

## ROSE HILL ESTATE PRECINCT

---

<b>Address</b>	Rose Street (all properties) and Centre Road (nos 253-259), Bentleigh
<b>Significance</b>	Local
<b>Construction Dates</b>	1928-1945
<b>Period</b>	Interwar
<b>Date Inspected</b>	Early 2019



### Statement of Significance

#### What is Significant?

The following features contribute to the significance of the Rose Hill Estate Precinct:

- Intact dwellings dating to the Interwar period in a range of styles,
- Intact roof forms (hipped, gabled, hipped gable) and roof cladding, predominantly terracotta (un/glazed) with one concrete (no. 9),
- Original detailing to gable ends including shingles, battened sheeting, tapestry bricks, etc.
- Original chimneys,
- Intact walls of face brick (red, clinker, cream, tapestry) and/or rendered (roughcast and smooth finishes),
- Original brickwork detailing – diamonds, banding etc.,
- Original porches,

- Intact openings – windows and doors – predominantly timber with one steel-framed example (no. 13). Several windows have decorative glass – arched timber glazing bars, lead lighting, and/or stained glass,
- Original low front masonry fences,
- Original garages, and
- Original concrete driveways, especially those with a central grass island, and crossovers.

Contributory places:

- Centre Road: nos 253, 255, 257, 259
- Rose Street: nos 2, 3, 4, 5, 6, 1/7, , 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, , 27, 28, 30

Non-contributory places:

- Rose Street: nos 1, 2/7, 19, 23, 24, 26, 25, 25A, 29

### How is it Significant?

The Rose Hill Estate Precinct is of local historical and representative significance to the City of Glen Eira.

### Why is it Significant?

The Rose Hill Estate Precinct is of historical significance as it is representative of the rapid establishment and development of middle class housing estates in Bentleigh, often referred to contemporaneously as a 'progressive suburb' during the Interwar period. The improvement of railway services with electrification provided a catalyst for this development. Much of the construction dates to circa late 1920s (1928-31), which was probably the most intense phase of development in the area, and continued at a steady pace over the ensuing decade or so. Some of the dwellings are known to be designed and/or constructed by local builders. (Criterion A)

The Rose Hill Estate Precinct is of representative significance for being comprised of a good and largely intact examples of the various architectural styles that were popular during the Interwar period and their interpretation by local builders. Most prevalent is the Bungalow style, with a few examples each of the Spanish Mission, Georgian Revival, Old English and Moderne styles. The buildings were individually designed, though there are similarities among the examples of the various styles suggesting the work of particular builders, and display a sound level of craftsmanship. (Criterion D)

### Description

The Rose Hill Estate Precinct consists of 34 allotments – four to Centre Road (west side) and 30 allotments with an address to Rose Street (15 each to the east and west sides of the latter). The allotments vary slightly in size with those in Centre Road being wider, about 16 metres as compared to 15 metres in Rose Street. The allotments on the west side of Rose Street are about 15 metres longer than those to the east side – 66 metres as compared to 51 metres – and some rear subdivision has occurred. The land at the southern end is flat and higher than that at the northern end of the precinct, adjacent to Allnut Park, which is nearly four metres lower.

The carriageway is asphalt, whereas the paving, crossovers, kerbing and channelling are concrete. Most of the concrete components are probably original, with intermittent sections being replaced. The street planting, to grassy verges, is varied. There are several mature paper bark trees (*Melaleuca quinquenervia*), more so at the south end, and other smaller trees/bushes, more so at the north end.



Rose Street, north end, showing original crossover and mature paper bark tree

The houses are free-standing and generally set back several metres from the front boundary in a garden setting consistent with most contemporary suburban development. Front gardens typically include areas of lawn and perimeter planting consisting of various shrubs. Most houses are visible and there are few established trees. Front fences are usually low, including several original masonry – face brick or rendered. There are also timber-framed fences – such as traditional pickets or contemporary slats and one with wire mesh.

A few original driveways survive with concrete paving, some with a central grass island (nos 2, 7, 11, 13, 14, 27). Others have been replaced with red bricks, asphalt or the like. One place, 259 Centre Road, retains an original garage with timber doors.

The original buildings, of which there are 27, are single storey, date to the Interwar period and are largely intact. The roof forms are usually either gabled (the bungalows) or hipped, with a few being a combination of hipped and gabled sections (those in the manner of the Old English style). Several bungalows also have hipped gable roofs. These roofs are universally clad in tiles, with many of the earlier bungalows having unglazed terracotta tiles and the other houses generally having glazed terracotta, with one instance of concrete tiles (no. 9). There are eaves with the soffits lined in timber boards or battened sheeting. Most houses retain original chimneys – which tend to be shorter to the bungalows and more prominent to the later buildings – with the deficits generally being to the bungalows on the east side of Rose Street.

The massing is predominantly asymmetric with porches being a standard feature. The walls are brick, either face brick and/or rendered. The render tends to be roughcast to the bungalows and smooth to the Moderne style houses. 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. The main front windows are often grouped in three (tripartite) with a central fixed pane and flanked by double hung sashes. The bungalows often have decorative glass to the upper sashes such as leadlight quarrels, diamond or square, some with stained glass. There is one house, no. 13, from the final wave of construction, which has steel-framed windows.

### Styles

Among the main first wave of construction (1928-1931) the Bungalow style is the most prevalent with a few examples revealing the influence of the Spanish Mission or Georgian Revival styles.

The Bungalow style buildings have predominately broad gable or hipped gabled roofs, usually with exposed rafter ends to their timber lined soffits. The gable ends have battened sheeting and/or shingles, and those with hipped gable ends have battens with a capital-like element and some also a curved upper margin (nos 4, 17, 27). The bricks are usually red and clinker, some with remnant tuck-pointing. In combination with render, there are examples with quoining, stepped bands, and diamond motifs to the

brickwork. Overall, the informal design of the bungalows reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'.



2 Rose Street, Spanish Mission influence



6 Rose Street, Bungalow style – segmental arched porch



10 Rose Street, Bungalow style – semi-circular arch to porch



12 Rose Street, Bungalow style – gable roof



7 Rose Street, Bungalow style – hipped gable roof



21 Rose Street, Georgian Revival style influence

In regards to the two other styles evident in the building stock from the early phase, the examples reflect their influence rather than being clear examples of their respective style. The two houses with some Spanish Mission styling (nos 2 + 3, opposite each other at the south end of Rose Street) have the characteristic barley twist columns to the front porch but lack other detailing typically associated with the style such as Roman pan tiles or a trowelled rendered finish. That said, no. 3 has an arcaded loggia (three arches), another hallmark of the style. The two houses with some Georgian Revival styling have a symmetrical façade, when most contemporary houses were asymmetric, and a central, paired columned porch (nos 15 and 21). One of the later houses, completed by 1935, also displays the influence of the Georgian Revival style as it has a side porte-cochere with Ionic columns.

During the late 1930s, three houses were built in the Old English/Tudor Revival style. The example at 253 Centre Road is the most distinctive of this group with rendered walls, battered chimney and decorative glazing. The other two examples in Rose Street, nos 16 + 20, are both mainly clinker brick. All three have some contrasting brickwork detailing and corbelled gable ends.

There are a few examples of Moderne style buildings, or the influence thereof, from the late 1930s/early 1940s: these include 259 Centre Road, and 7, 13, 18 Rose Street. Three buildings are rendered, and another is cream brick. Typical of the Moderne style, and related to the metaphor of the machine influencing building design, they have a sleek appearance. Characteristic detailing includes narrow horizontal banding, corner windows, curved porches with a parapet, and broad chimneys to the façade. One example (no. 13) has steel-framed windows, which became more common in residential buildings after WWII. The garage to 259 Centre Road has horizontal glazing bars to the upper windows, reflecting the Moderne style of the associated house.



253 Centre Road, Old English Revival influence



259 Centre Road, Moderne style influence



18 Rose Street, Moderne style influence



13 Rose Street, Moderne style with original garage and fence

The following table summarises the key details of each extant original house in Rose Street and Centre Road that contributes to the precinct.

Address	Details
<b>Centre Road</b>	
253	Old English Revival influence, tall battered chimney, corbelled gable ends, decorative glass, concrete hoods, original brick fence
255	Bungalow style, transverse ridge, non-original dormers, curved bay, diamond quarrels to lower sashes, scalloped detail
257	Bungalow style, arched openings to porch, decorative glass, scalloped detail
259	Moderne style, curved porch with parapet, original garage and crenulated fence

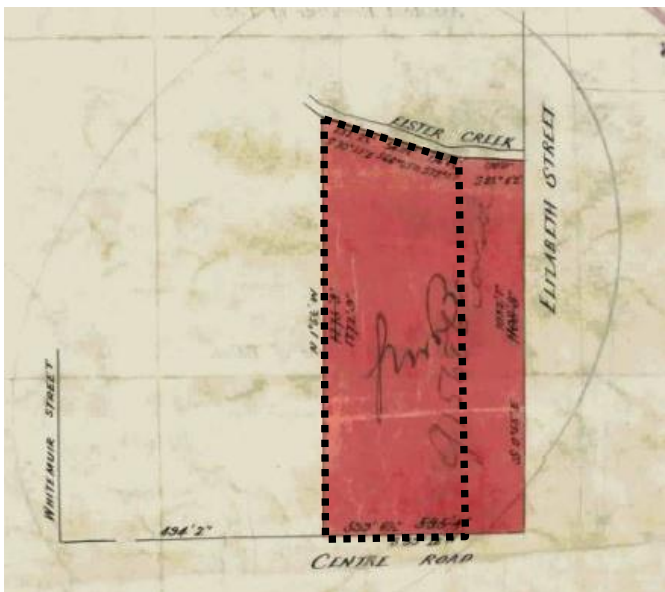
Address	Details
<b>Rose Street – west side</b>	
3	Spanish Mission influence, triple arched porch, prominent additions, low brick fence
5	Bungalow style, hipped gable ends, partly obscured, low brick fence
7	Moderne style, narrow banding, prominent additions
9	Contrasting roughcast and smooth render, curved bay window, porte-cochere with Ionic columns, low masonry fence with rail
11	Bungalow style, hipped gabled ends, arched porch, corner bay, decorative glass, boxed frame window, low masonry fence
13	Moderne style, narrow banding, curved porch (overpainted), original brick garage and low fence
15	Symmetrical bungalow with Georgian Revival style porch and multi-paned, upper sashes
17	Bungalow style, transverse ridge with hipped gabled ends, decorative glass, low masonry fence
21	Georgian Revival style porch, symmetrical façade, decorative glass, low masonry fence
27	Bungalow style, hipped gabled ends, wide arched porch, roughcast walls, boxed frame window
<b>Rose Street – east side</b>	
2	Spanish Mission influence, barley twist columns to arched porch entry, multi-paned windows, low masonry fence
4	Bungalow style, hipped gable roof, (three-centred) arched opening to porch, altered windows, low brick fence (probably not original)
6	Bungalow style, gable roof, segmental arch to porch, low brick fence
8	Bungalow style, gable roof with transverse ridge, had been a lower timber fence in manner of existing
10	Bungalow style, original tiling to semi-circular arched central porch, decorative glass, original doors
12	Bungalow style, gable roof, diamond quarrels, complementary masonry fence (possibly not original)
14	Bungalow style, gable roof with transverse ridge, diamond quarrels, original door
16	Old English Revival influence, tapestry brick detailing, arched entry to gable porch, original brick fence recently removed
18	Moderne style, broad chimney, narrow banding, curved porch with parapet, corner window, original brick fence
20	Old English Revival influence, gable end with Roman brick detailing, unsympathetic additions, crenulated brick fence
22	Bungalow style, gable roof, diamond quarrels, timber-framed fence
28	Bungalow style, gable roof, contrasting brick detailing has been overpainted
30	Bungalow style, gable roof with transverse ridge, fluted columns to porch, original doors, diamond quarrels, low brick fence (possibly not original)

## History

The Rose Hill Estate, like much of Bentleigh, formed part of Dendy's Special Survey 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>1</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>2</sup>

Limited development occurred in the area during the 19<sup>th</sup> century, when it was widely employed for market gardens, particularly by people of Irish descent.<sup>3</sup> The railway reached Bentleigh in 1881 – the station, initially known as East Brighton, it was renamed Bentleigh in 1907 after the Victorian Premier, Sir Thomas Bent (1838-1909), who was raised in the area. Although some subdivision occurred during the 1880s, few sites were developed until the electrification of the railways during the 1920s, which allowed for more, and faster, services.

In 1895, John Mark Davies, MLC of Melbourne, and James William Manifold Aitken of Warrnambool, gentleman, acquired nearly 65 acres in this part of Bentleigh, encompassing most of the land between Whitmuir Road and Wheatley Road/Oak Street (between McKinnon and Centre roads). In May 1906, Davies became the sole proprietor.<sup>4</sup> Five months later he sold most of his holdings, about 50 acres, to James Somers Bradford, esquire, of *Alington* in Bath, England.<sup>5</sup> In May 1909, William Anderson a local market gardener of Centre Road, East Brighton purchased about 16 acres between Elster Creek (north) and Centre Road (south).<sup>6</sup> These holdings included the Rose Hill Estate as well as the adjoining land on what is now the west side of Wheatley Road (then Elizabeth Street) and it was likely they were used for market gardens at least for the next decade, before the ownership changed.



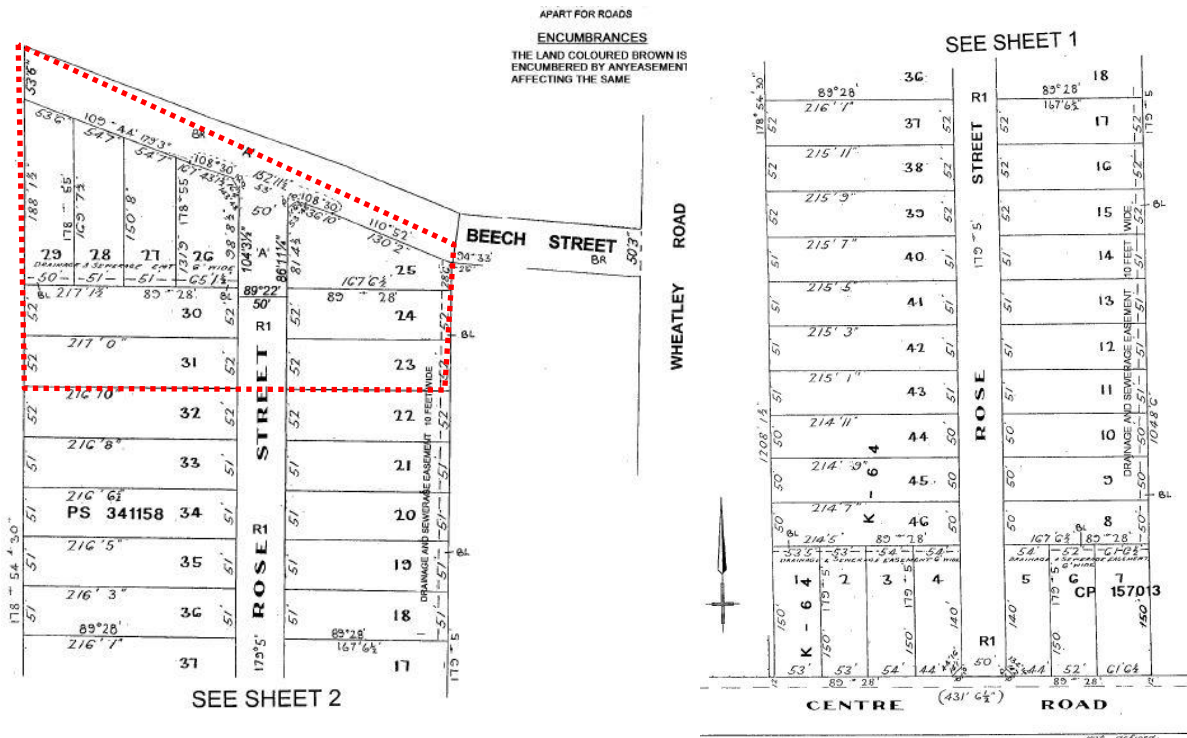
1909 plan of William Anderson's holdings  
Approximate extent of Rose Hill Estate outlined  
(Source: Certificate of title, vol. 3350, folio 990)

In December 1919, Ruby Frances Richards, married woman of Hotham Street, East St Kilda, acquired Anderson's holdings as well as other adjacent land in this part of Bentleigh north of Centre Road which included land to the southern parts of Rose

- 1 John B. Parker, 'Surveying', *The Encyclopedia of Melbourne*, eds. Andrew Brown May & Shurlee Swain, p703. It was only one of three such holdings established
- 2 Parish Plan of Moorabbin, County Bourke, VPRS 16171, P1, Plans Ma-Na
- 3 John Cribbin, *Moorabbin: A Pictorial History 1862-1994*, pp33-35. The soil, initially thought to be poor, responded well to fertilisation and careful management
- 4 Certificate of title, vol. 2559, folio 748
- 5 Certificate of title, vol. 3158, folio 451
- 6 Certificate of title, vol. 3350, folio 990

Street, Wheatley Road, and Oak Street.<sup>7</sup> The eastern part of the holdings were subdivided before those to the western part, that is, Rose Street.

By March 1927, the land at the southern end of Rose Street, between Elster Creek and Centre Road, had been subdivided into 46 allotments.<sup>8</sup> Initially Beech Street was to define/extend across the northern edge the precinct near the creek, with five allotments to it. The length of the allotments to each side of Rose Street varied from the outset with those to the west side being longer than those to the east side (about 167 feet [51 metres] as compared to about 217 feet [66 metres]). Initially there were also seven allotments to the adjoining part of Centre Road.



Original subdivision in Rose Hill Estate (northern part)  
Section acquired by Moorabbin Council outlined in red  
(Source: Landata, LP 11959, sheet 1)

Original subdivision in Rose Hill Estate (southern part)  
(Source: Landata, LP 11959, sheet 2)

The Moorabbin Council acquired nine lots, nos 23-31, at the northern end of the Rose Hill Estate which corresponds to the southern part of Allnutt Park. At this time, the council announced it would '... borrow £1750 for the purposes of purchasing land in Rose and Beech streets, Bentleigh for recreation purposes.'<sup>9</sup> Advertisements for the remaining 37 allotments appeared for about two weeks in the daily newspapers from late February through early March 1927,<sup>10</sup> in the lead up to the auction on Saturday 12 March, as follows:

**IMPORTANT LAND AUCTION**  
**ROSE HILL ESTATE**  
**BENTLEIGH**  
**37 GRAND ALLOTMENTS**

Frontages to Centre Road and Rose Street, and having wonderful depths, suitable for Tennis Courts or Garden

Ideal position, close to shops, station, and all conveniences; situated in the Toorak of Bentleigh, having splendid views of Mountains and the Bay.

<sup>7</sup> Certificate of title, vol. 4276, folio 089  
<sup>8</sup> LP 11959, the plan could be lodged from 15 March 1927; Certificate of title, vol. 4276, folio 089  
<sup>9</sup> 'Moorabbin Gets Busy', Herald 31 March 1927, p11  
<sup>10</sup> Age, 26 February 1927, p3 to 12 March 1927, p3



BENTLEIGH is the most progressive and rapidly improving suburb in the Metropolitan Area. In the last two years 650 Houses have been built; and £30,000 has been expended in a Picture Theatre and Shops. It is only 26 minutes from the City by fast Electric Trains.

It is on one of the principal railway lines, with a rapidly-increasing traffic, and is daily served by 138 fast Electric Trains.

There is a good Bus Service in operation to the Beach from Bentleigh to Middle Brighton, and now passing this Estate.

The authorised Electric Tram in Centre Road will run to the Beach and Baths at Middle Brighton in 10 minutes from Bentleigh, and will also pass this Estate.'

A portion of this -lovely Estate has been secured by the MOORABBIN COUNCIL, for BOWLING GREENS, TENNIS COURTS, and CHILDREN'S PLAYGROUND.

The NEW STATE SCHOOL is now being built close to the Estate. Water. Gas, and Electric Light available.

There is a water main right along Rose Street, and buyers can be connected without delay.

VERY EASY TERMS £5 Deposit £2 per Month per lot I

Balance at the end of 5 years. Interest at 6 Per Cent.

Illustrated Plans available. Inspect before the Sale and select more than one Lot in case you are outbid for your first choice;

Vendor's Instructions: "EVERY LOT MUST, BE. SOLD"

H. C. Costello & Co. T. A. Butters<sup>11</sup>

In these advertisements, H C Costello & Co identified themselves as 'auctioneers and subdivisional experts' and T A Butters was a local real estate agent based in Centre Road, Bentleigh. According to these advertisements, it seems that some of the places at least were offered with an option for a house plan.

The first sale to be finalised was that relating to 2 Rose Street (lot 8) on 9 June 1927 with others following over the next few years, generally as single transactions but some were bought in groups (e.g. lots 13, 14 + 18 and lots 19-22, both in 1928).<sup>12</sup> In the following year, there were no listings for properties in the Rose Hill Estate – Rose Street was not identified and there were no listings in the nearby section of Centre Road.<sup>13</sup> The situation however changed dramatically in the following year, 1929, when 17 unnumbered houses were identified at the southern end of Rose Street, between Beech Street and Centre Road. On the east side, 12 houses were listed – 11 with occupants and one was being built. Fewer houses were noted on the west side, five in total – two were occupied, one was vacant and two were being built.<sup>14</sup> It is likely that two houses on Centre Road (nos 255 & 257) were constructed at this time though they are not numbered.

A year later in 1930 many of the houses were numbered in Rose Street. On the east side, the 12 houses noted the previous year were occupied (of the extant 15 dwellings, only nos 16, 18, and 20 had not been built). On the west side however an additional five houses were noted as 10 houses in total were identified – 8 were occupied and 2 were being built.<sup>15</sup>

In 1931, there was no change on the east side (twelve houses) and 11 houses had been completed on the west side.<sup>16</sup> Of the extant 15 dwellings on the west side, only nos 7, 9, 13 and 21 had not been built. This circumstance is captured in the 1931 aerial (below), which also reveals that the extant houses at 255 and 257 Centre Road had also been built, west of Rose Street (as had houses at 263 and 265 Centre Road, east of Rose Street).

In 1930 a 'miniature tornado' affected at least two properties in Rose Street and was report in the daily newspaper.<sup>17</sup>

#### STORM DAMAGE AT BENTLEIGH

A miniature tornado swept across portion of Rose Street. Bentleigh at eight o'clock this morning, dislodging tiles from the garage roof of Mr McGuire (above). It also blew down the garden fence of the house occupied by Mr D M. Russell (below).

<sup>11</sup> 'Land Auction', *Herald*, 2 March 1927, p13

<sup>12</sup> Certificate of title, vol. 4276/folio 089. The nine allotments (nos 23-31) were officially acquired by the council on 28 June 1927

<sup>13</sup> Sands & McDougall's directory, 1928

<sup>14</sup> Sands & McDougall's directory, 1930, pp111

<sup>15</sup> Sands & McDougall's directory, 1930, pp107-108

<sup>16</sup> Sands & McDougall's directory, 1931, pp104-105

<sup>17</sup> *Herald*, 9 September 1930, p22

The two houses noted in the report were located at the north end of the street, with Mr McGuire in occupation of no. 30 and Mr Russell, no. 29.<sup>18</sup>



Storm damage in 1930 to roof of no. 30 and fence of no. 29 Rose Street  
(Source: *Herald*, 9 September 1930, p22)

The other nine vacant allotments were acquired by one person in 1931,<sup>19</sup> possibly E Halley, and were gradually built upon over the ensuing decade as follows:

- Centre Road: no. 253 by 1938; no. 259 was listed as being built in 1940,
- Rose Street, east side: no. 20 by 1940; nos 16 + 18 by 1942,
- Rose Street, west side: no.9 by 1935, no. 21 by 1938, no. 13 by 1942, no. 7 by 1944-45.<sup>20</sup>

Of this latter group, it is known that a local builder E Halley was responsible for 18 Rose Street. The house was noted as being under construction in February 1940, when he was advertising another completed house in Bentleigh, which survives at 14 Bruce Street.<sup>21</sup> Halley advertised for other houses in the area during the late 1930s and early 1940s, some of which were illustrated such as 25 Bent Street.<sup>22</sup> Other known extant examples in Bentleigh are at located 100 Brewer Street, described as a triple fronted brick villa, and 12 Wheatley Road.<sup>23</sup> It is likely he also built the extant, Moderne style house (*San Mer*) at 190 Centre Road (east corner of Adams Street) for himself.<sup>24</sup> Other houses by Halley were advertised at undefined locations in Bentleigh, McKinnon and Ormond.

<sup>18</sup> Sands & McDougall's directories, 1930 and 1931

<sup>19</sup> Lots 36, 40, 42, 43, 1, 4, 15, 16, 17 of LP11959 were acquired on 4 December 1931 – Certificate of title, vol. 4276, folio 089, sheet 4

<sup>20</sup> Sands & McDougall's directories, various

<sup>21</sup> 'Houses and Land for Sale', *Herald*, 24 February 1940, p32. This may be Ernt Ivan Francis (E I F ) Halley who became major of Moorabbin in 1951 (*Age*, 4 September 1951, p6)

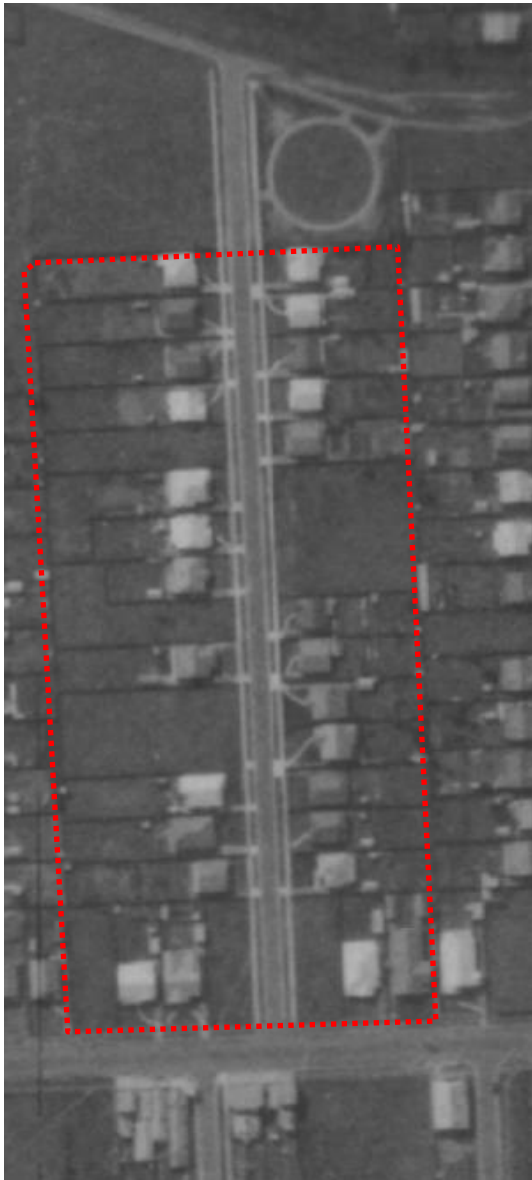
<sup>22</sup> *Herald*, 8 July 1939, p38

<sup>23</sup> *Age*, 4 June 1938, p8 and *Herald*, 6 July 1940, p26

<sup>24</sup> E Halley's address (190 Centre Road) is noted in several advertisements, e.g. *Herald*, 24 February 1940, p32

Due to the similarity in the combination of detailing (e.g. front doors and scalloped trim), it is likely that the adjacent houses at 257 and 259 Centre Road were erected by the same builder, who was likely responsible for some houses in the Bentleigh Residential Precinct.

A 1946-47 aerial shows that all the available allotments in the Rose Hill Estate had been developed.<sup>25</sup> In several instances, pedestrian paths, likely concrete, are evident and typically extending in a diagonal manner from a driveway. To the street, concrete paths had been installed and some street planting is evident.



Rose Hill Estate – 1931 aerial photograph with over ¾ developed (Source: Landata, Maldon Prison, Proj. No. 1931, Run 25, Frame 2480)



Rose Hill Estate – 1946-47 aerial photograph, fully developed by this time (Source: Ringwood 849c1c, University of Melbourne)

Two subsequent aerials (1956 and 1963) also show limited street planting and that the original houses to nos 261-265 Centre Road and 29 Rose Street had not as yet been replaced. Trees are evident in many rear yards, though few to the front yards and Allnutt Park to the north.

<sup>25</sup> 1945 aerial photograph (Landata, Melbourne and Metropolitan Area Project, Project No. 5, Run 11, Frame 57529)



Rose Hill Estate – 1956 aerial photograph  
(Source: Landata, Melbourne Outer Suburbs Project, Proj. No. 250, Run 28, Frame 99)



Rose Hill Estate – 1963 aerial photograph  
(Source: Landata, Melbourne 1963 Project, Proj. No. 486, Run 20, Frame 134)

### Change

A number of additions have been constructed to the rear of individual dwellings (nos 3 and 7), the most prominent being that to no. 20. There has been subdivision of two of the longer properties on the west side of Rose Street, nos 7 and 25.

Seven of the original 34 houses have been replaced, mainly at the northern end of the street. The first was no. 29 during the 1970s (recently replaced), then no. 19 during the 1990s, with nos 23 and 25 about the turn of the century. Since 2007, three bungalows have been replaced at nos 24 and 26, with two storey residences, and at no. 1 with a single storey circa 1900-like house.<sup>26</sup>

The original three allotments on Centre Road to the east of Rose Street have undergone much change – there is a contemporary four storey apartment block on the corner (no. 261) and a turn of the century, single storey commercial building adjacent (nos 263-265).

<sup>26</sup> Google Street View, January 2010 and June 2013

## 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 Rose Hill Estate 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 Rose Hill Estate Precinct is distinguished by having a diverse array of styles from that period in a relatively contained context.

- The proposed precinct compares with the much larger nearby Bentleigh Residential Precinct (HO69), which was mainly developed throughout the Interwar period, especially the late 1920s. It features a broad array of Interwar period styles, with a similarly high proportion of bungalow style houses, some Spanish Mission and Tudor Revival, though relatively few Moderne style houses.
- The proposed Bentleigh Heights Estate Precinct (The Highway) is a similar scaled precinct. It however was developed over a shorter time during the late Interwar period (late 1930s and early 1940s) and has a higher concentration of the styles popular at that time, such as the Old English/Tudor Revival and Moderne.
- 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 as well as some timber bungalows in Neville Street.
- Hillcrest Avenue and Environs, Caulfield (HO32) – a small precinct of consistent 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) – includes several brick, Interwar period houses dating to circa 1930.
- Glen Eira Road and Environs, Caulfield North (HO73) – a precinct 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.
- Vadlure Avenue and Balaclava Road, East St Kilda (HO76) – this small precinct consists of more substantial and distinctive examples popular during the Interwar period.

### Condition

Good

### Integrity

Mostly intact

### Previous Assessment

Centre Road (nos 255 + 257) and Rose Street (3, 9, 6, 10, 12, 18, 22 + 27) identified as being of local interest (D grade). Others were graded either E grade or not graded – Andrew Ward, Bentleigh survey, maps 1 + 4, March 1996

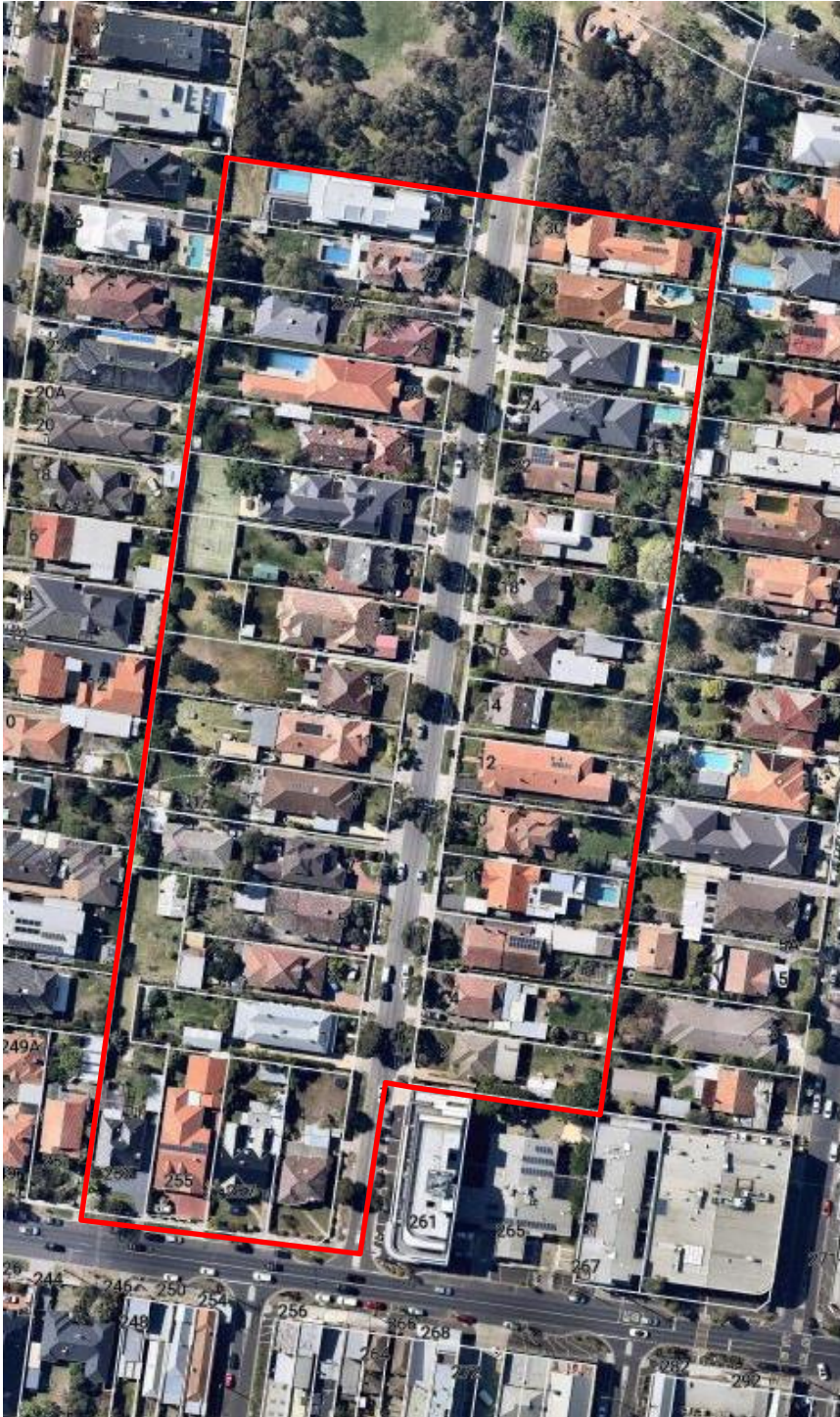
### Heritage Overlay Schedule Controls

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 including:

- Rose Street: nos 2 to 30 (east side) and nos 1 to 29 (west side)
- Centre Road: no. 253 to 259 (north side).



Recommended extent of registration  
(Source: Nearmap, depicting 2018)