
Inverness Avenue Precinct

Location

Inverness Avenue ARMADALE, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO179

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The precinct is one of the most intact and visually cohesive streetscapes in the City of Stonnington of this period of development. Of particular significance is the construction of all the houses within a short time-span (1901-03) together with the obvious physical demarcation of the area within a clearly perceivable boundary. The variation in allotment size and form and therefore house orientation, due to the railway reserve, adds picturesque quality.

The precinct is an extremely well preserved and intact example of late Victorian housing. It is of further interest for the incorporation of some Federation details, which demonstrate the transition to a new popular architectural style at the turn of last century.

The character of the precinct is complimented by the mature street trees in Inverness Avenue, notably the Italian Cypress (*Cupressus sempervirens*) and the bluestone lanes to the rear of the properties.

The precinct is historically significant as succinct example of the residential development that transformed Malvern and Armadale into middle class suburbs at the turn of last century. The precinct is of further historical significance for its association with the prominent local builder William Maben, who is known to have built well over 60 residences in Malvern, and after whom Maben Place is named.

Heritage Study/Consultant	Stonnington - Report on Inverness Avenue Precinct, Robert Sands Pty Ltd Architect, 2001; Stonnington - City of Malvern Heritage Study, Nigel Lewis and Richard Aitken P/L, 1992;
Construction dates	1901,
Other Names	Centred on Inverness Avenue, Toorak,
Hermes Number	31191
Property Number	

Physical Description 1

The precinct is a visual entity, confined by Inverness Avenue, The Terrace and Wattletree Road. The precinct comprises single-storey, double fronted brick houses designed in a late-Victorian style with some Federation elements and detail. Although built in the same basic style and plan, there are subtle differences in chimney design, gable decoration and layout. Most of the houses in the group have return verdahs. Fences are not original, with the possible exception of 67 Wattletree Road/31 Inverness Avenue. The group is in good condition and is remarkably intact having lost only two buildings out of seventeen, numbers 53 Wattletree Road and 1 The Terrace. Both of these sites have been rebuilt with non contributory multi unit developments. The continuity and originality of the remainder of the original estate is unusual with the minor exception of the front fences. Number 31 however even retains much of its original front fence and evidence suggests that the others originally had picket fences of a similar design.

Local Historical Themes

8.2.2 'Country in the city' - suburban development in Malvern before 1920 3.3 Land speculation 3.3.5 Recovery and infill 1900-40

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/>