

### 15 Inverness Avenue

1890: Studdert, Walter, Builder o/o Bk 4 rms.  
(Malvern Rate Books)

1891-1911: Stutterd [sic], Walter (Sands & McDougall Directories)

1913: MMBW Drainage Plan prepared for Walter Stutterd [sic] shows various outhouses on St James Road. These included an indication of a proposed brick building to replace the existing weatherboard building as well as a triangular corner building at the street intersection. (MMBW Drainage Plan 38098)

1916-22: Coles, Edwin C

1925: Hammerberg, C F

1930: MacDonald

1935: Campbell, Mrs A L

1940-45: Stephens, David W

1950: Quelch, J S

(Sands & McDougall Directories)

This small polychrome brick Victorian villa is of a particularly unusual configuration due to its location on a triangular corner allotment with small setbacks. The main building comprises two hipped wings both terminating in semi-octagonal bays. The small triangular space between is enclosed by the front verandah. This has a small gablet over the entry. The building is notable for the decorative detailing of the dark Hawthorn bricks with cream trim and red and cream banded brickwork to the voussoirs of the semi-circular arch headed windows. The building is relatively intact other than some missing verandah decoration.

15 Inverness Avenue is of local significance for its unusual configuration, decorative polychrome brick work and elaborate design.

