



HERITAGE ADVICE for Rosstown Hotel

Project	Caulfield Station Precinct Structure Plan Area
Date	20 May 2022
Issue	Revision A
For	Jacqui Brasher & Tracey Mihalos, Glen Eira Council

1 Purpose

The purpose of this document is to provide recommendations for heritage related design guidelines for the Rosstown Hotel, 1084 Dandenong Road, Carnegie (corner of Koornang Road). It has been prepared by RBA Architects + Conservation Consultants (RBA).

The site is subject to a Design and Development Overlay (DDO9 – Carnegie Activity Centre). A Built Form Framework is currently being prepared to inform the Carnegie Structure Plan, which includes the subject site. Part of the site is covered by a Heritage Overlay (HO157), and design guidelines relating specifically to the site have been requested by Glen Eira Council, with the intention of including these recommendations within the planning scheme.

2 Significance

The Statement of Significance for the site is reproduced below:

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 coved 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.

Why is it significant?

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

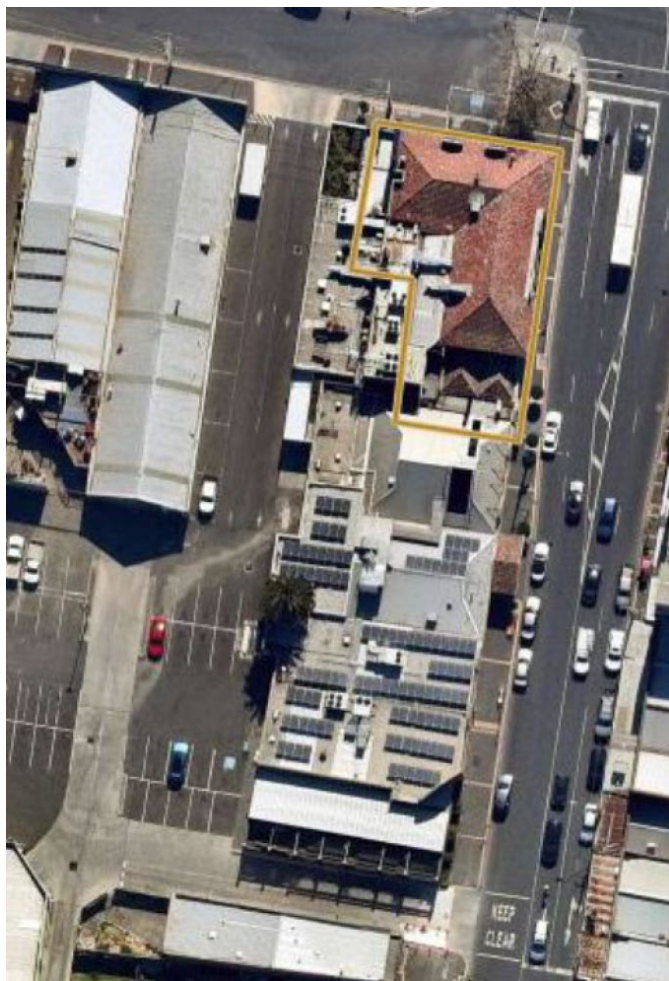
How is it significant?

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 coved soffits and general level of intactness including pattern of openings and the dado tiles. (Criterion E)

The extent of the heritage overlay relates to the extent of the original building (including the roof overhang with rainwater goods and balconies to the street facades of Dandenong Road and Koornang Road), and 5 meters to the west and south from the terracotta tile clad roof sections. The remainder of the current Rosstown Hotel site comprises contemporary additions and carpark.

The extent of the heritage overlay as it relates to the building is identified in the below diagram, also included in the Statement of Significance.



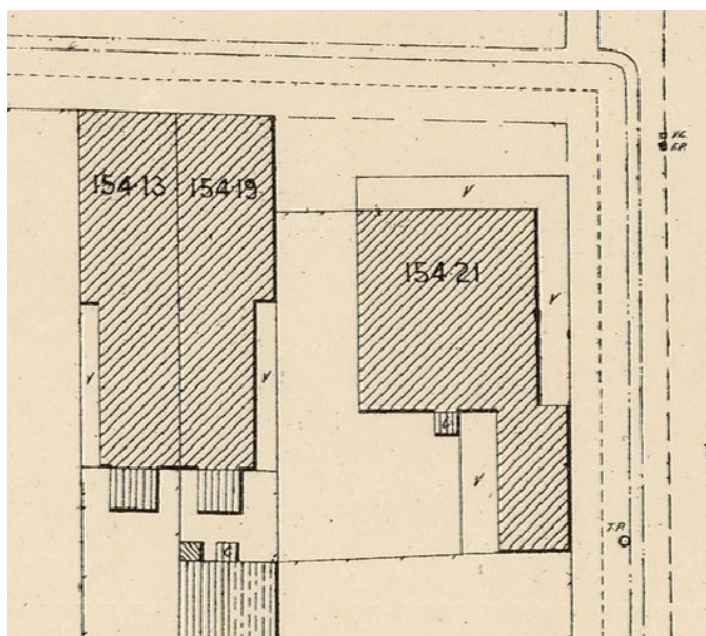
3 Relevant History

3.1 Earlier Building

The subject site formed part of Crown Section 106 of the Parish of Prahran, County Bourke, which was first purchased by W Smith¹. By 1878, the first hotel had been constructed near the intersection of Koornang and Dandenong roads with prominent local James Egan as the licensee². At this time, the hotel was listed as a 13 room brick building³. The position of the Rosstown Hotel at the corner of Koornang and Dandenong roads at this time is noted on an 1880 subdivision plan of the Rosstown Estate⁴.

In 1887, architect Arthur Lewis called tenders for the construction of 80 feet of verandah and balcony at the site.⁵ By 1906, the Hotel was described as a two storey brick building with 25 rooms. That year, the building was affected by a devastating fire that fully gutted the top storey and destroyed the roof.⁶

The MMBW plan reproduced below depicts the subject site in 1915. A building fronting the corner of Dandenong and Koornang roads with a return verandah and rear section to Koornang Road is evident on the plan which indicates the original hotel building was rebuilt following the 1906 fire.



1915 MMBW detail plan. Dandenong Road is to the top of the map.
(Source: SLV)

3.2 Rosstown Hotel

By 1920, the land containing the hotel had been acquired by Timothy and Susanna Clifford.⁷ The extant Rosstown Hotel was designed in 1926 by Robert Henry McIntyre, part of a partnership with engineer Charles Wallace Joy under the name Joy & McIntyre.⁸

¹ Prahran Parish Plan, VPRS 16171, P1, Plans Ne-R

² The hotel is referred to as the Rosstown in *South Bourke and Mornington Journal*, 10 July 1878, p1; in an alternate source it is mentioned that the hotel was named Soames Hall before 1880 although this has not been confirmed; Dr Geulah Solomon, *Caulfield's Heritage, Volume 1: Caulfield's Building Heritage*, p93

³ Caulfield Rate Books, 1878, entry no. 333

⁴ Plan of Rosstown Estate at Caulfield, 1880, SLV

⁵ Australian Architectural Index, record no. 16791

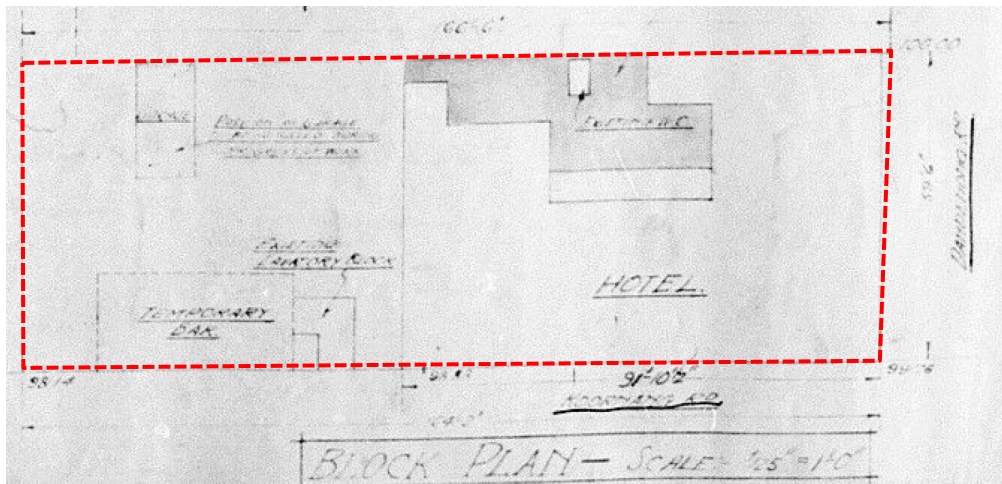
⁶ *Argus*, 11 January 1906, p5

⁷ Certificate of Title, Vol. 4459, Fol.774

⁸ The architect's name is obscured on the original building plans but their address is legible and R.H Macintyre's initials are evident on the plan; City of Glen Eira Building File

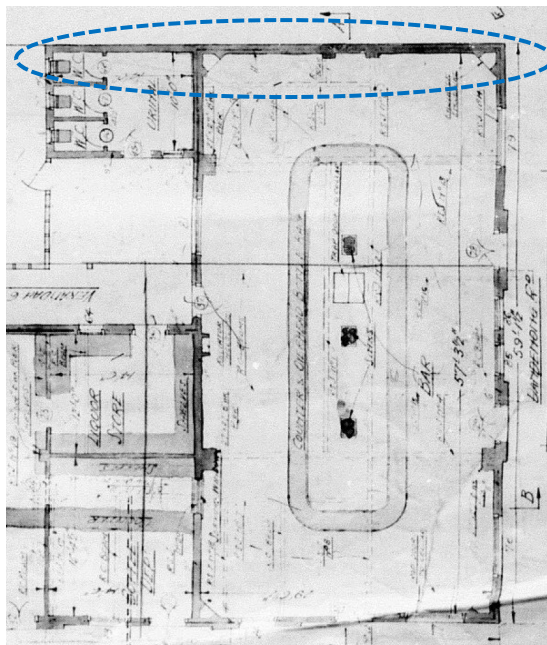
Dandenong Road Elevation

When the original portion of the Rosstown Hotel was constructed in 1926, it extended the full width of the original parcel of land (it has now been consolidated with other parcels).

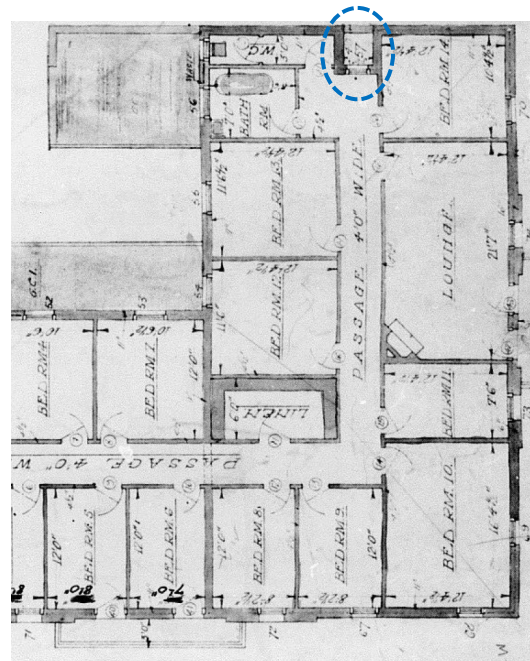


Block Plan, dated 1926, with site boundary indicated in red. Dandenong Road is to the right.
(Source: Council Building File)

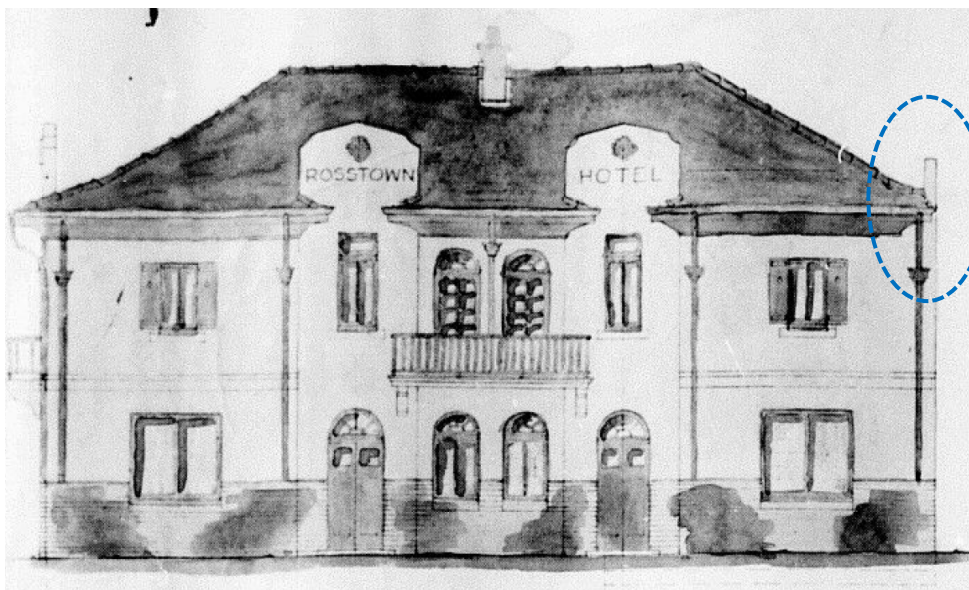
The side (west) elevation of the original portion of the building was designed with no openings at ground floor, a lightwell set back from the boundary at the end of the first floor corridor, and a parapet wall rather than the overhanging eaves used elsewhere in the building. This suggests that the wall was anticipated to be a Party Wall, with construction to the other side allowed for in the future.



Ground Floor Plan (part), dated 1926, no openings on west side elevation. Dandenong Road is to the right.
(Source: Council Building File)



First Floor Plan (part), dated 1926, recessed lightwell on west elevation. Dandenong road is to the right.
(Source: Council Building File)



Dandenong Road Elevation, dated 1926. Parapet wall to the west is indicated.
 (Source: Council Building File)

A single storey addition now adjoins the building at ground floor. The lightwell and parapet are retained at first floor, albeit partly obscured by more recent signage to the parapet.



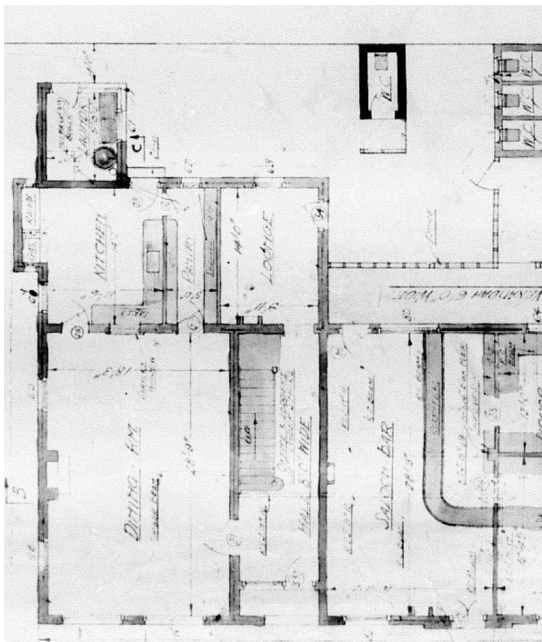
Parapet and top section of lightwell visible behind single storey building and signage.
 (Source: RBA, 2018)



Recent signage to parapet of original building. Note that the eaves and downpipe abut the parapet/signage, and do not return around the corner.
 (Source: RBA 2018)

Koornang Road Elevation

The original extent of the Rosstown Hotel to Koornang Road includes the two storey part (to the north) and a smaller single storey portion to the south, identifiable by the terracotta roofs and dado tiling. The original March 1926 plans show the external wall returning to the south, with no projection for the chimney in the dining room. A second projecting chimney was located in the kitchen, and has since been removed. There was no provision for access into the building from the south.



Ground Floor Plan (part), dated 1926. External wall returns to the south, with no openings. Koornang Road is at the bottom of the plan.

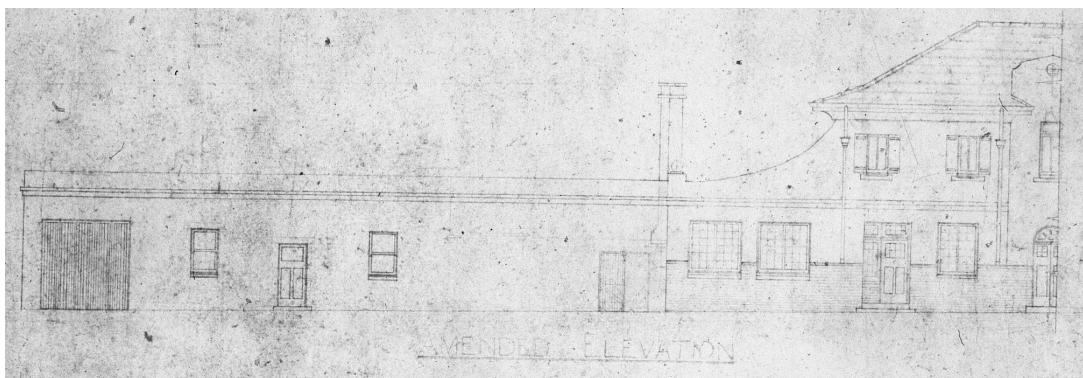
(Source: Council Building File)



Koornang Road Elevation, date March 1926. Note the amendment introducing a parapet to the single storey portion (not reflected on other drawings such as the roof plan).

(Source: Council Building File)

A December 1926 drawing shows a proposal for a single storey addition to the south of the building along Koornang Road, containing WCs, shower, and a garage. These were ancillary to the main building – they were not directly linked to the original single storey dining room, were at a lower level, and had much plainer detailing to the façade. Development of the site was staged, as the March 1926 block plan shows a temporary bar in this location, which was made redundant on completion of the two storey section, freeing space on the site for the addition, completing the original scheme. While some original fabric to this section may survive, it has been heavily altered.



Koornang Road Elevation, dated December 1926. Note the parapet to the original single storey section, and the plainer treatment of the façade to the south.

(Source: Council Building File)

It should be noted that alterations to the design of the parapet/eaves of the single storey portion appear to have been ongoing after the design for the remainder of the building was complete. The March 1926 drawings show eaves matching the two storey portion of the building, but the Koornang Road elevation has been amended to show a curved parapet and circular motif similar to other parapets. The December 1926 drawing shows this single storey portion as already existing, with a parapet wall which curves down from the eaves soffit of the two storey section to a spherical detail on a small plinth. The current parapet is horizontal, with a small section adjacent to the eaves soffit.



Koornang Road façade, 2018. The extent of the original part of the building can be seen by the dado tiling, the terracotta roofs, and the chimney to the original lounge. Note the horizontal parapet to the single storey section.
RBA, 2018

4 Discussion & Recommendations

As identified by the Statement of Significance and extent of heritage overlay, the original fabric of the Rosstown Hotel has heritage significance, while the remainder of the site contains contemporary additions and a carpark. While the principal elevations are those to Koornang Road and Dandenong Road, the terracotta tile clad roofs, with wide eaves and covered soffits to the bellcast roof, are also significant.

The original fabric of the Rosstown Hotel is a primarily two storey building which responds to its prominent corner location and is viewed at least partly in the round. To ensure that the significance of the building is retained and the original scale, massing, materiality and detailing can be interpreted, it is recommended that no additions be permitted through the original terracotta roof, or within the air space above it.

To Koornang Road, the original external wall returned to the south, with additions to the south and west being single storey ancillary elements (WCs, garage). It would be appropriate for any addition or alteration to be set back from the street by a minimum of 1m, for 2m along this elevation, to allow for improved interpretation of the extent of original fabric.

To Dandenong Road, the return wall (facing west) was not expected to be exposed. It was designed (and retains) no openings at ground or first floor, a parapet rather than eaves to the roof, and a lightwell providing natural light to a recessed first floor window, all of which indicate that the design was allowing for the neighbouring site to be developed to the boundary. It is recommended that new buildings to this elevation should be below the height of the parapet, and set back from the street by a minimum of 1m for 2m from the original building.

The current Design and Development Overlay Schedule 9 allows for maximum preferred building heights and maximum mandatory heights. Within this overlay, a mandatory building height must not be exceeded, a requirement which cannot be varied with a permit. Where a preferred building height is provided, a building should not exceed it.

The Draft Carnegie Built Form Framework identifies that the site sits at the junction between two proposed precincts – the Urban Renewal Precinct between Dandenong Road and the railway, and the Main Retail Precinct along Koornang Road (see below).



Approximate locations of the two precincts, with subject site identified (star).
Red represents the Urban Renewal Precinct, and blue represents the Main Retail Precinct.

The Main Retail Precinct extends south from the site and typically has a mandatory building height of 5 storeys. Immediately south of the site (between the site and the railway line) this increases to a preferred building height of 6 storeys. The Urban Renewal Precinct extends east and west of the site, and has preferred building heights of 12 storeys to the immediate east and west, and 8 storeys to the south-west and to both ends of the precinct.

To retain the in-the-round views of the building, and the heritage significance of the place, RBA provide the following recommendations. These recommendations would provide some mandatory requirements (to the existing original fabric and a 2m buffer zone) and some preferred requirements (to the remainder of the site). The preferred requirements would allow development on the site to respond to the immediate context of both the Urban Renewal Precinct and the Main Retail Precinct.

Above the original terracotta roofs (identified in red on the below plan)

- No additions are to be permitted through, to or above the original terracotta roofs (mandatory).

Within the Heritage Overlay curtilage, and within 2m of the terracotta roofs (buffer zone, identified in orange on the below plan):

- New buildings must be below the level of the coved eaves soffit, or the parapet of the building (mandatory).
- New buildings must be set back from the street by 1m (mandatory).

Within the Heritage Overlay curtilage, and between 2 and 5m from the terracotta roofs (identified in blue on the below plan):

- The maximum preferred building height is six storeys.
- The preferred street interface is two storeys high on the street boundary, stepping back to 5m from the street boundary for the second and third storey, and 7m from the street boundary for the fourth and fifth storeys.

Outside the Heritage Overlay curtilage (identified in green on the below plan):

- Continue the adjacent proposed preferred height limits and interface types identified in the Draft Carnegie Built Form Framework.

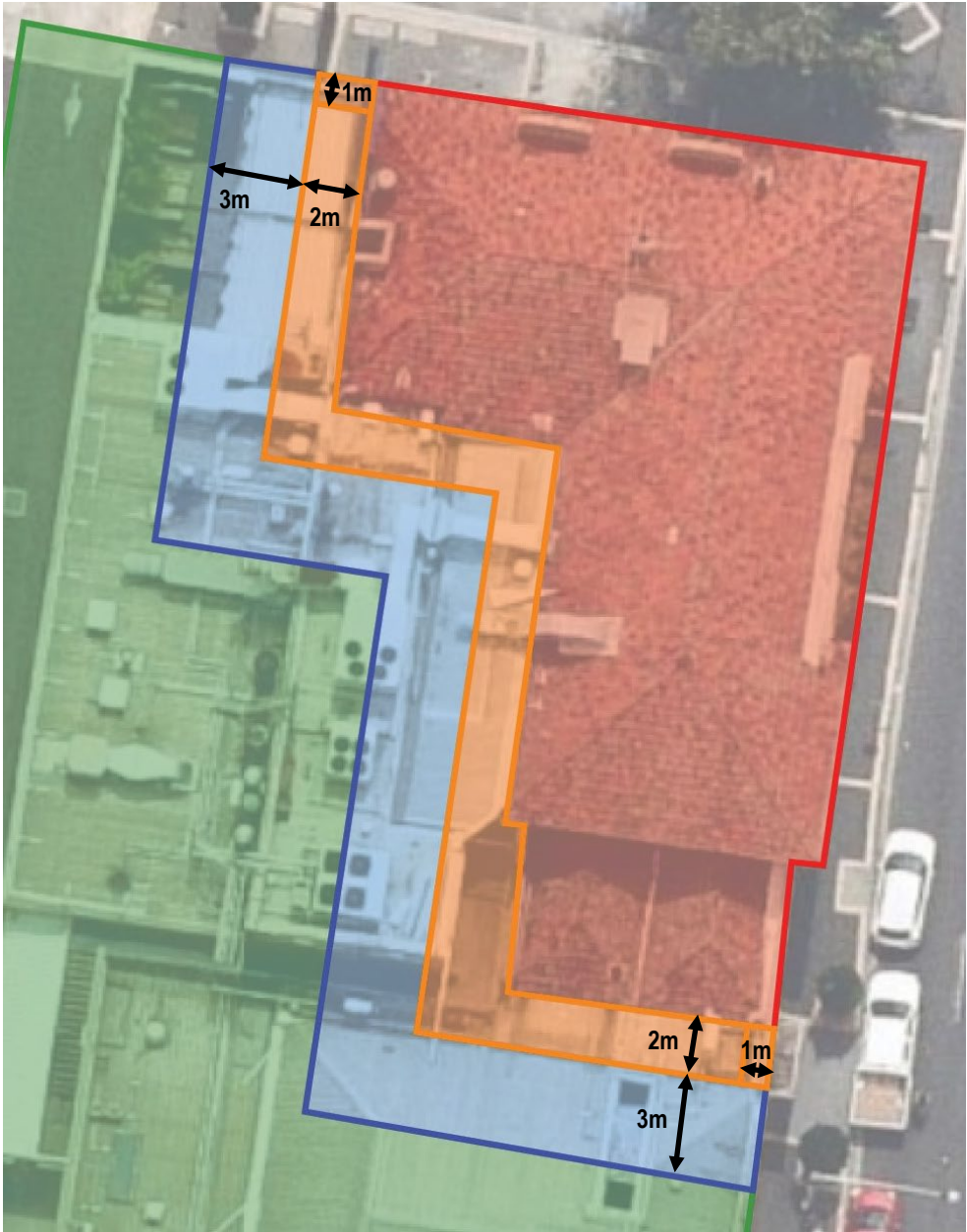
Other recommendations:

- An optimal outcome would be to remove, or at least reduce the scale of, the signage from the parapet on the Dandenong Road elevation.



Recommended Heritage Guidelines:

- Red indicates original fabric
- Orange indicates 2m 'buffer' zone adjacent to the original fabric
- Blue indicates area 2-5m from the original fabric, (within the curtilage of the heritage overlay)
- Green indicates area within the site boundary but outside the curtilage of the heritage overlay



Recommended Heritage Guidelines:

- Red indicates original fabric
- Orange indicates 2m zone adjacent to the original fabric
- Blue indicates area 2-5m from the original fabric, (within the curtilage of the heritage overlay)
- Green indicates area within the site boundary but outside the curtilage of the heritage overlay