of the elements which distinguish individual houses. Most gable ends incorporate a projecting skirt though some are flush with the main wall. Often a two tiered format has been employed with a lower band of battened sheeting and upper band of shingles or lattice. Variation is created with different framing to the sheeting (arched, squared, etc.) and some have imbricated (scale-like) shingles (e.g. at 21 Sunnyside Avenue and 40 Eddys Grove).

The design of the off-centre porches, which typically extend about half the width of the façade, provides further diversity. Some are wide arched, possibly with buttressing (indicative of the Arts and Crafts sub-type of bungalow), whilst others have piers with paired timber posts or squat columns, usually Tuscan order (circular concrete or squared [fluted] timber). One of the most distinctive porches is that to 119 Brewer Road, which has a spade-shaped opening.

Windows are typically box-framed with decorative glass to the upper sashes such as leadlight quarrels (diamond, square) or more complex geometric designs (fans etc.), some with stained glass. A few have bays. Others have varying timber glazing bars such as margin or diamond (respectively to 37 + 39 Sunnyside Grove). Original front doors are usually timber with glazing to the upper part.

The work of particular builders working in the area is evident with the replication of certain detailing, for instance the employment of paired arches to the front porches (eg. 9 Campbell Street, 61 Daley Street) similar to a few houses in the nearby Rose Hill Estate Precinct (255 + 257 Centre Road). This detailing is likewise used in combination with bay windows and unusual paired timber front doors with glazing in a shield-like format. In addition, a distinct arched type of battening, with a capital-like element to the gable ends (e.g. 11 Campbell), is also similarly employed to a few houses in the Rose Hill Estate Precinct.



21 Sunnyside Avenue – bungalow with hipped gable end and imbricated shingles



21 Sunnyside Avenue – bungalow with diamond glazing bars



9 Campbell Street – bungalow with double arched porch, etc. similar to a pair in Rose Hill Estate Precinct (255 + 257 Centre Road)



11 Campbell Street – bungalow with gable end detailing similar to some in Rose Hill Estate Precinct (e.g. nos 17 + 27 Rose Street)



5 Cairnes Grove – bungalow style with concrete roof tiles



62 Mitchell Street – weatherboard bungalow with masonry porch



119 Brewer Road – bungalow with spade-shaped porch opening



1 Milton Street – bungalow with mainly rendered and a timber and wire fence

After the Bungalows, the next most common design influence is that of the Old English/Tudor Revival style, which was popular during the mid to late 1930s. This style is recognisable by steeply pitched gable roofs, with that to 224 Centre Road being a pronounced example. The walls of these houses are usually clinker brick or rendered with some contrasting brickwork detailing such as corbelled gable ends, of which there are a few examples in Gilbert Grove (e.g. nos 13, 16, 32). There are a few timber-framed examples also – two weatherboard examples in Cairnes Grove, one at either end (nos 3 and 35), and an unusual example at 23 Eddys Grove with shiplap boards and a prominent cat-slide roof to the front. A late 1930s/early 1940s example is a plainer version at 206 Centre Road (partly obscured). Small masonry porches, with a round or Tudor arch, are a standard

feature and may be the only identifiable element of the influence/style as some late Interwar period examples have hipped roofs (46 Bendigo Ave and 109 Brewer Road), which became the dominant roof form at that time.



11 Gilbert Grove – Tudor Revival style, fence with dogtooth course



32 Gilbert Grove – Tudor Revival style with tapestry brick detailing



23 Eddys Grove – Old English style with shiplap boards and unusual fence



46 Bendigo Avenue – late Interwar period, porch with Tudor arch

Of the other contemporary styles popular during the mid-Interwar period, when most of the original building stock was constructed, there are a few houses with some Spanish Mission style detailing. Characteristic of this style are barley twist columns, usually employed to the front porch, and/or a triple arcade. These elements might be applied to a 'base' bungalow with examples of the barley twist columns being 22, 37 + 40 Eddys Grove, 22 Cairnes Grove; 40 + 43 Gilbert Grove, 121 Brewer Road, and the triple arcade at 7 Gilbert Grove and 57 Brewer Road. As a rule, these examples lack other detailing typically associated with the Spanish Mission style such as Roman pan tiles or a trowelled rendered finish.



37 Eddys Grove – bungalow with barley twist columns (influence of Spanish Mission style) and original driveway



40 Eddys Grove – bungalow with arcaded porch (influence of Spanish Mission style)

There are a limited number of houses which reflect the Georgian Revival styling. Hallmarks of this style are a symmetrical façade, which was in contrast to the prevailing use of asymmetric form, and a central, columned porch such as the Tuscan order example at 10 Gilbert Grove.

There are a few examples of Moderne style buildings, or the influence thereof, dating to the late 1930s/early 1940s. These houses have hipped roofs and a horizontal emphasis for instance a group of three in Cairnes Grove (nos 26-30) with narrow brick banding, flat curved concrete canopies to the entry porches, corner windows, (some) steel-framed windows, and broad front chimneys. Earlier examples tend to be rendered with a sleek or streamlined appearance. There is a clinker brick example at 25 Gilbert Grove and two late examples dating to early 1940s at 3 + 39 Burgess Street, the latter in variegated cream brick. A horizontal emphasis is also apparent to the semi-detached pair at 51-53 Brewer Road, but less so to the adjacent pairs at 2-4, 6-8 Anstee Grove, all built near the drain during the early 1940s.



3 Burgess Street – Moderne style, late example, by 1942



39 Burgess Street – Moderne style, late example, by 1944/45



26 Cairnes Grove – Moderne style and original driveway



84 Daley Street – 1950s house with original garage

There were only a few vacant blocks after WWII including some in the vicinity of the main drain at the west end of the precinct. Houses constructed during the Post-WWII period, usually defined as circa 1945 to circa 1960, are on a continuum with/similar to those built at the end of the Interwar period and display many elements typical of the Moderne style such as tile clad hipped roofs, broad chimney (often to the street), cream brick walls with some limited brown brick trim, and steel-framed windows. Examples include 84 Daley St, 21A and 23 Sunnyside Grove (the latter rendered). Other houses, such as 222 Centre Road, are plainer again.

There has been some replacement of building stock since the initial phase of construction, with a few houses and flats dating to circa 1960s and 1970s. More recently – during the late 20<sup>th</sup> century/early 21<sup>st</sup> century – there has been further replacement, most extensively in Campbell Street. Some houses have been designed in a reproductive 'Interwar period' manner, usually two storey, with a garage at the front.



## Common Changes

Overall the fronts of the buildings are surprisingly intact but in some instances the original timber-framed windows have been replaced with steel or aluminium framed types and/or there has been some alterations to the front porch. One houses in Gilbert Grove (no. 1) however has been refaced or remodelled during the 1970s but may be partly intact/weatherboard below.

In some instances, two storey house/s have replaced an original single storey building. There are also many second storey additions, most of which are located to the rear or at least behind the main ridge line, though some are built forward of it and so dominate the primacy of the original single storey section. Dormers have also been added to some bungalows, typically those with a transverse ridge to the street.

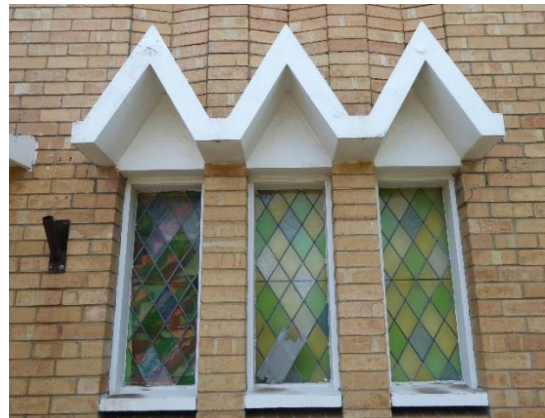
There has been minimal change to the size of allotments. There are a few instances of subdivision in Gilbert Grove and Campbell Street, where generally the original house has been retained and another has been built to the rear retaining the original driveway location.

## Church

The former Methodist Church at 4 Gilbert Grove is a double height building with a rectangular footprint on a standard suburban allotment. It has a symmetrical façade with walls being largely cream brick – mainly stretcher bond with stacked bond above the entrance and to the flanking window bays. Although it has a gable roof, unusually this is concealed by the rendered parapet in the form of a coved cornice and which suggests a cuboid form. The striking design is distinguished by the central recessed bay crowned by a curved pediment and the semi-circular concrete canopy above the paired timber entry doors as well as the window bays with triangular (Gothic-like) concrete canopies with stained glass to the diamond quarrels and angled brickwork above. Some of the same detailing is employed to the side walls.



4 Gilbert Grove – church façade



4 Gilbert Grove – church detail

To the rear, there are timber-framed, gable roof sections, which are largely obscured from the street.

## History

The precinct is located within what was initially Dendy's Special Survey also known as the Brighton Estate, an 8 square mile (5,120 acres) holding in the Parish of Moorabbin acquired by Henry Dendy on 18 October 1841. Special Surveys were a particular method of survey permitted between 1840 and 1841 in which the Crown sold 8 square mile allotments and allowed the internal configuration of the land to be determined by the purchaser.<sup>2</sup> Its boundaries are reflected in the existing names of the streets of North Road, East Boundary Road and South Road, with Port Phillip Bay as the western boundary.<sup>3</sup>

During the 19<sup>th</sup> century, the area was widely employed for market gardens, particularly by people of Irish descent. Although the soil was initially thought to be poor, it responded well to fertilisation and careful management.<sup>4</sup> Although the railway reached Bentleigh in 1881, it did not serve to facilitate additional development until the 1920s. Initially known as East Brighton Station, it

<sup>2</sup> John B. Parker, 'Surveying', *The Encyclopedia of Melbourne*, eds. Andrew Brown May & Shurlee Swain, p703. It was only one of three such holdings established

<sup>3</sup> Parish Plan of Moorabbin, County Bourke, VPRS 16171, P1, Plans Ma-Na

<sup>4</sup> John Cribbin, *Moorabbin: A Pictorial History 1862-1994*, pp33-35

was renamed Bentleigh Station in 1907, after the Victorian Premier, Sir Thomas Bent (1838-1909), who was raised in the area. The electrification of the railways, allowing for more and faster services, during the 1920s, facilitated suburban development in Bentleigh and other parts of Melbourne.

Two subdivisions were undertaken within the precinct area during the late 19<sup>th</sup> century and the first two decades of the 20<sup>th</sup> century:

- In 1885, Milton Street (originally Ebenezer Street) was part of a subdivision that extended westwards to Clapperton.<sup>5</sup> It included 60 allotments, 36 of which were initially made available on December 1886.<sup>6</sup> The lots on the west side of Milton Street were reconfigured so that they all were orientated to the east.<sup>7</sup>
- In 1914, 10 allotments at the north end of Burgess Avenue were sold in May as part of the first land sale, the Bentleigh Station Estate, for over 20 years.<sup>8</sup> Construction however was not immediate as by 1920 there was one house in Burgess Avenue but by 1925 there were six.<sup>9</sup>

Subdivision however began in earnest during 1923 and continued until 1929 such that seven estates were developed across the precinct area (refer to following table for details). Housing construction followed soon after each estate was sold resulting in a massive increase in Bentleigh's population, which quadrupled between 1921 and 1933 from 1,856 to 7,749.<sup>10</sup>

During the late 1920s, Council and the authorities were having to rapidly undertake infrastructure works to facilitate the suburban development. In 1927, Council planned to borrow money to construct Campbell and Mitchell streets and Sunnyside Grove, as well as a few other streets.<sup>11</sup> The MMBW laid water pipes in July 1928 to all of Sunnyside Grove, Brewer Road between the later and Eddys Grove, and the southern part of the latter.<sup>12</sup> In December of that year, the Moorabbin Council indicated that they would be borrowing money to construct Eddys Grove amongst other projects.<sup>13</sup> Earlier in the year, the Council advertised tenders for the construction of Cairnes and Gilbert groves.<sup>14</sup>

Date	Estate Name or Street/s	Details
1923	Station Heights Estate	Included all the sites to Campbell Street as well as the adjacent lots to Brewer Road and shops to Centre Road. <sup>15</sup> All of the 95 allotments were sold at the auction on 14 April. <sup>16</sup> In 1925, 2 houses were being occupied in Campbell Street and 3 were being built. By 1927, 16 had been constructed and a further 2 were being built. In 1929, the west side had been completed and most of the east side, with 5 vacant houses being noted at the north end (5 to 13). <sup>17</sup>
1923	Golden Square Estate	Included all the land east of the railway line to Jasper Road, between Centre Road (north) and Brewers Road (south). The western part, (mostly) encompassed by the precinct - including both sides of Bendigo Avenue and Daley Street, as well as the western side of Mitchell Street – was offered for sale at auction on 28 April 1923. <sup>18</sup> The

<sup>5</sup> LP 973, dated 30 October 1885

<sup>6</sup> John Cribbin, *Moorabbin: A Pictorial History 1862-1994*, p62

<sup>7</sup> LP 12463

<sup>8</sup> 'Land Sales', Sandringham Southern Cross, 2 May 1914, p2. This estate also include land in Loranne Street (both sides) and Mavho Street (east side), as well as shop sites on Centre Road. All 51 allotments were sold by Coghill and Houghton

<sup>9</sup> Sands & McDougall's directories, various

<sup>10</sup> 'Bentleigh and Bentleigh East', *Victorian Places*, 2014, <[www.victorianplaces.com.au/bentleigh-and-bentleigh-east](http://www.victorianplaces.com.au/bentleigh-and-bentleigh-east)>, accessed 10 December 2018

<sup>11</sup> *Herald*, 4 August 1927, p35

<sup>12</sup> 'Public Notices', *Herald*, 11 July 1928, p21

<sup>13</sup> 'Moorabbin Council Loan Works', *Age*, 15 December 1928, p8

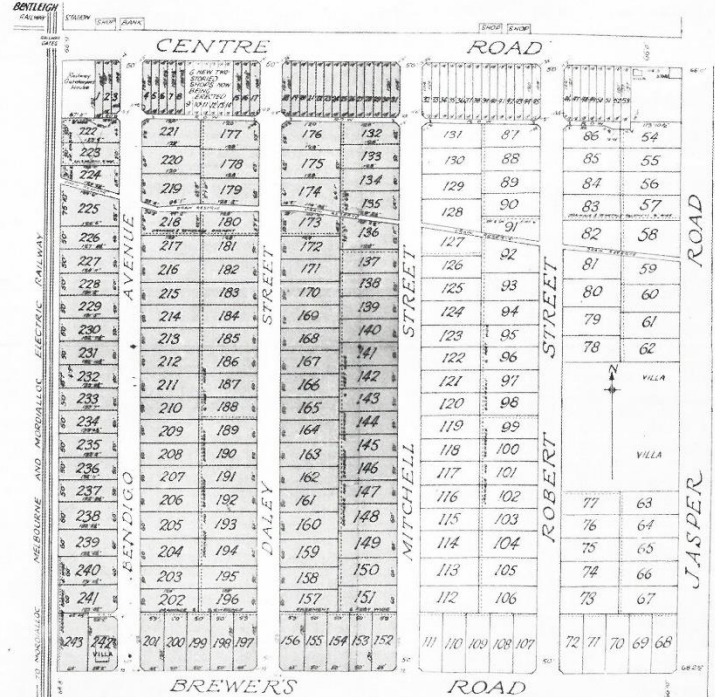
<sup>14</sup> 'Tenders', *Argus*, 12 May 1928, p5

<sup>15</sup> 'Station Heights Estate', *Herald*, 11 April 1923, p16. The estate also included the sites on the west side of Mavho Street

<sup>16</sup> 'Suburban Properties – Blocks at Bentleigh', *Argus*, 17 April 1923, p10

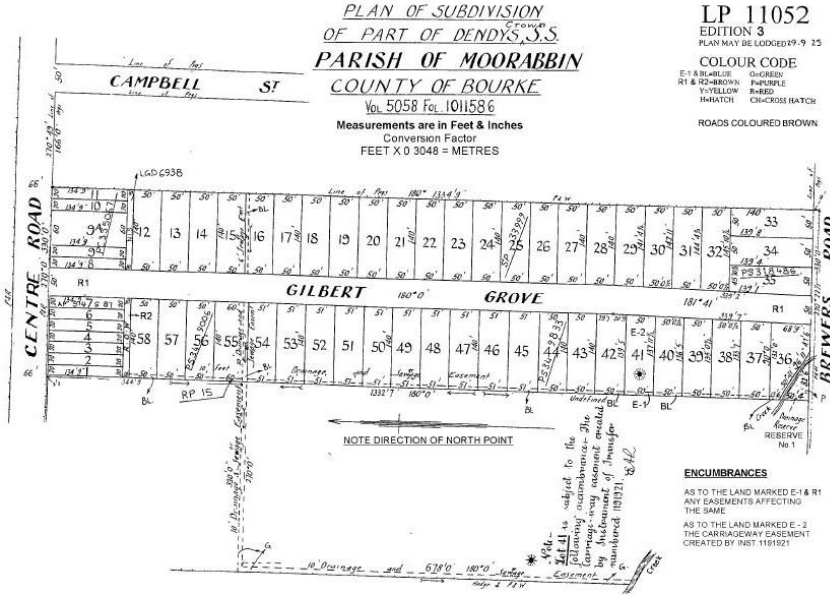
<sup>17</sup> Sands & McDougall's directories, various

<sup>18</sup> J Cribbin, *Moorabbin: A Pictorial History 1862-1994*, p125

Date	Estate Name or Street/s	Details
		<p>sale was both well attended, reportedly by over 800 people, and successful as 18 of the 25 commercial sites on Centre Road and 104 of the 112 house sites were sold.<sup>19</sup></p> <p style="text-align: center;"><b>GOLDEN SQUARE ESTATE, Bentleigh</b>                      Grand Subdivisional Auction Sale, <b>SATURDAY, APR. 28, 1923,</b> at Three o'clock, on the Ground, in a Seated Marquee.  <b>25 BUSINESS AND 112 HOME SITES</b>                      Also, <b>6-Roomed Brick Villa</b>, Slate Roof, Only eight miles from Melbourne, on the Modialloe Line, 60 Electric Trains each way daily, and situate right at the Station. Electric Light Gas, Water (Mains to be put down at Vendor's expense).                      On Lot 242, corner of Brewers Road and Bendigo Street.</p>  <p style="text-align: center;">TITLES, CERTIFICATE. Solicitors, Messrs. GAVAN DUFFY, KING &amp; Co., 125 Queen Street, Melb.</p> <p><b>TERMS:</b> Centre Road Frontages, £10 Deposit + Balance. £1 per Lot per Month. <b>Terms for Villa:</b> Deposit £100, All other Lots £5 .. Interest, 6 per cent. p.a. Balance over 5 years.</p> <p style="text-align: center;"><b>J. D. GRAHAM, Auctioneer, OR STOTT &amp; BURKE,</b>                      97 Queen Street, Melbourne (Tel. 1503); LOCAL AGENTS on the Land.</p> <p>In 1925, 1 house was being built in Bendigo Ave, 1 was being occupied in Daley Street, and there were 2 to Mitchell Street. By 1927, 23 were (being) built in Bendigo Avenue, 25 to Daley Street, and 18 to Mitchell Street (more development to the western side than the eastern). By 1930, development was essentially complete.</p>
1925	Gilbert Grove	Subdivision consisted of 11 shop sites to Centre Road and 47 residential allotments to Gilbert Grove and the adjoining part of Brewers Road. <sup>20</sup>

<sup>19</sup> 'Over 800 Present at Sale', *Frankston and Somerville Standard*, 2 May 1923, p4

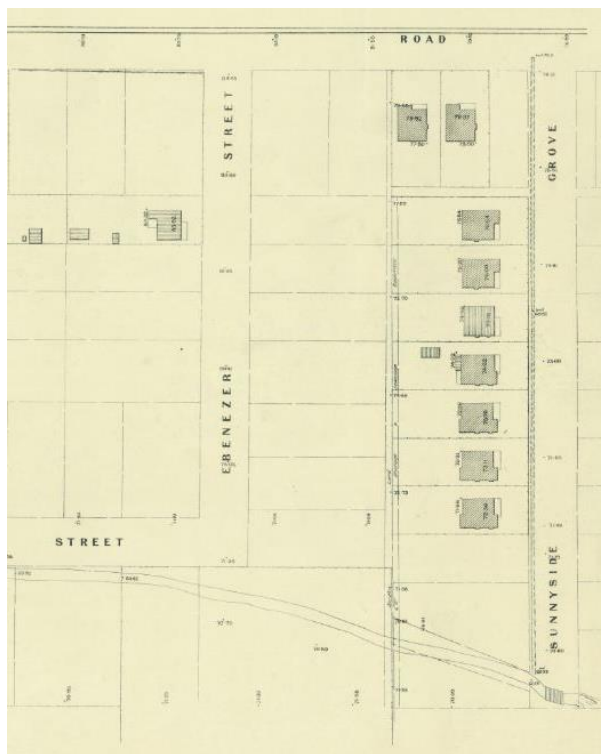
<sup>20</sup> LP 11052, dated 29 October 1925. The residential allotments were generally about 50 x140 feet (15.2 x 42.7 metres)

Date	Estate Name or Street/s	Details
		 <p>The first listings were not until 1929, with 9 houses identified. By 1931, 20 houses were listed, as was the case in 1935. By 1938, 32 buildings were nominated and by 1942, there were 42.<sup>21</sup></p>
1926	Sunnyside Grove, northern end	<p>Subdivision consisted of 14 shop sites to Centre Road and 19 residential allotments to the north end of Sunnyside Grove.<sup>22</sup></p> <p>Sunnyside Grove first listed in 1929 with 31 houses identified and 35 the following year.<sup>23</sup></p>
1926	Cairnes Estate	<p>Subdivision consisted of 14 shop sites to Centre Road and 39 residential allotments to Cairnes Grove and the adjoining section of Brewer Road. Whilst Anstee Grove was defined, there were no allotments at this time due to a drainage reserve, 20ft wide.<sup>24</sup></p> <p>Cairnes Grove first listed in 1929, when 23 houses were noted. In 1931, 27 were listed. It was not until about 1942, when 35 houses were identified. The 3 semi-detached pairs in Anstee and adjacent in Brewers Road (nos 51-53) were built during the early 1940s.<sup>25</sup></p>
1927	Burgess Street, southern end	<p>Consisted of 13 residential allotments including to Brewers Road.<sup>26</sup></p> <p>11 houses were identified in 1928, and 19 the following year.<sup>27</sup></p>
1927	Sunnyside and Eddys groves, southern end	<p>48 allotments including to Brewers Road.<sup>28</sup></p> <p>Sunnyside Grove was first listed in 1929 with 31 houses identified, and 35 the following year. Eddys Grove was also first listed in 1929 when 10 houses were noted. In 1930, there were 16 houses and tennis courts (nos 15-19, developed with units circa 1960s). In 1933, there were 31 houses.<sup>29</sup></p>
1929	Dicks Estate	<p>Land at the north end of Eddys Grove was sold in April 1929 as follows:</p>

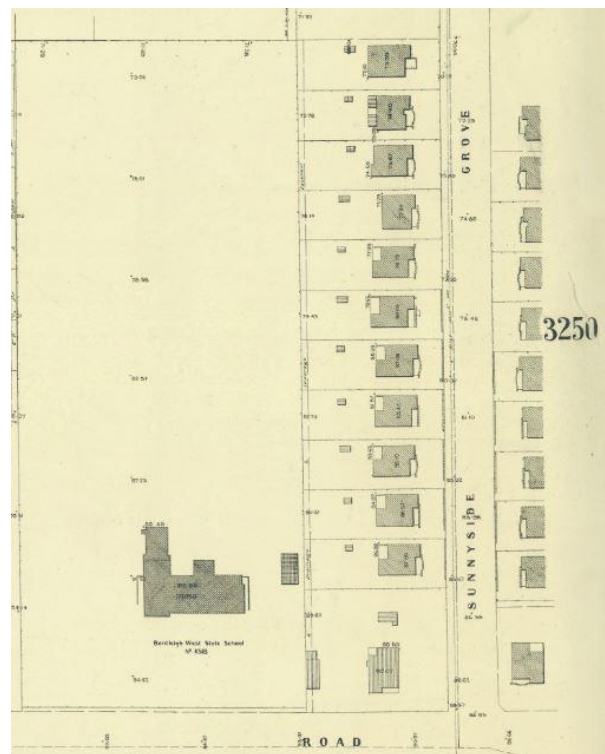
21 Sands & McDougall's directories, various  
 22 LP 11490, dated 31 May 1926. The residential allotments were generally 50 x140 feet (15.2 x 42.7 metres)  
 23 Sands & McDougall's directories, various  
 24 LP 11516, dated 21 June 1926. The residential allotments were generally 50 x140 feet (15.2 x 42.7 metres)  
 25 Sands & McDougall's directories, various  
 26 LP 12060, dated 23 June 1927. The residential allotments were 50 x144-150 feet (15.2 x 43.9-45.7 metres)  
 27 Sands & McDougall's directories, various  
 28 LP 12154, dated 29 August 1927. The residential allotments were 50 x140-144 feet  
 29 Sands & McDougall's directories, various

Date	Estate Name or Street/s	Details
		<p>Messrs. H. C. Costello and Company, 405 Collins street, Melbourne, report having held a sub-divisional sale of Dick's Estate, Bentleigh, on Saturday. The estate is situated in Centre road, Bentleigh, on the western side of the line, and surrounded by good residences. It had been sub-divided into 11 shops fronting Centre road, and 20 villa sites in Eddy's Grove. There was an attendance of more than 250 persons, and the auctioneer (Mr. H. C. Costello) disposed of the bulk of the estate. Allotments in Centre road sold to £9/12/6, and in Eddy's grove to £5/7/-a lot.<sup>30</sup></p> <p>A builder T Lynch advertised a few houses in Dicks Estate later in the year as follows:</p> <p>Bentleigh — For Sale. Only a few of my better class homes left, consisting of 5 rooms, brick rough cast villas. Indirect lighting panelled and dome ceiling, tapestry fireplaces, sunken bath, tiled bathroom, and gas recess, built-in dresser and bookcases, gas-heater and copper. E.L., hot water service, garage, concrete drive and paths, sewerage, brick fence. Price from £1150 to £1400. Small deposit. On the job week-ends. Dicks Estate, Bentleigh, off Centre Road. 4 min. station. T. Lynch. Builder and Designer.<sup>31</sup></p> <p>This Lynch is likely Thomas Edward Lynch of 25 Whitmuir Street, to the north of Eddys Grove,<sup>32</sup> who died in early 1930.<sup>33</sup></p> <p>In 1933, there were 31 houses in Eddys Grove.</p>

Contemporary MMBW plans capture some of the stages of growth during the late 1920s with some streets being largely developed with adjacent streets being mostly vacant/unbuilt.

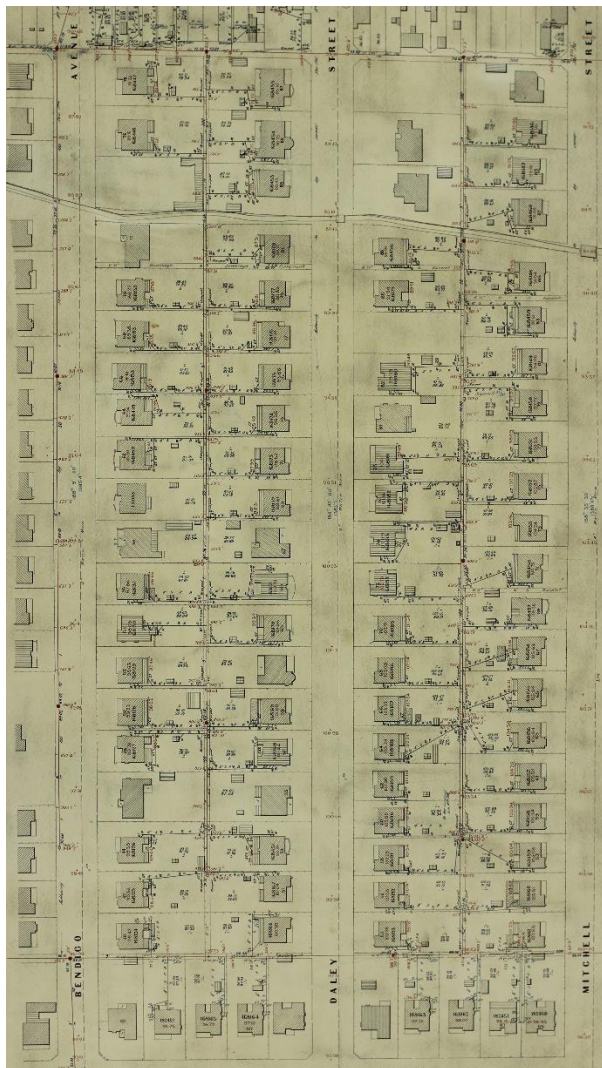


MMBW plan showing Milton Street (then Ebenezer Street) undeveloped and the west side of northern end of Sunnyside Grove developed. (Source: MMBW detail plan 3248, dated 1927, SLV)

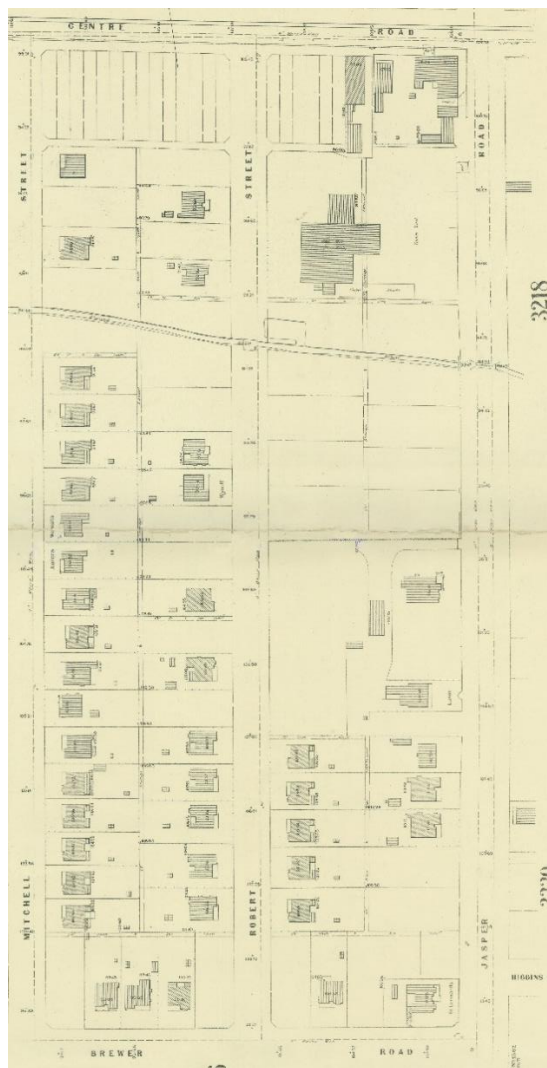


Both sides of the southern half of Sunnyside Grove developed. (Source: MMBW detail plan 3249, dated 1928, SLV)

<sup>30</sup> 'Bentleigh Allotments', *Argus*, 23 April 1929, p10  
<sup>31</sup> 'Houses and Land for Sale', *Herald*, 14 December 1929, p39  
<sup>32</sup> 'For Sale', *Herald*, 7 September 1929, p31  
<sup>33</sup> 'Assignment in Trust', *Age*, 26 March 1930, p19



Bendigo Avenue (left), Daley Street (middle), and Mitchell Street (right) nearly fully developed.  
 (Source: MMBW detail plan 3254, dated 1926, SLV)



Mitchell Street (left) mostly developed but less so to Robert Street (middle), and Jasper Road (right)  
 (Source: MMBW detail plan 3255, dated 1927, SLV)

By 1929, the local boom was being reviewed in the daily newspapers. With the rendering of the land:

so valuable that growers of vegetables are tempted to sell their holdings and go to other districts .... Bentleigh is a favourable example of the kind of settlement which was expected to be brought into existence by the electrification of the suburban railways. This reduced travel time between Bentleigh and the city from 35 minutes to 25 minutes ...

Particular attractions of the locality were proximity to the seaside, cheap allotments, excellent loamy soil for gardening, and a clear space on which a suburb of entirely new houses and shops could be built, with good modern roads and footpaths, and that general aspect of modernity for which home builders have a strong preference.

The success of the settlement can be judged by the fact that in the last two years 1,000 houses have been built in Bentleigh, and £30,000 has been spent on the erection of shops and a picture theatre. A State school has been established, and there is a cross country motor-bus service giving access to the bayside and running as far as Middle Brighton. Water and gas supplies and sewerage have been installed.<sup>34</sup>

By 1931, much of the precinct had been developed, more so at the eastern end. Only Mitchell Street had been completely developed, though there were minimal gaps to Burgess Street (one block) as well as Bendigo Avenue and Daley Street (a few blocks each). Although the intervening streets between the two sections of the precinct – Lorraine and Mavho – were predominantly developed, they have since undergone extensive change. Further west, all the original houses to the east side of

<sup>34</sup> 'Bentleigh Homes', *Argus*, 2 July 1929, p10

Campbell Street had been completed but five had not been constructed to the west side. Gilbert Street was the least developed, as only about half of the allotments had been built upon. About seven allotments in Cairnes Grove were vacant as well as about 10 allotments in both Eddys and Sunnyside groves. Over half of the houses on the north side of Brewer Road had been erected, with a gap where the Elster Creek drain/easement intersects near Anstee Grove.



1931 aerial photograph of the precinct area – Adam Street (west) to Jasper Road (east). The main drain/Elster Creek is the diagonal at the south-western end of the precinct (indicated by red dash)  
(Source: Landata, Maldon Prison, Proj. No. 1931, Run 25, Frame 2480)

The blocks adjacent to the drain were initially undeveloped as the Elster Creek was prone to flooding with a serious episode occurring in July 1936:

Wakened at 3 a.m. today, residents in Brewer's Road and Chariton Street, Bentleigh, found their homes surrounded by a rustling torrent of water which had overflowed from the Elster Creek. In some of the houses water was over the flooring, and householders were forced to stack their furniture on tables and boxes.

Fences were torn down by the torrent, and others were smashed by householders to allow the water to get away faster. Fifty new homes which are being built, were in danger at noon today of being flooded to a depth of 18 inches and two feet...<sup>35</sup>

Elster Creek extended through several suburbs and was a problem along the length of its course. In August 1937, the situation was described as follows by a Bentleigh resident in a letter to the *Argus*:

The creek is a source of trouble right along its course from the outlet at Elwood to Carnegie in one direction, and through Bentleigh to Moorabbin in another. Where portions have been made, as in Bentleigh, the drain is too small to carry the water in times of heavy rainfall, and where it is unmade it has become a disease-breeding sewer where evil-smelling rubbish collects and decays. The municipalities concerned should make a joint effort to induce the Government to provide funds for the Board of Works to construct an adequate covered drain throughout the whole length.<sup>36</sup>

A public meeting was held a few days later arranged by the local progress associations to discuss how 'to urge the Board of Works to have the Elster Creek covered'.<sup>37</sup> Subsequently funds were approved by the State government in March 1939 for a combination of barrel and box drains as well as pitched sections.<sup>38</sup> This allowed for the infill development of the vacant blocks in the vicinity of the drain, commencing during the early 1940s.

By 1945, there was near complete development within the precinct, with the main gap being associated with the drain at the west end affecting parts of Sunnyside and Eddys groves, as well as Brewer Road. Three allotments on the west side of Campbell Street and one on the west side of Bendigo Avenue were undeveloped.

<sup>35</sup> 'Prepare to Vacate Homes' *Herald*, 4 July 1936, p1

<sup>36</sup> 'Infantile Paralysis, *Argus*, 3 August 1937, p8

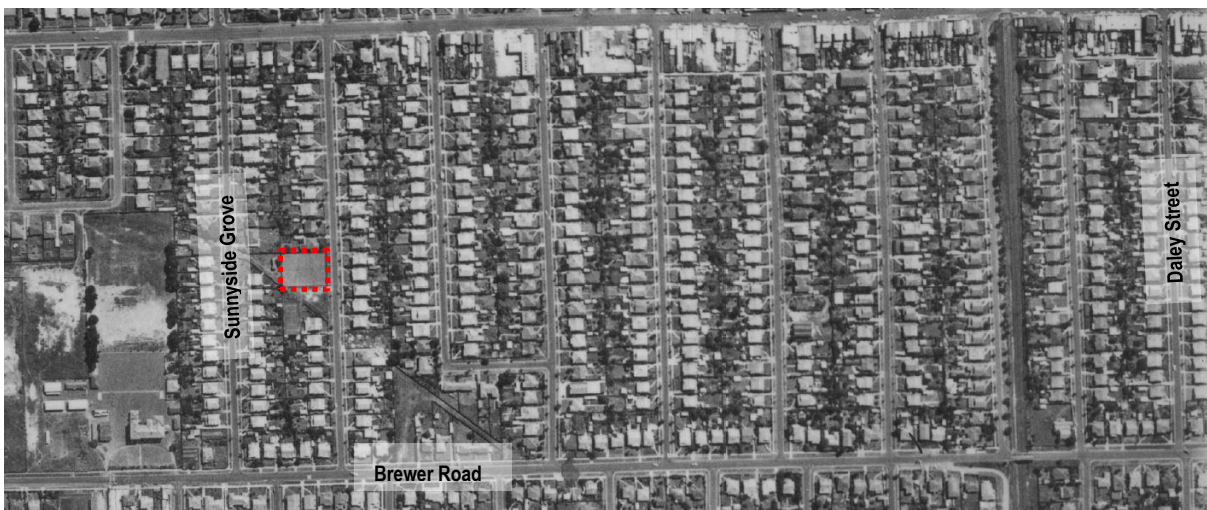
<sup>37</sup> 'Protest Meeting over Elster Creek', *Herald*, 7 August 1937, p7

<sup>38</sup> 'Elster Creek Plan', *Argus*, 10 March 1939, p12



1945 aerial photograph showing much of the precinct area – Gilbert Grove (west) to Jasper Road (east).  
 (Source: Landata, Melbourne and Metropolitan Area Project, Proj. No. 5, Run 11, Frame 57529)

By 1956, two vacant allotments on the west side of Sunnyside Grove had been built upon with their unusual boundary reflecting the location of the drain. The nearby allotments in Eddys included tennis courts. The existing building at 222 Centre Road, west corner of Eddys Grove, had been erected by this time.



1956 aerial photograph of much of the precinct area – Adam Street (west) to Daley Street (east). Note tennis courts at 15-19 Eddys Grove (indicated).  
 (Source: Landata, Melbourne Outer Suburbs Project, Proj. No. 250, Run 28, Frame 99)

The western half of the factory at 99 Brewer Road, corner of Bendigo Avenue, was constructed between 1956 and 1960. In 1960, it was listed as the Goliath-Thong Loose Leaf Book Co. In 1963, a house still remained at the eastern half.





1963 aerial photograph – western half of factory at 99 Brewer Road had been constructed (arrow) and the tennis courts in Eddys Grove were extant (star).

(Source: Landata, Melbourne 1963 Project, Proj. No. 486, Run 20, Frame 134)

The tennis courts at 15-19 Eddys Grove were developed with the extant units post-1974.<sup>39</sup>

### Former Church of Christ

In early March 1932, the first Church of Christ was constructed on the site at 4 Gilbert Grove in a single day as reported in contemporary newspapers:

The ambitious task, of erecting a church in one day was accomplished at Bentleigh last Saturday by the adherents of the Church of Christ. The building, which is of weatherboards and fibrous plaster, occupies a position in Gilbert grove, between Centre and Brewer roads. Work was begun at daybreak by 30 men, and shortly after 10 p.m. the finishing touches were placed on the building. In addition to the erection of the church, the grounds were fenced. During the arduous day's work the men were supplied with refreshments by a band of 45 women helpers. The building, which will accommodate about 150 people, was erected at a small expenditure, the only outlay being for the materials, which were obtained at cost price. When the builders had completed their work the furniture; including seats and an organ and piano, was placed in position, and a thanksgiving service was held.<sup>40</sup>

The original weatherboard church has a transverse gable (ridge parallel to the street) and was relocated to the rear of the site, where it seems to survive when the front brick chapel was constructed.<sup>41</sup> J Wallinga was the architect,<sup>42</sup> who was responsible for other projects for the Church of Christ at this time - in Thornbury (1949) and Coburg (1951).<sup>43</sup> The extant brick chapel was opened on 29 October 1949 by the president of the Conference of Churches of Christ in Victoria, Mr D A Cockroft.<sup>44</sup> Reportedly the footings were initially located near the front boundary but after an inspection by the Moorabbin Council, they had to be setback 25 feet as required at the time.<sup>45</sup>

<sup>39</sup> *Sands & McDougall's directory*

<sup>40</sup> 'Church Built in a Day', *Horsham Times*, 11 March 1932, p3

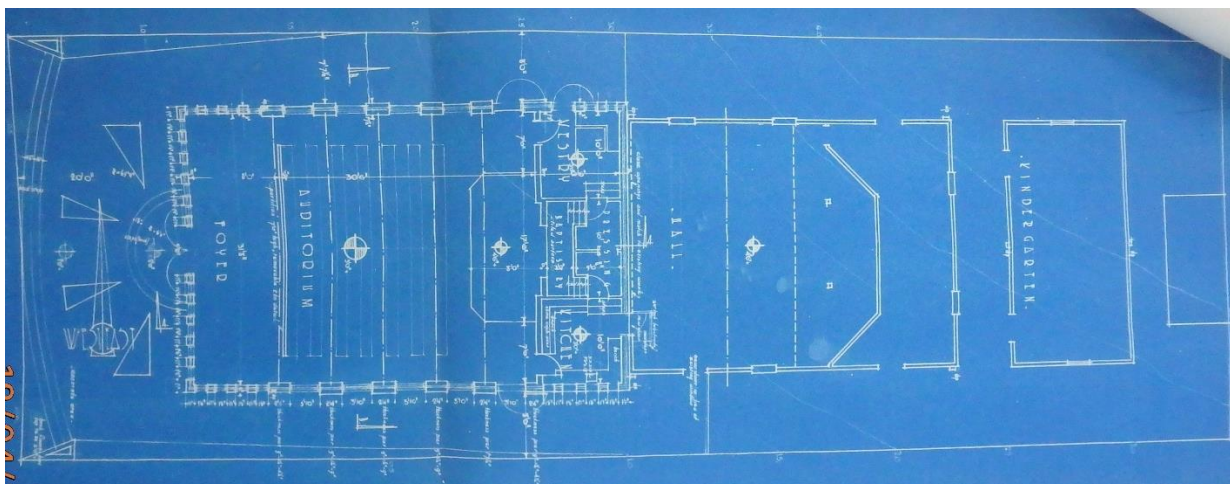
<sup>41</sup> Compare 1945 and 2019 aerials; Building File: transcripts of 'Informal unstructured interviews with surrounding residents', held on 10 June 1998

<sup>42</sup> PROV, Public Building File, VPRS 7882, P1, Unit 903

<sup>43</sup> 'Tenders', *Age*, 5 November 1949, p13 and 3 October 1951, p16

<sup>44</sup> *Argus*, 29 October 1949, p38

<sup>45</sup> Building File: transcripts of 'Informal unstructured interviews with surrounding residents', held on 10 June 1998



Church of Christ, 1949 site plan  
(Source: PROV, Public Building File, VPRS 7882, P1, Unit 903)

During the 1930s the congregation had typically been comprised of 70-80 people but began decreasing from the late 1970s and the last service was held on 21 December 1997.<sup>46</sup> Subsequently it has been acquired by the Greek Orthodox Church and named Saint George the Theologian. It was one of two Greek Orthodox churches in the vicinity, with the other being Saints Raphael, Nicholas, Irene at 531 Centre Road. The Bentleigh area has a relatively high percentage of the community who are associated with Eastern Orthodoxy.<sup>47</sup>

### Thematic Context/Comparative Analysis

*City of Glen Eira Heritage Management Plan – vol. 1 (Historical Background):*

- Suburban Expansion and Consolidation (1920s-1930s),
- Epilogue (1940s).

*Known comparable places in the City of Glen Eira:*

The Bentleigh Residential Precinct is one of several Interwar period housing precincts in Glen Eira, reflecting the fact that the period was a major phase of development in much of the municipality. The Bentleigh Residential Precinct is one of the largest precincts and features a broad array of Interwar period styles, with a high proportion of bungalow style houses, though mainly brick examples, as well as some Spanish Mission and Tudor Revival, and a few Moderne style houses.

- Beauville Estate and Environs, Murrumbeena (HO12) – a precinct constructed by the A V Jennings Company during the mid to late 1930s consisting of brick houses with relatively restrained detailing including Moderne, Tudor Revival styles, etc. and other facilities (shops and tennis court). It has a cul-de-sac similar to The Highway, Bentleigh.
- Glen Huntly Park Estate and Environs (HO28) – a large, mostly 1930s development with concrete roadways and a mix of predominantly brick housing in the Spanish Mission/Mediterranean, Old English, Georgian Revival and Moderne styles. Some timber bungalows in Neville Street.
- Hillcrest Avenue and Environs, Caulfield (HO32) – a small precinct of consistent masonry housing constructed by the A V Jennings Company during 1933 and 1934 with examples of Spanish Mission/Mediterranean and Old English styles prevailing.
- Glen Huntly Tram Depot and Glen Huntly Road Environs (HO70) – a small precinct that includes several brick, Interwar period houses dating to circa 1930.
- Glen Eira Road and Environs, Caulfield North (HO73) – consisting of commodious brick houses mostly dating to the Interwar period, but also some from the Late Federation period and a Victorian period mansion, *Nithsdale*. A range of typical styles are evident including Californian bungalows, Spanish Mission/Mediterranean, Old English, and Moderne.

<sup>46</sup> Statutory declaration, dated 20 May 1998; transcripts of 'Informal unstructured interviews with surrounding residents', held on 10 June 1998

<sup>47</sup> According to the 2011 census, 8% of the population of Bentleigh, and 10.9% in East Bentleigh, identified as Eastern Orthodox when the average in Victoria was 4.3% ('Bentleigh and Bentleigh East', *Victorian Places*)

- Ormond Precinct environs (HO75) – a larger precinct that includes a similar array of Interwar period housing, though with relatively more timber bungalows, but also commercial buildings to McKinnon Road, and a school. It also includes some earlier housing stock from the Victorian and/or Federation periods, reflecting a more diverse and earlier phases/s of development. Overall, it is probably less cohesive than the Bentleigh Residential precinct.
- Vadlure Avenue and Balaclava Road, East St Kilda (HO76) – this small precinct consists of more substantial and distinctive examples popular during the Interwar period.
- Bentleigh Heights Estate Precinct (recommended for a HO) – a smaller precinct developed over a shorter time during the late Interwar period (late 1930s and early 1940s) and has a high concentration of the styles popular at that time, especially the Old English/Tudor Revival and Moderne.
- Rose Hill Estate Precinct (recommended for a HO) – a smaller precinct developed over a broad period during the Interwar period (though from the late 1920s to mid-1940s) with a diverse array of the styles popular at that time represented including bungalows, Spanish Mission, Georgian Revival but also Moderne and Old English/Tudor Revival.

### Condition

Good

### Integrity

Mostly intact

### Previous Assessment

Bentleigh Historic Area in Andrew Ward, *City of Glen Eira Heritage Management Plan*, 1996, vol. 2, pp137-141

### Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

### Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the land associated with the following properties:

- Centre Road: nos 202-224 (south side),
- Milton Street: nos 4 to 10 (east side) and nos 1 to 9 (west side)
- Sunnyside Grove: nos 2 to 40 (east side) and nos 1a to 39 (west side)
- Eddys Grove: nos 2 to 40 (east side) and nos 1 to 39 (west side)
- Cairnes Grove: nos 2 to 34 (east side) and nos 3 to 35 (west side)
- Anstee Grove: nos 2 to 8
- Gilbert Street: nos 2 to 40 (east side) and nos 1 to 43 (west side)
- Campbell Street: nos 2 to 44 (east side) and nos 1 to 41 (west side)
- Burgess Street: nos 1 to 43 (west side)
- Bendigo Avenue: nos 40 to 76 (east side) and nos 45 to 83 (west side)
- Daley Street: nos 54 to 92 (east side) and nos 49 to 85 (west side)
- Mitchell Street: nos 52-80 (east side) and nos 53-75 (west side)
- Brewer Road: nos 31 to 43, 51 to 73, 101 to 125 (north side)



Recommended extent of heritage overlay  
(Source: Nearmap, depicting 22 February 2019)