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# Keddington Flats



25 Rose Street



Keddington Flats.jpg

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## Location

25 Rose Street IVANHOE, BANYULE CITY

## Municipality

BANYULE CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO150

## Heritage Listing

Banyule City

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## Statement of Significance

Last updated on - November 12, 2009

What is significant?

Keddington Flats, formerly a single residence built in 1911 for James Jenkins and later converted to flats, is of significance.

How is it significant?

Keddington Flats is of local aesthetic significance to the City of Banyule.

Why is it significant?

25 Rose Street represents a relatively uncommon building type in Ivanhoe. Although there are a number of examples of the Federation or Queen Anne Style, this form of two storey house is less common in Banyule. It also represents a change from single family homes to flats, indicating one aspect of housing development that sought to create more density in the largely low density suburb of Ivanhoe. Keddington Flats, formerly known as Keddington, is a representative example of the two-storey Queen Anne style. This style of building is not well represented in Banyule. Keddington provides a good example of adaptation of a large residence to flats with little impact on the exterior of the building. (Criteria B & D)

Heritage Study/Consultant	Banyule - Banyule Heritage Review, Context P/L, 2009; Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Architect/Designer	Jenkins, James,
Other Names	Keddington,
Hermes Number	121494
Property Number	

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## Physical Description 1

Keddington Flats is a large, asymmetrically planned two-storey red brick house with double-hung sash windows, rendered string courses at window sill and head levels and hipped and gabled corrugated iron roofs. The gable end facing the street is half-timbered, and the two-storey return verandah has turned timber posts with unusual carved brackets and simple timber balustrading and frieze. Door entryways and windows are narrow with rendered detailing above. The tall red brick chimney stacks have rendered moulded cappings.

Alterations to the building include the construction of external concrete stairs at front and rear providing access to the upper levels, and a glazed extension at ground floor level. The house is neglected but shows in its gable colour scheme the original finishes used. It represents an unusual building type in Heidelberg, being two storeyed and basically 19th century in form. Although altered by being converted to flats it has a high degree of integrity externally.

*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/>*