

Statement of Significance: Rose Hill Estate Precinct

Date of Statement: Early 2019

Address:	Rose Street (all properties) and Centre Road (nos 253-259), Bentleigh	Name:	Rose Street Precinct
Place Type:	Interwar	Grading:	Significant
PS ref no:	HO168	Constructed:	1928-1945



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

Map 1: Rose Hill Estate Precinct: Contributory and Non Contributory Places



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)

Primary source

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