**NEPEAN STREET GREENSBOROUGH : NORTH SIDE - PURCHASERS, WALTER EDWIN KELL & OTHERS**

Among land sold from the Grace Park Estate by Emma Nell & Frederick Augustus James Nell, executors of the estate of Frederick Augustus Nell, were three lots in Arthur Street (later Nepean Street), Lots 7 & 8 of 19 acres 1 rood and 8 perches registered in the name of Walter Edward Kell, Farmer, on 24 March 1920 (1), and Lot 9 of 8 acres and 25 perches to Walter Edwin Kell, Architect on 27 June 1921 (2). These formed an irregular area bounded by Louis Street and the Beatrix Street drain (Sweetwater Creek Reserve) to the North, Henry Street to the West, the Plenty River to the East and Nepean Street to the South. Additionally, Lot 10 of 7 acres 3 roods and 9 perches was purchased by Francis Oliver Whitlocke, Clerk on 28 May 1924 (9) and Lot 11 of 10 acres by George Campbell, Engineer on 23 September 1919. (10) Lots 7-11 on LP6021 comprised the whole of the Nepean Street frontage on the North side from Henry Street to the Plenty River, (11) shown on a LASSI 1:2500 Land and Survey map. (17)

3 acres and 2 roods of Campbell's land, said to have been an orchard with weatherboard house, was transferred to Horace Faithful Jackson, retired farmer, on 1 February 1950. (12) Following his death on 30 September 1961, the property was subdivided on 23 December 1964 into 2 lots, (13) his executor, Alfred Horace Jackson becoming the proprietor of Lot 1-2. (227-229 Nepean Street). These were sold to Milivoj Valkovic and others in October 1964 and Lot 1 was sold to E. Osinski Building Co. Pty. Ltd in July 1967 (14) and is currently occupied by 32 town houses and apartments built around Errol Court, 227-229 Nepean Street. Lot 2, a single residential site at 231 Nepean Street, is said to have been transferred to the owners' daughter on 7 January 1969. (15) Kell's Lot 9 was sold to Regional Development Pty. Ltd 14 June 1956, which subdivided it into 133 lots sold between 1958 and 1965. (2) The balance of Campbell's land was transferred to Edward Maurice Fricker on 17 July 1951 (10)

Walter Edwin Kell was b. in Stawell in 1890, to father William George Kell and mother Mary Ann Ward, (3) and m. Ethel Beatrice Amiet on 15 December 1918. (4) Their only child, Beatrice Mary was b. and d. in Coburg 1919. (5) Walter d. 6 June 1945 in Parkville, his estate being left to his wife. (1) He is recorded in C/T Vol 4304 Fol. 761 as "Called Walter Edward Kell" (1), so was in fact the same person as the owner of Lot 9. He was described as "Architect" on the title of Lot 9, but electoral rolls have his occupation as a clerk from 1919 to 1943, (6) and a conversation of Cherel Sartori with Claude Amiet in 1992 indicates that he remained a farmer, (7) and was so described in his will and probate at his death. (8) It was his father, William George, who was the architect, whose occupation was so described in his entry in the 1914 Electoral Roll for Balaclava, and on his Death Certificate. (6) (15)

Ethel Beatrice lived until 21 June 1966, dying without having made a will. Claude Amiet, who had been brought up by the Kell family as a child, (7) obtained Letters of Administration and carried out the subdivision and sale of the remaining Kell property, probably constituting most of Lots 7 & 8, following Ethel's death. About 1 acre on which Kell's cottage was built was retained, and was subdivided into 4 lots in 1968. (1) The cottage, built for the Kells in 1917 by Bill Mitchell, a local builder who had married Ethel's sister Rose, still remains at 112 Henry Street Greensborough, sharing the site with three other dwellings.

Peter Simmenauer

**References:**

1. C/T Vol.4304 Fol. 761

2. C/T Vol. 4482 Fol. 202

3. Digger Federation Index

4. The Age Dec. 1918 (Trove)

5. Digger Edwardian Index

6. Electoral Rolls 1914-1943

7. Cherel Sartori conversation with Claude Amiet 7 Jan. 1992

8. Will VPRS 7591/P2 Unit 1293 item 368/677 & Probate VPRS 28/P3 Unit 41987 Item 368/677

9. C/T Vol. 4867 Fol. 295

10. C/T Vol. 4244 Fol. 658

11. LP 6021 (2142/343)

12. C/T Vol. 7598 Fol. 026

13. LP 81636

14.& 15 C/Ts Vol. 8525 Fol. 251 & 252

16. Death Certificate William George Kell R.N. 103/1935

17. LASSI Land and Survey Spatial Information map 1:2500

kellgboro.docx Sep. 2019