

Rose Hill Estate Precinct



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Rose Hill Estate Precinct-map

Location

ROSE STREET (ALL PROPERTIES) AND 253-259 CENTRE ROAD BENTLEIGH, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO168

Heritage Listing

Glen Eira City

Statement of Significance

Last updated on - January 10, 2024

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)

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| Heritage Study/Consultant | Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Residential), RBA Architects and Conservation Consultants, 2019; |
| Hermes Number | 211548 |
| Property Number | |

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>