

Statement of Significance: Rosstown Hotel (2018)

Address: 1084 Dandenong Road, Carnegie	Name: Rosstown Hotel
Place Type: Commercial	Grading: Significant
PS ref no: HO157	Constructed: 1926-27



What is significant?

The Interwar period Rosstown Hotel at the corner of Dandenong and Koornang roads, primarily the original two storey section with bellcast roof and the adjoining original single storey section with hipped roof section to Koornang Road. Of particular significance are the principal elevations to Dandenong and Koornang roads, including the parapets, tile clad roofs, the wide eaves and covered soffits of the bellcast roof, configuration of the original openings, French doors and fanlights to the balconies, balconies and their balustrades, and the tiled dado.

The later, single storey sections to the south and west of the main building are not significant.

As the rendered walls of the building are painted, it is appropriate to have paint controls so that a complementary colour scheme is applied to the building, especially in light of the original dado tiling.

How is it significant?

The Rosstown Hotel is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Historically, the Rosstown Hotel is significant as a prominent Interwar period hotel built along the main, historic route from Melbourne to Gippsland, that replaced earlier buildings, the first having been established by 1878. The construction of a new hotel in place of an earlier Victorian one illustrates the rapid development and renewal which was occurring in Carnegie at this time. (Criterion A)

Built in 1926-27, the Rosstown Hotel is aesthetically significant as an intact Interwar period hotel constructed in a prominent position at the entrance to the Carnegie village from Dandenong Road. The resolved and contemporary design in the Georgian Revival style by Joy & McIntyre reflects a key growth phase in Carnegie and the desire for commercial buildings to reflect progressive tastes and trends. Of note are the bellcast roof with covered soffits and general level of intactness including pattern of openings and the dado tiles. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)