
Name	<i>Inverkelty</i> , later <i>Kiora</i> and <i>Baroona</i>	Reference No	
Address	11 Redmond Street, Kew	Survey Date	12 September 2005
Building Type	Residence	Grading	B
Date	1888	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Inverkelty was designed by Francis R Barlow for William Kelty, a bank manager and director, in 1888-89. Francis Barlow called for tenders for the construction of the residence in August 1888.¹ At the time of the residence's construction, William Kelty was the Manager of the Victorian Freehold Bank, but by 1890, had become the Managing Director of its successor, the reassuringly named British Bank of Australia Ltd, and his private address was given as *Inverkelty*, Redmond Street, Kew.² In 1892 the British Bank of Australia disappeared, its Swanston Street premises replaced by a fruit shop³. The bank was in serious financial trouble due to land speculation, and a dummy bank established by its directors, was busy 'buying' its assets. William Kelty is reported as having continued to assure the bank's potential investors of its sound financial position. The bank subsequently collapsed and its demise was one of many land scandals that characterised the decade⁴. William Kelty was not in residence at *Inverkelty* after 1893.⁵ The house was subsequently occupied by a William Ashton, and owned by the Land Mortgage Bank.⁶ In 1901 the house, now known as *Kiora*, was occupied by Edward Clampit, a caretaker, who preceded Alfred Groom, who renamed the house *Baroona*. By 1904, it had reverted to *Kiora*, and was occupied by Thomas Short, Secretary to the Exhibition Building's Trustees, for several years.⁷

By 1913, the house had been acquired by Thomas and Ada Lloyd. They occupied the house from until 1923.⁸ During this period, the rateable size of the property was reduced; the number of rooms decreased from 12 to 9 rooms without any change in the net annual value of the property.⁹ The reason for this is not known.

In 1924 Roderick Caesar Bernacchi, an importer and art dealer, purchased the house and lived there until the early 1960s.¹⁰ Later owners included John and Diana Grogan, who were in residence until the late 1970s.¹¹

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

Inverkelty, 11 Redmond Street, Kew, is a substantial two-storey, double-fronted Victorian Italianate villa of brick construction with a hipped roof clad with non-original concrete tile and rendered and moulded brick chimneys. The asymmetrical façade has a rendered finish with moulded string courses and comprises two bays flanking a projecting central towered entrance. The tower comprises three levels and provides access to an entrance porch at ground floor via an arched opening framed by a moulded aedicule; the porch floor is tessellated and the entrance contains a panelled timber door with leaded surround. The levels above contain regular fenestration with paired openings and the tower is crowned by a balustraded parapet. A reconstructed double-height verandah screens the bay to the north and has a convex corrugated galvanised steel roof supported on remanufactured timber posts with cast iron lacework frieze and balustrade and tessellated tiles floor with a bluestone coping.¹² Note that the tiled verandah floor has a different pattern from the porch tiling and appears to date from these works. The southern bay has a double-height canted bay window. Fenestration is regular between floors with arched timber-framed double-hung sash windows.

Extensive rear additions were constructed around 1997 which comprise a single-storey living and utilities wing at ground floor level with basement garage, accessed via the adjacent laneway.¹³

The front fence is a low hoop iron fence with matching gate, thought to date from 1964, when application was made for the construction of a 3'6" wrought iron fence.¹⁴ Other than for the changes noted above, alterations to the house and property have been relatively minor and include a steel garage (1974), renovations to a damaged roof (1979, possibly the recladding?) and construction of a swimming pool (1979).¹⁵

The front garden contains a mature landscape arranged around a central cast iron fountain and path. This layout and feature may be contemporary with the house as it is indicated on a MMBW plan of the area prepared in 1899.¹⁶ The bowl and parapet for the fountain were recently replaced, along with paving immediately in front of the house, and the fountain works were repaired. A later galvanised steel tube arbour flanks the front gate.

Historical Context

In the late nineteenth century Redmond Street was the setting for several large mansions, sited to take advantage of the elevated views to the city beyond. During the twentieth century, further residential development began to infill previously vacant land, and to encroach upon or replace the earlier residences.

Comparative Analysis

In its styling, *Inverkelty* can be compared with a large number of substantial Victorian villas in elsewhere in Boroondara which employ broadly similar Italianate composition and details. It also compares with other towered examples, including the following:

- 5 Doona Avenue, Kew (1891), (A-graded); substantially intact towered villa, displaying more elaborate decoration
- 894 Glenferrie Road, Kew (1891), (A-graded); more imposing composition and scale including arcaded loggia
- *Comaques*, 896 Glenferrie Road, Kew (1891), (A-graded); far more extensive in scale with a similar overall composition but for the double-height loggia to the side elevation
- *Raheen*, 94 Studley Park Road, Kew (1884), (A-graded); on a much grander scale with greater aesthetic value, and more exploratory in its materials usage and form.

In this context, *Inverkelty* stands as a good and representative - rather than an outstanding - example; it is both less intact and less impressive than the higher graded examples noted here. Notwithstanding this, it is of interest as being marked by a pronounced, elongated verticality in its proportions, unusual in the suburban Italianate where horizontal and vertical emphases were generally more balanced.

Assessment Against 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.

Inverkelty is a representative example of later nineteenth-century Italianate design as applied to a two-storey suburban villa with tower. Though it has been altered in a number of areas, including the rebuilding of the verandah, the presentation of the house is generally as a broadly intact example. *Inverkelty* exhibits conventional composition, planning and style for 1888, though its vertical proportions and stained glass inserts give it some individuality. It retains elements of its original or early garden layout.

Statement of Significance

Inverkelty, at 11 Redmond Street, Kew is of local historical and architectural significance as a representative example of later nineteenth-century Italianate design as applied to a two-storey suburban villa with tower. Though it has been altered in a number of areas, including the rebuilding of the verandah, the presentation of the house is generally as a broadly intact example. *Kiora* exhibits conventional composition, planning and style for 1888, though its vertical proportions and stained glass inserts give it some individuality. It retains elements of its original or early garden layout.

Grading Review

Unchanged.

Recommendations

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

Identified By

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

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ 'Kiora' citation, *Melbourne Mansions* database. Tenders called for a two storeyed residence for William Kelty, 4 August 1888 and accepted 18 August 1888.

² *Sands & McDougall Melbourne Directory*, 1889-1891.

³ *Sands & McDougall Melbourne Directory*, 1891-1892.

⁴ Cannon, Michael. *Land boom and bust*, 1972, pp. 211-5.

⁵ *Sands & McDougall Melbourne Directory*, 1890-1895.

⁶ Borough of Kew Rate Books, 1900-01, #2008, nav E70.

⁷ Pattern of occupants derived from listings in the *Sands & McDougall Melbourne Directory*, various years between 1894-1912.

⁸ *Sands & McDougall Directory of Victoria*, 1915-1925.

⁹ Borough of Kew Rate Books, 1910-11, #2133, nav E70; 1913-14, #2643, nav E70.

¹⁰ City of Kew Rate Books, 1957-8, #6281, nav E220.

¹¹ *Sands & McDougall Directory of Victoria*, 1970-1974; City of Kew Building Index.

¹² It is not clear whether the 'reconstruction' was based on evidence of the form of the original verandah.

¹³ Planning Permit No. BOR 96/519, dated 14 May 1997, City of Boroondara Planning File , 40/409/00299, Parts 1 & 2.

¹⁴ Details sourced from the City of Kew Building Index, #875, dated 30 January 1964.

¹⁵ Details sourced from the City of Kew Building Index, #4898, #5795 and #8038 respectively.

¹⁶ MMBW Plan No. 39, Kew & Heidelberg, scale 160':1", dated 1899.