

Statement of Significance: Inverness Avenue Precinct (March 2022)

Heritage Place: Inverness Avenue Precinct, Armadale

PS ref no: HO179



What is significant?

The Inverness Avenue Precinct, comprising a group of Edwardian era dwellings on Inverness Avenue, The Terrace and Wattle Tree Road, Armadale, is locally significant.

All properties are graded contributory to the precinct.

Character elements that contribute to the significance of the precinct include:

- A high degree of intactness arising from the construction of all the houses within a short period of time (1901-1903) and the absence of modern infill;
- The regularity and harmony of the single-storey, freestanding Edwardian era building stock;
- Intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered, retaining unpainted face brick, return verandahs, chimneys, window and door openings, and timber detailing;
- The uniform front setbacks and some consistency to side setbacks;
- The use of brick, timber and metal lacework; and
- Hipped 'M' roofscapes with projecting gables and brick/render chimneys.

Later additions and alterations to the properties are not significant.

How is it significant?

The Inverness Avenue Precinct is of local historical, representative and aesthetic significance to the City of Stonnington, and is associated with prominent local builder William Maber.

Why is it significant?

The Inverness Avenue Precinct is historically significant as a 1902 subdivision that was quickly developed as a matching group of Edwardian period dwellings by prominent local builder William Maben. The subdivision is indicative of the changes that occurred during the late 19th and early 20th century in the City of Stonnington, whereby there was a shift from sparsely developed paddocks to a middle-class urban area. The dwellings form a tangible link this period of time which resulted in a streetscape with a high degree of architectural unity. (Criterion A)

Due to the architectural unity of the group, the Inverness Avenue Precinct is a good representative example of Edwardian era dwellings built in a uniform style. (Criterion D)

The Inverness Avenue Precinct is aesthetically significant as a highly intact and visually cohesive Edwardian era streetscape. The buildings retain a high level of integrity as a group, and display cohesion through form, materials, setbacks and heights. Combined, they create a harmonious and attractive streetscape free of intrusions and modern development (with the exception of some detracting fences). 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. (Criterion E)

The Inverness Avenue Precinct is associated with William Maben who was a prominent builder in the area during the early 20th century. Maben is known to have built well over 60 residences in Malvern. Maben Place in Armadale is named after him. (Criterion H)

Grades

* S: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Place address	Proposed grading
19 Inverness Avenue	Contributory
21 Inverness Avenue	Contributory
23 Inverness Avenue	Contributory
25 Inverness Avenue	Contributory
27 Inverness Avenue	Contributory
29 Inverness Avenue	Contributory
1 The Terrace	Contributory
3 The Terrace	Contributory
55 Wattletree Road	Contributory
57 Wattletree Road	Contributory
59 Wattletree Road	Contributory
61 Wattletree Road	Contributory
63 Wattletree Road	Contributory
65 Wattletree Road	Contributory

Primary source

HO179 – Inverness Avenue Precinct, Citation Report, Extent Heritage Pty Ltd, September 2021.