

Statement of Significance: Peradeniya (2019)

Address: 24 Elliott Avenue, Carnegie	Name: Peradeniya
Place Type: Late Federation	Grading: Significant
PS ref no: HO172	Constructed: 1913-14



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 Federation period 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 is of historical significance as it reflects the rapid expansion of its locality from the 1910s and the better quality housing being built in these subdivisions. As a largely intact, substantial and well-detailed example of a weatherboard Queen Anne style villa erected (1913-14) during the late Federation period 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 evoke the picturesqueness intended of the idiom as well as indicate its underlying Arts and Crafts influences. While utilising a material palette (weatherboard and corrugated metal cladding) associated with more modest dwellings, *Peradeniya* does so in an accomplished manner, which is now unusual in the district. The date palm is a locally rare example of a period planting that has survived to its private garden. (Criterion E)

Primary source

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