
Name	<i>Waverley</i>	Reference No	
Address	98 Pakington Street, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	B
Date	c.1898	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Originally 150 Pakington Street, *Waverley* was constructed in c. 1898. An examination of a 1907 MMBW plan indicated that it was one of the first brick villas to be constructed in this section of Pakington Street, with only 154 and 156 to the north in any close proximity.¹ Municipal rate records in 1898-99 listed Struan Robertson as the owner and occupier of a house with a net annual value (nav) of £35.² Later rate records described the house as being constructed of brick and consisting of six rooms.³ The Robertson family occupied *Waverley* until the 1903-04 rate cycle when the house was let out to others – the first recorded tenant was R A Fowler.⁴ The property continued to be let for a number of years. It is not known when the property was next sold, however by c. 1935 the house was owned and occupied by Dennis J Kennedy.⁵ By 1950, the Kennedy Estate let the property out with tenants including Darrel C Leed (c. 1950 – 75), and members of the Beamish family, until at least 1974.⁶

(Lovell Chen, 2005)

Description & Integrity

Waverley, at 98 Pakington Street, Kew, is a single-storey double-fronted Victorian villa of symmetrical planning and brick construction on a bluestone plinth. The hipped slate roof has bracketed eaves to the façade and a pair of brick chimneys with moulded caps. The façade displays polychrome brickwork and is screened by a full-width verandah with concave corrugated galvanised steel roof supported by cast iron Corinthian columns with fine cast iron frieze, brackets and dentilled cornice. The non-original concrete verandah floor is edged with bluestone and reached via a central set of bluestone steps, above which is a gabled pediment. The central entrance contains a six-panelled timber door with leadlight glazed surrounds flanked on each side by paired window openings with timber-framed double-hung sashes. A rear addition, visible at the end of the side driveway, appears to be a later addition.

to date from the late 1980s and other works may have been carried out around 1990 and 2003.⁷ The house appear to be otherwise externally intact.

The front timber picket fence is not original and the garden contains a substantial palm sp.

Historical Context

Development of Pakington Street north of Eglinton Street proceeded more slowly than the section between Eglinton and Malmsbury Street, presumably because it was not as close to Kew's retail hub and transportation links. Those houses that were built towards the end of the nineteenth century, tended to be brick villas and were constructed on slightly larger allotments than in the southern section of the street.

Comparative Analysis

In its overall form and style, *Waverley* at 98 Pakington Street, Kew, can be compared with numerous other examples of Victorian villas throughout the municipality, including, for example, 37 Fernhurst Grove, Kew (B-graded, but recommended to be downgraded to C as part of this review), which is similarly scaled and detailed, albeit of a lesser level of integrity.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Waverley, is a handsome, representative and substantially externally intact example of a late Victorian villa, albeit of a modest scale and of conservative design for its date of construction.

Statement of Significance

Waverley, at 98 Pakington Street, Kew is of local historical and architectural significance as a handsome, representative and substantially externally intact example of a late Victorian villa, albeit of a modest scale and of conservative design for its date of construction.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

It is also noted that the broad area bounded by Eglinton Street to the north, High Street to the south, Derby Street to the east and Princess Street to the west, retains a series of mid-Victorian cottages of a similar type and form, complemented by other forms of late Victorian, Federation and interwar era houses, predominantly small in scale. Though most are altered and of limited individual significance, when combined with the subdivision pattern of the area (characterised by modest and relatively narrow allotments), these buildings provide a historical reference to the early development of this part of the suburb. It is recommended that Council undertake a detailed review of the area and depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ MMBW Plan no. 67, Kew, scale 160':1", dated 1907.

² Borough of Kew Rate Books, 1898-99, #71, S Robertson, house, nav £35.

³ Borough of Kew Rate Books, 1899-1900, #71, S Robertson, brick house, six rooms, nav £35.

⁴ Borough of Kew Rate Books. 1903-04, #70.

⁵ *Sands & McDougall Directory of Victoria*, various years; City of Kew Rate Books, 1946-47, #220, Mrs. Ivy Kennedy – occupant, Estate of D J Kennedy – owner, brick/wood, 6 rooms, nav £41.

⁶ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1950 and 1974.

⁷ Building Permit # 3081, dated 30 July 1987, and #93/6693, dated June 1990, sourced from the City of Kew Building Index and #1160/200400313/0, dated 19 November 2003, City of Boroondara Building File, 40/408/25377.