Statement of Significance: Inverness Terraces Precinct, Armadale October 2023

What is significant?

The Inverness Terraces Precinct, comprising three semi-detached two-storey Victorian Italianate terraces on Inverness Avenue, Armadale, is significant.

The precinct is characterised by contributory graded buildings.

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

- The harmony of the three matching semi-detached two-storey Victorian Italianate terrace houses characterised by hipped roofs and rendered corbelled brick chimneys concealed by tall and highly ornamented parapets, stucco rendered walls, open upper level balconies, cast iron filigree lacework, arched timber sash windows with hood moulds, projecting bay windows and pre-cast finials and flower moulds;
- A high degree of integrity and intactness arising from the same construction period and absence of modern infill;
- The unusual stepped arrangement of the terrace group, reflecting the distinctive subdivision pattern and development of 1881 Mount Pleasant Estate as well as its proximity to what was then the Gippsland and Oakleigh Railway;
- The uniformity of the steeped setbacks, allotment sizes and building heights; and
- Original rendered and cast iron palisade fencing at 7 and 9 Inverness Avenue, Armadale.

Later alterations and additions to the properties are not significant.

This document is an incorporated document in the Stonnington Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

STONNINGTON PLANNING SCHEME

How is it significant?

The Inverness Terraces Precinct is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Inverness Terraces Precinct is of historical significance as a small pocket of residential terraces in Armadale that developed following the 1881 subdivision of Mount Pleasant Estate, which precipitated the area's shift from sparsely developed paddocks to a suburban upper-middle class enclave. The dwellings were developed during an important phase whereby the land boom of the 1880s that saw a period of land speculation, rapid subdivision and development. The terrace group thus forms a tangible link to this period of development. (Criterion A)

The Inverness Terraces Precinct are representative of a Victorian Italianate terrace group, including principal design characteristics such as a tall decorative parapet concealing a hipped roof, original arched timber sash windows with hood moulds, stucco rendered walls, rendered corbelled brick chimneys, cast iron filigree lacework to the balustrades and valance, solid timber panel doors with original timber joinery, and decorative party walls. (Criterion D)

The Inverness Terraces Precinct is of local aesthetic significance as an intact and visually cohesive group of semi-detached Victorian Italianate era terraces. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through uniformity in built form, materials, detailing, ornamentation, fenestration, fencing allotment sizes, setbacks and height. Its unified and harmonious

character is also further complemented by its striking stepped arrangement, which adds further visual interest to the group and distinguishes it from conventional semi-detached terrace arrangements. (Criterion E)

Primary source

Street address	Grading
5 Inverness Avenue	Contributory
7 Inverness Avenue	Contributory
9 Inverness Avenue	Contributory

* S: Individually significant

C: Contributory

NC: Non-contributory Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Primary source

Inverness Terraces Precinct, Armadale, Citation Report, Extent Heritage Pty Ltd, October 2023.