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## Waverley Estate Retail Precinct



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### Location

81-99 Waverley Road MALVERN EAST, STONNINGTON CITY

### Municipality

STONNINGTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO424

### Heritage Listing

Stonnington City

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### Statement of Significance

Last updated on -

#### *What is significant?*

The Waverley Estate Retail Precinct is a small retail strip of Edwardian and interwar buildings located at 81-99 Waverley Road, Malvern East. Development of the precinct occurred alongside major phases of residential development in the adjacent Gascoigne and Waverley housing estates, and was further stimulated by the extension of the electric tram line along Waverley Road in 1913.

Elements which contribute to the significance of the precinct include (but are not limited to):

- The high degree of intactness of the shops to their c1928 state.
- The generally high integrity of upper level facades and original detailing and finishes typically comprising face brick or render.
- The attached form of the buildings with uniform front setbacks and facade widths forming repetitive modules.
- The near uniform double-storey scale of the buildings.
- Roofs concealed by parapets (one retaining early painted signage) or exposed gabled roofs with terracotta tile cladding and chimneys.
- The form and fabric of extant early shopfronts, typically built with recessed timber doors, large bronze-framed display windows, leadlight highlight windows and glazed ceramic tile surfaces.
- Early cantilevered awnings.
- External signage generally restricted to the traditional signage zones on the verandah fascia or suspended from the underside of the verandah.
- The limited number of modern internally illuminated signs.

#### *How is it significant?*

The Waverley Estate Retail Precinct is of local historical and aesthetic significance to the City of Stonnington.

#### *Why is it significant?*

The Waverley Estate Retail Precinct is historically significant as an example of a small local shopping centre which is associated with the extension of the electric tram network and residential development in the highly valued Gascoigne and Waverley estates located to its immediate north (*Historic Theme: 7.1 Serving Local communities*). The development of the shops is illustrative of the interdependence of public transport and suburban development, especially in the late Edwardian and interwar periods.

The Waverley Estate Retail Precinct is aesthetically significant as a well-preserved example of an Edwardian and interwar commercial precinct. The high proportion of original and early shopfronts greatly enhances that significance.

Heritage Study/Consultant	Stonnington - Shops in the City of Stonnington Heritage Citations Project, Bryce Raworth Pty Ltd, 2011;
Hermes Number	192128
Property Number	

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## Physical Description 1

The Waverley Estate Retail Precinct at 81-99 Waverley Road, Malvern East, is a small shopping strip, predominately comprised of double-storey Edwardian and interwar commercial buildings. The interwar shop row at 81-89 Waverley Road has a quasi-domestic bungalow character derived from broad gabled roofs with terracotta tiles, squat chimneys and double hung box windows. Three of its five shopfronts remain highly intact.

The buildings at 91 and 93 Waverley are pair of Edwardian double-storey shops with red brick walls and rendered parapets. Both have highly intact shopfronts. 93 Waverly Road appears to have lost its pediment details but has retained early painted signage relating to its original use as a bakery. The original bake house also survives at the rear.

95 Waverley Road is an Edwardian double-storey shop with a bay window on the first floor and a fairly plain stepped parapet (possibly altered). The original ground floor shopfront is modern. The adjacent single-storey c1920s shop at 97 Waverley Road is occupied by the same business and has the same type of modern shopfront. The last building in the group, at 99 Waverley Road, is a single-storey c1920 building with a largely

intact shopfront clad in glazed ceramic tiles.

## **Local Historical Themes**

### **7.1 'Serving Local Communities'**

*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/>*