

## Statement of Significance: Bentleigh Heights Estate Precinct

Date of Statement: Early 2019

<b>Address:</b>	The Highway (all) and Centre Road (nos 519-521), Bentleigh	<b>Name:</b>	Bentleigh Heights Estate Precinct
<b>Place Type:</b>	Interwar Period	<b>Grading:</b>	Significant
<b>PS ref no:</b>	HO169	<b>Constructed:</b>	1939 to 1942



### What is significant?

The Bentleigh Heights Estate Precinct extends along both sides of The Highway and includes the adjoining houses to Centre Road.

The following features contribute to the significance of the precinct:

- Intact dwellings dating to the late Interwar period in a range of styles,
- Intact roof forms (hipped and/or gabled) and tiling (glazed terracotta and concrete),
- Original chimneys,
- Intact walls of face brick (red, clinker, cream, tapestry) and/or rendered (roughcast and smooth finishes),
- Original brickwork detailing (primarily banding),
- Original porches,
- Intact timber windows and doors. Two houses have decorative glass – lead lighting and/or stained glass,

- Original low front brick fences,
- Original garages,
- Original concrete driveways, especially those with a central grass island, and
- Original concrete crossovers, kerbing and guttering with exposed aggregate.

Contributory places:

- 519, 519A, 521 Centre Road
- 1A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 25, 27, 29, 31, 33 The Highway.

Non-contributory places:

- 2A, 19, 21 The Highway.

**Map 1: Bentleigh Heights Precinct: Contributory and Non Contributory Places**



### **How is it significant?**

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The Bentleigh Heights Estate Precinct is of local historical and aesthetic significance to the City of Glen Eira.

### **Why is it significant?**

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The Bentleigh Heights Estate Precinct is of historical significance as it reflects the development of Bentleigh as a suburb initially attractive to market gardeners and later to residential developers. From about the turn of the century to the late 1930s, the precinct area was probably employed, at least initially, for market gardens as the Higgins family, owners of the land from 1902 to 1938, were active in this endeavour at the time but possibly as a dairy during the 1920s and 1930s. The suburb however underwent rapid growth from about the mid-1920s stimulated by the improved railway services as a result of electrification of the system. The land associated with the precinct subsequently came to be owned and developed by the real estate agents Waters and Ennis who with their advertising were seeking to attract a relatively affluent clientele, indicating the growing desirability of the area. Unusually, the precinct was developed during a short (three year) period from 1939 to 1942. (Criterion A)

The Bentleigh Heights Estate Precinct is of aesthetic significance as consisting of a cohesive group of good quality and distinctive Interwar period dwellings. Generally reflecting the influence of either the Tudor Revival or Moderne styles, the design of each house varies. Though similar detailing was often employed on a few buildings, it is combined in an individual way. The building stock is largely intact and distinguished by the prevalence of tapestry bricks, reflecting attention to detail above the norm, and the 'progressive' use of concrete for canopies and window hoods. In addition, many of the ancillary elements are intact such as masonry front fences, concrete kerbing and channelling, and some concrete driveways with grassy islands. (Criterion E)

### **Primary source**

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*Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Residential) 2019* (RBA Architects and Conservation Consultants)