

PERADENIYA

Address	24 Elliott Avenue, Carnegie
Significance	Local
Construction Dates	Circa 1913
Period	Late Federation
Date Inspected	Early 2019



Statement of Significance

What is Significant?

The late Federation period house, known as *Peradeniya*, at 24 Elliott Avenue, Carnegie, is significant, especially its original form and roof with chimneys, wall finishes (weatherboards and ashlar boarding), original windows and decorative detailing to the verandah and gable ends.

The mature Canary Island Date Palm in the front garden is an early planting that complements the early 20th century character of the site.

The single storey rear additions, metal shed and front timber picket fence are later additions and are not significant.

How is it Significant?

The house is of local historical and representative significance to the City of Glen Eira.

Why is it Significant?

Peradeniya has historical significance as it relates to the rapid expansion in the area from the 1910s and the better quality housing being undertaken in the new subdivisions. As a largely intact, substantial and well-detailed example of a weatherboard Queen Anne style villa erected during the late Federation period (circa 1913) it is distinguished from most of the remaining economical versions of the idiom, which were the more common form of development in the area at the time, though it is likely that more of the subject type of villa once existed in Carnegie. (Criterion A)

Peradeniya has aesthetic value for its ability to demonstrate the principal characteristics of a relatively fine weatherboard Queen Anne villa at the close of the Federation period. Collectively, the asymmetrical composition, diagonal orientation, chimneys, ashlar boarding, timber frieze and brackets, and original fenestration of the villa evoke the intended picturesqueness of the idiom as well as its Arts and Crafts influences. While utilising a material palette (weatherboard and corrugated metal cladding) common to more modest dwellings in Melbourne's rapidly expanding early 20th century outer-ring suburbs, *Peradeniya* does so in an accomplished manner, which is now unusual in the district. The date palm is a rare local example of a period planting that has survived in a private garden. (Criterion E)

Description

The Queen Anne style house is situated off-centre on the allotment (approximately 675m²), with a small front and large rear garden. The form is asymmetric and includes two prominent gable ends with an intervening corner verandah and vestibule/entry. The main roof includes a high-pitched gambrel section, which extends over the return verandah, and is clad in green painted, corrugated metal sheeting. Visible overlaps and the short length of the sheeting suggest that the cladding is an early, if not original, element. Other original roof elements include exposed rafter ends and two, red brick chimneys with corbelling and an upper rendered band.

Peradeniya is timber-framed and clad in painted (off white) boards – generally weatherboard but with ashlar boarding below the dado to both the façade and northern elevation. Suggestive of stonework, this is one of the features that distinguishes the dwelling from most timber houses of this type in the area.



Street frontage, facing south-east

The Queen Anne style was widely employed across Australia during the Federation period. In a reaction to the formal symmetry of much Victorian period architecture, such dwellings were meant to be appreciated diagonally from the street, creating an effect that was popularly understood to cultivate a more pleasingly irregular and picturesque appearance. Through its utilisation of a recessed off-centre entry (telling of an L-shaped internal plan) and by carrying the details of the façade across one of the side elevations, *Peradeniya* demonstrates how this was often achieved. The varied nature of the roofscape also reinforced this quality.

Another hallmark of the style was the prominence provided to gable ends. The array of detailing and finishes to the gable ends of the dwelling is illustrative of this trend, with both displaying timber-lined soffits, plain bargeboards, a lower fascia with a pitched upper moulding, and roughcast rendered sheeting with a half-timbered effect in a diamond pattern. There are also bulbous cornice elements with a roughcast finish. The verandah is defined by turned timber posts and a fretwork frieze with a rectilinear motif and curvilinear brackets. Such detail is revealing of the underlying Arts and Crafts Movement aesthetic of the Queen Anne style with its emphasis on traditional/vernacular materials and the combination of utility with beauty.

Both square bays feature timber-framed casement windows however the northern bay has toplights with *Art Nouveau* inspired lead lighting and stained glass. It also has fretwork brackets. The detailing to the front bay (west elevation) is different as there is a window hood with splayed brackets. To the recessed verandah wall there is a double-hung sash window and a small horizontal window near the main door. There is also a small picture window (with stained glass) near the entrance. The panelled door may be a replacement but its transom window with lead lighting is likely original.



Detail of north facing gable



Detail of verandah

The house has been extended to its rear, resulting in the loss of an original verandah to this section. An air conditioning unit is also visible behind the main roof ridge. There is a concrete driveway along the northern boundary of the site and contemporary shed clad in metal to the rear.



Façade – gable end

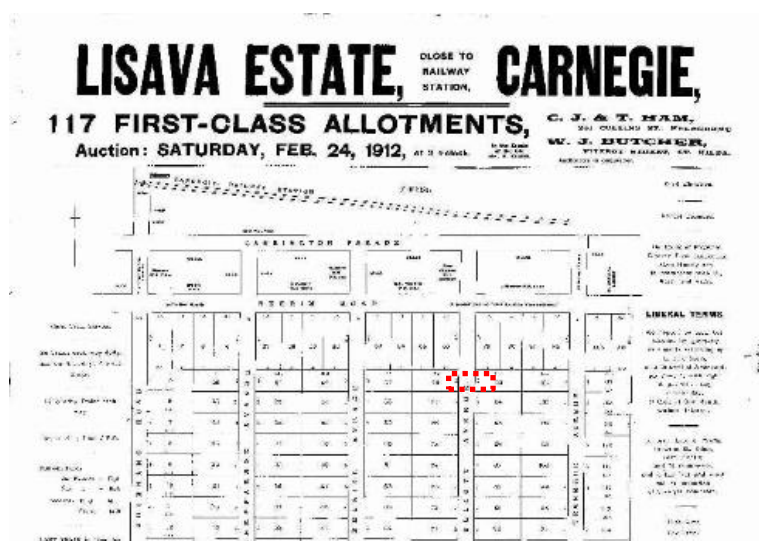


Canary Island Date Palm

To the front garden is a well-established Canary Island Date Palm (*Phoenix canariensis*). The timber picket fence is sympathetic to the period of the house but may not be original.

History

The subject site formed part of a 100 acre (approximately 40 ha) parcel described as Allotment A, Section 8 of the Parish of Prahran, which was acquired by Irish-migrant and speculator, Thomas Budds Payne.¹ In 1911, Thomas Evans of Albert Park, the Headmaster of Middle Park State School, and wife, Rachel Wood, purchased approximately 24 acres (9.7 ha.) from this block.² This property was situated below Neerim Road and demarcated by Koornang Road to the west, Ames Avenue to the east, and the right-of-way that now divides Shepparson, Belsize, Elliott, and Tranmere avenues to the south. While part of the Carnegie district (known as 'Rosstown' until 1909), this area was often identified as being part of Murrumbeena until approximately the 1980s. Likely motivated by mounting residential development in the district, Rachel (Thomas had died) offered their holding as a salubrious villa subdivision in this 'picturesque and advancing suburb' in early 1912, promoted as the 'Lisava Estate'.³



Lisava Estate auction notice, 1912 – with subject site outlined
(Source: Stonnington History Centre, 1005333)

Foster Tillotson, a Murrumbeena based 'plasterer', purchased the subject allotment late the following year (1913).⁴ It is possible that Tillotson, with his assumed skillset and involvement in the building trade, organised for, or himself constructed, the extant villa. This likelihood is supported by the relative speed at which he sold the property, only several months after purchase, in June 1914, to Mary George, a 'married woman'.⁵ Alternatively, the house could have been erected on behalf of the new owners. Whatever the case may be, the *Sands & McDougall's Directory* records Mary's husband – Ernest A George, identified as a 'clerk' (a white collar position)⁶ – in residence in 1915, which makes a construction date of between 1913-14 probable. The George family sold the property in 1923 to Albert and Helen H Bass, who occupied the site until 1965.⁷

The villa is shown in the 1917 MMBW plan, produced at two scales below. Provided with the name 'Peradeniya', the dwelling is depicted as one of the first developments to this section of Elliott Avenue.⁸ Its weatherboard construction (straight hatching) and prominent return verandah (v) and bays are detailed. The original rear verandah and outbuilding are no longer extant.

¹ Payne was the first conveyancer admitted by the Supreme Court to practice in the colony of New South Wales (which included Victoria until 1850) – see 'Early Melbourne', *Truth*, 25 May 1912, p12. Initial dates of purchase are not provided on the Prahran Parish Plan (VPRS 16171, P1, Plans Ne-R); however, it is known that Crown land was purchased in the Caulfield area, close to Kooyong and Balaclava Roads, from the early 1850s and then progressively sold in large blocks to the east and south until the mid-1860s, by which point much of the Carnegie area had been alienated (Peter R Murray and John C Wells, *From sand, swamp and heath – A History of Caulfield*, Melbourne, 1980, p2)

² 'Obituary Mr. Thomas Evans', *Argus*, 27 April 1939, p. 2; and Certificate of Title, vol.3468, folio 490

³ 'Advertising', *Prahran Telegraph*, 17 February 1912, p6

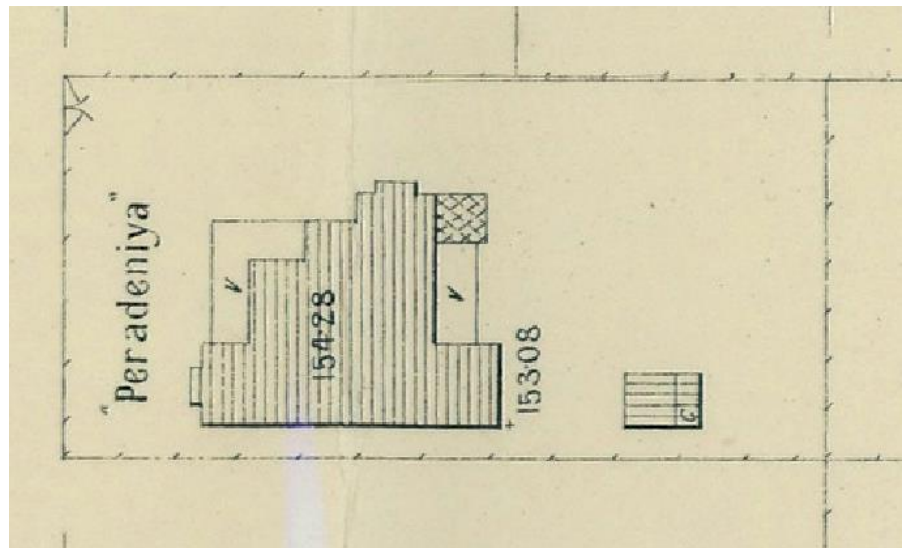
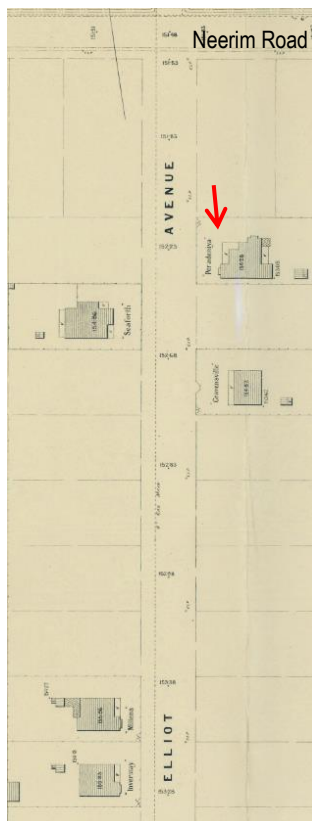
⁴ Certificate of Title, vol.3739, folio 625

⁵ Certificate of Title, vol.3739, folio 625

⁶ City of Caulfield rate book, 1918-19

⁷ Certificate of Title, vol.3739, folio 625; and City of Caulfield Rate Book, 1932-33

⁸ *Peradeniya* may be in reference to a suburb of the same name in the city of Kandy, Sri Lanka



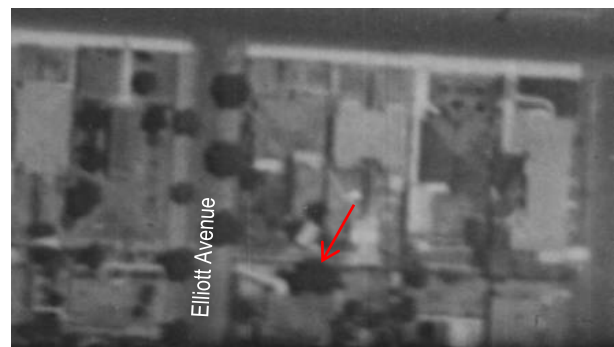
(Above) Detail of the subject house and allotment
(Source: MMBW detail plan 2848, Caulfield, dated 1917, SLV)

(Left) Overview of development to Elliott Avenue, subject site indicated
(Source: MMBW detail plan 2848, Caulfield, dated 1917, SLV)

The site is also shown in the 1931 and 1945 aerial photographs, reproduced below. It is not certain whether the date palm exists in the former aerial however, it is clearly evident in the latter. Even if this planting is not contemporary to the building of *Peradeniya* it has nonetheless formed a notable component of the garden for several decades.



1931 aerial of the subject site, indicated by the red arrow
(Source: Landata, Maldon Prison, project no. 1931, run 26, frame 2474)



1945 aerial of the subject site, indicated by the red arrow. The date palm is apparent forward of the façade
(Source: Landata, Melbourne and Metropolitan Area, project no. 5, run 15, frame 57773)

Thematic Context/Comparative Analysis

City of Glen Eira Heritage Management Plan – vol. 1 (Historical Background):

- The Post Federation Years (1900s-1910s)

Known comparable places in the City of Glen Eira:

From the 1910s, the pace of construction activity quickened across Carnegie, with the standard type being that of a modest house with a projecting gable, a small off-set verandah, and usually embellished with a variety of common Federation period detailing. Most of the typical villas were timber-framed and clad in painted weatherboard, with brick construction preserved for more considerable, often main road houses. Accordingly, the employment of weatherboard at the scale and detail of *Peradeniya* appears to be rare across the municipality.

Comparable places include:

- *Myatt*, (part of HO14), 2 Mayfield Grove – a well detailed weatherboard villa, which is currently the only, directly comparative identified heritage item to the subject site. Constructed 1902, *Myatt* is distinguished by its combination of horizontal and vertical timber linings, bracing, roughcast cornice, ornamentation and pair of elaborate face brick chimneys.
- Carnegie Residential Precinct (recommend for a HO) – encompasses numerous economic timber-framed examples of the Queen Anne style orientated to the street (rather than diagonally) with corrugated metal roofs; forming intact streetscapes, rather than being individually notable. None match the size, composition and accomplishment of *Peradeniya*.
- 185 Koornang Road, Carnegie (recommend for a HO) – substantial brick and slate roofed Queen Anne villa, situated to a main road. Comparable in size, diagonal composition and detailing however, utilising a less typical material palette.
- Elsternwick Estate and environs (HO72) – numerous array of considerable and richly detailed red brick and slate roofed Queen Anne villas to Elizabeth Street, with constructions dates ranging from 1909-12. The single storey villa at no. 37 Elizabeth Street has a gambrel roof and similar diagonal composition produced by projecting bays and a linking return verandah as *Peradeniya*, albeit executed in brick and slate.
- 1132 Dandenong Road, Carnegie (not recommended) – large brick and slate villa example, displaying an elaborate fretwork frieze to the verandah. The rendering of its (likely) original red brick however has diminished its integrity.

Condition

Good

Integrity

Largely intact

Previous Assessment

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 35, 1990

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes (date palm in front garden)
Outbuildings and/or Fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 24 Elliott Avenue, Carnegie.



Recommended extent of registration.
(Source: Nearmap, depicting February 2019)